

CHAPTER 7 - BUSINESS DISTRICTS

7-1. - B-1 Retail and business district.

7-1.1. *Purpose.* To provide for a wide range of retail stores and personal service establishments which are desirable to provide for day-to-day and occasional shopping needs.

7-1.2. *Permitted uses.* The following retail business and service uses are permitted, provided they are operated entirely within a building, except for off-street parking and loading facilities:

Antique shops (not including furniture resale shops).

Art and school supply stores.

Art galleries and studios.

Bakery shops, including the baking and processing of food products when prepared for retail use on the premises only.

Banks and financial institutions.

Barber shops, beauty parlors, chiropody, massage or similar personal service shops.

Book and stationery stores.

Candy and ice cream shops.

Camera and photographic supply shops for retail sales.

Carpet, rug and linoleum stores.

China and glassware stores.

Coin and philatelic stores.

Currency exchanges, and consumer loan offices.

Custom dressmaking, millinery, tailoring or shoe repair shops, when conducted for retail sale on the premises only.

Department stores.

Drive-in window service; provided service is for pick-up and delivery only; and materials or services rendered are not used or consumed on the premises. Ingress and egress of such drives shall not obstruct either vehicular or pedestrian traffic.

Drug stores.

Dry goods stores.

Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than 750 pounds of dry goods per day, and when using perchlorethylene or other similar nonflammable solvents approved by the fire department.

Electrical appliance stores and repairs, but not including appliance assembly or manufacturing.

Employment agency.

Florist shops and conservatories for retail trade on the premises only.

Food, meat and fruit stores.

Funeral homes.

Furniture stores, and upholstery, when conducted as a part of the retail operations and secondary to the main use. Furrier, when conducted for retail trade on the premises only.

Gift shops.

Hardware stores.

Hobby stores.

Household appliance stores and repair.

Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as a part of the retail operations and secondary to the main uses.

Jewelry and watch repair shops.

Laundries, automatic, self-service types, or hand.

Leather goods and luggage stores.

Light printing and duplicating shop.

Locksmith.

Medical Cannabis Dispensing Center, as defined by the State of Illinois Compassionate Use of Medical Cannabis Act.

Millinery shops.

Mirror and glazing shops.

Musical instrument sales and repair, retail trade only.

News stands.

Offices, business and professional, including medical clinics.

Office supply, equipment and furniture.

Off-street parking and loading facilities, as permitted or required in accordance with the provisions of [chapter 10](#).

Optician, optometrist.

Orthopedic and medical appliance store, but not including the assembly or manufacture of such articles.

Package liquor store.

Pet shops, and animal hospitals and veterinary clinics, excluding such pet shops, animal hospitals or veterinary clinics that maintain exterior boarding facilities.

Photography studios, including the development of film and pictures when done as a part of the retail business on the premises.

Photo developing and processing.

Picture framing, when conducted for retail trade on the premises only.

Postal substations.

Public utility collection offices.

Restaurants—Drive-in service, where customers are served in automobiles parked on an off-street parking lot.

Restaurants, tearooms, or cafes, when the establishment is not of the drive-in type where food is served to occupants remaining in motor vehicles.

Savings and loan associations.

Sewing machine sales and service.

Shoe and hat stores, and repairing and cleaning, when done as a part of the retail business.

Signs, as permitted and regulated by chapter 11 of this Ordinance.

Sporting goods stores.

Tailor and dressmaking shop.

Tavern.

Telegraph offices.

Telephone booths, public.

Tobacco shop.

Toy stores.

Travel bureau and transportation ticket offices.

Wearing apparel shops.

Accessory uses, including off-street parking and loading facilities as permitted or required in accordance with the provisions of this Ordinance.

7-1.3. *Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of chapter 13, Administration, of this Ordinance:

Other retail business uses not specifically listed above when found to have economic compatibility with established uses on adjoining properties.

Automobile service stations.

Bus depots.

Churches.

Fairgrounds, circuses, coliseums, race tracks, and other similar exposition and recreational uses.

Game rooms.

Hotels and motels, including restaurants and meeting rooms.

Planned unit developments, business, as defined in this Ordinance.

Planned unit development, mixed use, as defined in this Ordinance.

Parks, when publicly owned and operated.

Public utility and public service uses, including:

- Electric substations;

- Fire stations;

- Police stations;

- Public art galleries and museums;

- Public libraries;

Bus terminal or other public transportation terminal facilities;

Water filtration plant;

Water pumping stations;

Water reservoir;

Other similar uses.

7-1.4. *Conditions of use.* All uses permitted in this district, except residence district uses, shall be retail establishments dealing directly with consumers and shall be subject to the following conditions:

- The sale of foodstuffs or articles intended for human consumption shall be conducted wholly within an enclosed building.
- There shall be no manufacture, processing, or treatment of products other than those which are clearly incidental and essential to the retail business conducted on the same premises.
- Such uses, operational or product shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
- Any exterior sign displayed shall pertain only to a use conducted within the building.

7-1.5. *Transitional yards.* Where a B-1 district adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

- When lots in a B-1 district front on the street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the front yard regulations for the residential district shall apply to the said lots in the business district.
- Where a side or rear yard in the B-1 district abuts the side or rear yard in a residential district, the minimum side yard and rear yard requirement for the abutting side yard within the B-1 district shall be 20 feet.

7-1.6. *Maximum floor area ratio and corresponding maximum lot coverage.* The maximum floor area ratio and maximum lot coverage, including accessory buildings, shall be permitted in accordance with the following table:

Floor area ratio	Maximum lot coverage
1.0	90 percent
1.5	80 percent
2.0	70 percent
2.5	60 percent

7-1.7. *Signs.* Signs shall be as permitted or required in chapter 11, Signs.

(Ord. No. 05-26, § 4, 8-1-05; Ord. No. 04-67, §§ 2—4, 10-18-04; Ord. No. 2013-46, §§ 1, 2, 12-16-13; Ord. No. 2014-25, § 2, 9-3-14)

7-2. - B-2 Limited service business district.

7-2.1. *Purpose.* To provide additional business and commercial uses, limited service uses not permitted in the B-1 district and to provide for a greater bulk and intensity of use of land and buildings.

7-2.2. *Permitted uses.* The following retail and service uses are permitted, provided they are operated entirely within a building, except for off-street parking and loading facilities, and except for establishments of the "drive-in" type offering goods and services directly to customers waiting in parked motor vehicles:

Any business use permitted in the B-1 business district.

Air conditioning and heating sales and service.

Ambulance service.

Amusement establishments—Bowling alleys, pool halls, dance halls, billiard halls, skating rinks and other similar places of recreation.

Auction rooms.

Automobile service stations.

Auto accessory stores, where there is no driveway entrance across the sidewalk into the main building.

Automobile, new automobile dealership, sales and service including painting and repairs (not an automobile body or repair shop), used automobile sales as the principal use.

Bicycle and motorcycle sales and repair.

Blue-printing and photostating establishments.

Boat showrooms—Sales and service.

Books, printing and wholesale.

Catering establishments.

Costume rental shops.

Exterminating shops.

Frozen food stores and lockers.

Garages, public, for storage of private passenger automobiles and commercial vehicles under 1½ tons. Hand laundries. Hotels and motels, including restaurants and meeting rooms. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place and provided the performance standards of the M-1 district are complied with.

Glass and glass products, wholesale and distribution.

Glass sales and services, automotive, plate and window.

Messenger service.

Mirror and glazing shops.

Monument sales, but not including the cutting or grinding of stones or other material, on an open lot or within a building.

Muffler shop.

Off-street parking and loading facilities, as permitted or required in accordance with the provisions of chapter 10.

Physical culture and health services.

Plumbing and heating showroom and shops.

Public mini-storage warehouse.

Radio and television broadcasting stations.

Restaurants and taverns, including live entertainment and dancing.

Restaurants, "drive-in" type where goods and services are offered directly to customers waiting in parked automobiles in an off-street parking lot.

Schools: music, dance, business, commercial or trade.

Second hand stores and rummage shops.

Silver plating and repair shops.

Upholstery shops.

Undertaking establishments, funeral parlors or mortuaries.

Accessory uses, including off-street parking and loading facilities, as permitted or required in accordance with the provisions of chapter 10.

7-2.3.

Special uses. The following uses may be allowed by special use permit in accordance with the provisions of chapter 13, Administration:

Any use which may be allowed as a special use in the B-1 retail business district (unless already permitted under subsection 8-2.1 preceding).

- 7-2.4. *Conditions of use.* All uses permitted in this district except residential district uses shall be retail establishments only and shall be subject to the following conditions:
- There shall be no manufacture, processing or treatment of products other than those which are clearly incidental and essential to the retail business conducted on the same premises.
 - Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, or vibrations or other similar causes.
- 7-2.5. *Transitional yards.* All yard regulations shall be the same as required or permitted in the B-1 business district.
- 7-2.6. *Maximum floor area ratio and corresponding maximum lot coverage.* The maximum floor area ratio and the maximum lot coverage, including accessory buildings, shall be permitted in accordance with the following table:

Floor area ratio	Maximum lot coverage
1.5	90 percent
2.0	80 percent
2.5	70 percent
3.0	60 percent

7-2.7. *Signs.* Signs shall be as permitted or required in chapter 11

7-3. - B-3 General service and wholesale business district.

7-3.1. *Purpose.* To accommodate higher density commercial uses, offering a diversity of retail, service, office, governmental, and/or complementary uses.

7-3.2. *Permitted uses.* The following retail business uses and service establishments, provided they are conducted wholly within an enclosed building, except for off-street parking or loading facilities and except, for establishments of the "drive-in" type offering goods:

Any business use permitted in the B-2 business district.

Advertising displays.

Awnings, blinds and window shades, brushes and brooms.

Agricultural implement sales and services, on an open lot or within a building.

Automobile repair and paint shop.

Bakeries, wholesale.

Beverages, nonalcoholic, bottling and distributing.

Bicycle and motorcycle sales and repair.

Building materials sales, when conducted wholly within a building.

Contractors' offices and shops, where no fabricating is done on the premises and where all storage of material and equipment is within a building.

Cosmetics, drugs and perfumes.

Electrical equipment appliances.

Food processing, packaging and distribution.

Greenhouse.

Heating and air conditioning sales and repair shops.

Live bait stores.

Medical and dental supplies.

Optical goods and equipment.

Pattern-making.

Pet shop or animal hospital when conducted wholly within an enclosed building.

Plumbing, heating and roofing supply shops.

Processing or assembly limited to the following, provided that space occupied in a building does not exceed 6,000 square feet of total floor space and basement space, and not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or other condition which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding 6,000 square feet, they shall then be located in the M-1 manufacturing district.

Products from finished materials such as plastic, bone, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, precious or semi-precious stones, paper, rubber, shell or yarn.

Scientific and precision instruments.

Storage and warehousing, and wholesale establishments.

Supply services, including ice sales, linen and towel, diaper and other services.

Taxidermist shops.

Tinsmiths.

Trailer sales or rental (house trailers) business on an open lot or within a building, not including occupancy of trailers.

Accessory uses, including off-street parking and loading facilities as permitted or required in chapter 10.

7-3.3. *Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of this Ordinance:

Any use which may be allowed as a special use in the B-1 retail business district.

Auto repair and paint shop.

Truck rental.

Undertaking establishments.

7-3.4. *Transitional yards.* All yard regulations shall be the same as required or permitted in the B-1 retail business district.

7-3.5. *Maximum floor area ratio and lot coverage.* The floor area shall not exceed 2.5, and not more than 80 percent of the zoning lot may be covered by buildings or structures.

7-3.6. *Signs.* Signs shall be as permitted or required in chapter 11 of this Ordinance.

7-4. - B-4 Office business district.

7-4.1. *Purpose.* To accommodate office uses, office sales uses, and certain basic services.

7-4.2. *Permitted uses.* The following uses of land or buildings are permitted:

Art, dancing, vocation, professional and business schools.

Art galleries—For display purposes only and not including retail shops selling gifts or antiques.

Banks and financial institutions.

Business offices.

Funeral parlors.

Offices of professional persons such as physicians, dentists, health practitioners (but not including veterinarians), attorneys, architects and engineers, and including out-patient medical and dental clinics, and hospitals.

Off-street parking and loading facilities as regulated by chapter 10 of this Ordinance.

Photography studios.

Public libraries.

Signs, as permitted and regulated in chapter 11 of this Ordinance.

Telephone booths.

Accessory uses.

7-4.3. *Special uses.* The following uses may be allowed by special use permit in accordance with the provisions of this Ordinance:

Bus terminal or other public transportation terminal facilities.

Churches.

Planned unit developments, business, as defined herein.

Planned unit developments, mixed use, as defined herein.

Portable signs.

Public utility and public service uses, including:

Electric substations;

Fire stations;

Police stations;

Public art galleries and museums;

Public libraries;

Water filtration plants;

Water pumping stations;

Water reservoir;

Other similar uses.

7-4.4. *Conditions of use.* In the B-4 district there shall be no storage, wholesale, retail, shipping or display of goods or merchandise on the premises except for:

- (a) Incidental and minor storage and retail which is clearly accessory to and customarily associated with the operation of a professional office, such as the dispensing of medicines by physicians on an individual patient basis;
- (b) Displays limited to floor samples in a business office;
- (c) The exhibition of individual art or craft products in an art gallery;
- (d) Displays of materials or work normally connected with the operation of a library, school, church, photography studio, or other similar use. However, in the B-4 district there shall be no window display of goods or merchandise nor any other display, including floor samples, which is readily visible from the public way or from adjoining properties;
- (e) All business and professional activities shall take place within enclosed buildings; and
- (f) Residential living units, including lodging rooms, are not permitted below the second floor except in a building allowed as a special use.

7-4.5. *Transitional yards.* The same regulations shall apply as required or permitted in the B-1 business district.

7-4.6. *Maximum floor area ratio and corresponding maximum lot coverage.* The maximum floor area ratio and the maximum lot coverage, including accessory buildings, shall be permitted in accordance with the following table:

Floor area ratio	Maximum lot coverage
2.5	90 percent
3.0	80 percent
4.0	70 percent

5.0

60 percent

7-4.7. *Signs.* Signs shall be as permitted or required in this Ordinance.

7-5. - B-5 Central business district.

7-5.1. *Purpose.* To serve as the primary shopping are of the city with a wide variety of retail and service uses.

7-5.2. *Permitted uses.* The following retail business and service uses are permitted, provided they are operated entirely within a building, except off-street parking and loading facilities:

Art and school supply stores.

Art galleries and studios.

Bakery shops, including the baking and processing of food products when prepared for retail use on the premises only.

Bank and financial institutions.

Barber shops, beauty parlors, chiropody, massage or similar personal service shops.

Book and stationery stores.

Bus depot for Pace.

Candy and ice cream shops.

Camera and photographic supply shops for retail sales.

Carpet, rug and linoleum stores.

China and glassware stores.

Coin and philatelic stores.

Commuter rail station.

Currency exchanges, and consumer loan offices.

Custom dressmaking, millinery, tailoring or shoe repair shops, when conducted for retail sale on the premises only.

Department stores.

Drive-in window service; provided service is for pick-up and delivery only; and materials or services rendered are not used or consumed on the premises. Ingress and egress of such drives shall not obstruct either vehicular or pedestrian traffic.

Drug stores.

Dry goods stores.

Dry cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than 750 pounds of dry goods per day, and when using perchlorethylene or other similar nonflammable solvents approved by the fire department.

Electrical appliance stores and repairs, but not including appliance assembly or manufacturing.

Employment agency.

Florist shops and conservatories for retail trade on the premises only.

Food, meat and fruit stores.

Furniture stores, and upholstery, when conducted as a part of the retail operations and secondary to the main use.

Furrier, when conducted for retail trade on the premises only.

Gift shops.

Hardware stores.

Hobby stores.

Household appliance stores and repair.

Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as a part of the retail operations and secondary to the main use.

Jewelry and watch repair shops.

Laundries, automatic, self-service types, or hand.

Leather goods and luggage stores.

Locksmith.

Millinery shops.

Musical instrument sales and repair, retail trade only.

News stands.

Offices, business and professional, including medical clinics.

Office supply, equipment and furniture.

Off-street parking and loading facilities, as permitted or required in accordance with the provisions of chapter 10.

Optician, optometrist.

Orthopedic and medical appliance store, but not including the assembly or manufacture of such articles.

Package liquor stores.

Pet shops, but not including animal hospitals.

Photography studios, including the development of film and pictures when done as a part of the retail business on the premises.

Photo developing and processing.

Physical Culture Facilities.

Picture framing, when conducted for retail trade on the premises only.

Postal substations.

Public utility collection offices.

Restaurants, tearooms, or cafes, when the establishment is not of the drive-in type where food is served to occupants remaining in motor vehicles.

Savings and loan association.

Sewing machine sales and service.

Shoe and hat stores, and repairing and cleaning, when done as a part of the retail business.

Signs, as permitted and regulated by chapter 11 of this Ordinance.

Sporting goods stores.

Tailor and dressmaking shops.

Taverns.

Telegraph offices.

Telephone booths, public.

Tobacco shops.

Toy stores. Travel bureau and transportation ticket offices.

Wearing apparel shops.

Accessory uses, including off-street parking and loading facilities as permitted or required in accordance with the provisions of chapter 13 of this Ordinance.

7-5.3. *Special uses.* The following uses may be allowed by special use permit in accordance with the provisions:

Other retail business uses not specifically listed above when found to have economic compatibility with established uses on adjoining properties.

Automobile service stations.

Bus depots.

Churches, rectories and parish houses.

Day care centers.

Fairgrounds, circuses, coliseums, race tracks, and other similar exposition and recreational uses.

Hospitals and sanitariums.

Hotels and motels, including restaurants and meeting rooms.

Planned developments, business as defined herein.

Planned unit developments, mixed use, as defined herein.

Parks, when publicly owned and operated.

Public utility and public service uses, including:

Electric substations;

Fire stations;

Police stations;

Public art galleries and museums;

Public libraries;

Water filtration plants;

Water pumping stations;

Water reservoir;

Other similar uses.

All financial institutions and restaurants, drive-in service, where customers are served in automobiles parked in an off-street parking lot.

7-5.4. *Conditions of use.* All uses permitted in this district, except residence district uses, shall be retail establishments dealing directly with consumers and shall be subject to the following conditions:

- (a) The sale of foodstuffs or articles intended for human consumption shall be conducted wholly within an enclosed building.
- (b) Establishments of the "drive-in" type, offering goods or services directly to customers waiting in parked motor vehicles are not permitted.
- (c) There shall be no manufacture, processing, or treatment of products other than those which are clearly incidental and essential to the retail business conducted on the same premises.
- (d) Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
- (e) Any exterior sign displayed shall pertain only to a use conducted within the building.

7-5.5. *Transitional yards.* The same regulations shall apply as required or permitted in the B-1 business district.