

CHAPTER 9-5

BUSINESS DISTRICTS

SECTION:

9-5-1: B-1 Business Districts

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A. Permitted Uses

1. Retail sales. Processing of products is permitted only if all products are sold as retail on the premises.
2. Professional, business, and government offices.
3. Community facilities such as churches, libraries, art galleries, parks, or hospitals.

B. The following Special Uses (see Section 9-10) may be allowed by the Village Board after the required findings have been made that indicate that the special use is necessary and desirable at its proposed location and appropriately presented at a public hearing before the Village Planning Commission.

1. Consumer services. Processing is permitted only if all such processing is performed as a consumer service for customers served on the premises.
2. Private clubs and fraternal organizations.

C. Dimensional Requirements

1. Building Height. No building or structure shall be erected or structurally altered to exceed a height of three (3) stories, nor shall it exceed thirty-five (35) feet in height measured from street height. Parapet walls, chimneys, cooling towers, elevator bulkheads, stacks, and necessary mechanical appurtenances may not be erected over and above a maximum height of forty-five (45) feet measured from the adjacent street elevation without the approval of the Village Board.
2. Yard Areas. No building shall be constructed or enlarged unless the following yards are provided and maintained in connection with such buildings:
 - a. Front Yard. No front yard shall be required when all frontage between two intersecting streets lies within this district. However, when lots within the district are adjacent to and adjoining lots in a Residential District, all of which front upon the same street between two intersecting streets, there shall be established the same front yard setback for all of the frontage as has been established in the Residential Districts.

- b. Exception. When existing buildings located in this district have already established a building line at the street line or at a depth less than required above, then all new buildings may conform to the same building line, except for the first fifty (50) feet of B-1 District frontage adjacent to a Residential District, whereupon there shall be provided a front setback of not less than ten (10) feet.
- c. Side Yards. No side yard is required, except for a corner lot whose rear lot line abuts upon a Residential District or upon an alley separating this district from a Residential District. There shall then be provided a side yard equal to one-half (1/2) the front yard required in the abutting Residential District, but in no case more than ten (10) feet. The setback shall also apply if the business building fronts the intersecting street, commonly referred to as the side street.
- d. Rear Yard. There shall be a rear yard of not less than twenty (20) feet, provided, however, that a one-story accessory building may be located thereon (except for the five (5) feet adjacent and parallel to the rear lot line or alley line) for the storage of motor vehicles and the unloading and loading of vehicles under roof.

D. Parking

Parking shall be provided in accordance with the general requirements set forth in Chapter 9-8 of this Ordinance and the following special requirements for Business District B-1:

1. An application for a building permit for a new or enlarged building, structure, or use which has a parking requirement of more than four (4) parking spaces, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this Ordinance.
2. No parking facilities accessory to a manufacturing use shall be located in a B-1 District.
3. Special Use Public Parking Areas. Any automobile parking area developed for transient trade, and not accessory to specific principal uses or groups of uses for which parking is required by this ordinance and those set forth in Chapter 9-8 of this document, shall be treated as a Special Use as defined in Chapter 9-10, and as allowed in accordance with the provisions of Chapter 9-10 by the Village Board.
4. Off-street parking facilities shall be provided on the same lot or parcel of land as the principal building being served, or on a separate lot or parcel of land not over one thousand (1,000) feet from the entrance of the principal building, measured from the nearest point of the parking area, provided the separate lot or parcel of land intended for the parking facilities is located in the same zoning district as the principal permitted use, or in a less restrictive zoning district.

5. Off-Street Loading and Unloading Facilities: All uses involving receipt or distribution of goods by vehicle shall have space on the premises for the pick up, delivery, and service vehicles necessary for normal daily operation. These spaces shall be in addition to the parking spaces required by Chapter 9-8 and subject to the minimum design standards set forth in Chapter 9-8.

E. Signs

Signs shall be allowed in accordance with the general requirements set forth in Chapter 9-7 of this document and the following special requirements for Business District B-1:

1. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the Illinois Department of Transportation, announcing the location of or directing traffic to given locations including, but not limited to, the following:
 - a. Service areas (e.g. lodging, food, gas)
 - b. Public and quasi-public services (e.g. schools, churches)
 - c. Businesses or business districts
2. Signs relating only to the name and use of buildings or premises upon which they are placed. Advertising signs and outdoor billboards advertising products or matters not related to the occupancy and use of the premises shall not be permitted.
3. Signs attached to a building or buildings shall not project more than eighteen (18) inches from the wall upon which they are attached. Signs must be attached to parapet walls or other wall surfaces made a part of the principal structure. Signs attached to the roof of the building or to any other part of the building above the roofline shall be permitted. No sign shall project higher than four (4) feet above the parapet line or the roofline, whichever is higher.
4. The total gross surface area of all signs on a zoning lot shall not exceed one-half (1/2) the lineal frontage of such zoning lot, or thirty (30) square feet for each business use, whichever is greater.
5. Each side of a building that abuts upon more than one street shall be considered as a separate frontage.
6. For integrated shopping centers in single ownership and management, or under unified control, and containing five (5) or more stores or shops, one (1) additional sign may be erected not exceeding one hundred (100) square feet in area, advertising only the name and the location of the integrated shopping center.

Such sign shall be placed so as to be not less than ten (10) feet from the front property lines of the premises upon which the sign is located. The bottom edge of such signs shall be at least eight (8) feet above the level of the ground and the highest point shall not exceed twenty (20) feet above curb level, or above the adjoining ground level if such ground level is above the street level.

7. No sign shall be permitted to be placed so as to face the side of any adjoining lot located in any Residential District.
8. Signs attached to, or hung from, a marquee or awning shall be completely within the borderline of the outer edge of the marquee or awning, and shall in no instance be lower than eight (8) feet above the ground or surface over which the marquee or awning is constructed.
9. Signs, clocks, or other advertising devices erected upon standards or separate supports shall be placed so as to be not less than ten (10) feet from the front property lines of the premises upon which they are located. No part of such device shall have a high point greater than twenty (20) feet above the level of the street upon which the sign faces, or above the adjoining ground level if such ground level is above the street level, nor shall the surface area of any such device exceed one hundred (100) square feet.
10. No illuminated sign shall be of the flashing or intermittent type. Signs that may conflict with public traffic signals shall not be permitted.
11. Traffic or directional signs designating entrances, exits, and conditions of use of parking facilities accessory to the main use of the premises may be installed provided they are located within the property lines of the subject facility.