

Chapter 9
BUSINESS AND MUNICIPAL DISTRICTS

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5A-9-1 **B-1 Business Zoning District**

5A-9-1.1 **Permitted and Special Uses**

Permitted and special uses in the B-1 Business Zoning District are found in Appendix A of this Title.

5A-9-1.2 **Height, Area and Bulk Regulations** *Amended, 2002-03-704*

- A. **Building Height:** The principal building cannot exceed two stories, plus the roof line, above grade, nor 30 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front Yard:** There shall be a minimum front yard depth of 30 feet measured from the front lot line or right of way line.
- C. **Side Yards:** On each lot there shall be a side yard on each side of not less than 15 feet. Corner lots shall have a minimum side yard of 30 feet. Lots abutting any residential zoning district shall have a minimum side yard of 20 feet and provide a 20-foot easement buffer to be used exclusively for screening purposes.
- D. **Rear Yard:** Each lot shall have a minimum rear yard depth of 30 feet measured from the rear lot line. Lots abutting any residential zoning district shall also provide an additional 20-foot easement buffer to be used exclusively for screening purposes.
- E. **Lot Area, Width:** Each lot shall have a minimum lot area of 11,000 square feet and a front yard width of not less than 80 feet.

5A-9-2 **B-2 Business Zoning District**

5A-9-2.1 **Permitted and Special Uses**

Permitted and special uses in the B-2 Business Zoning District are found in Appendix A of this Title.

5A-9-2.2 **Height, Area and Bulk Regulations**

- A. **Building Height:** The principal building cannot exceed three stories, plus the roof line, above grade, nor 40 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front Yard:** No front yard shall be required except where lots comprising 75 percent or more of the frontage on the same street in any block are improved with buildings used primarily for business purposes, and such buildings are at a uniform setback line, the uniform setback line shall be followed.
- C. **Side Yards:** No side yards shall be required except:
 - 1. When a lot is adjacent to a lot zoned R-4 or R-7 there shall be a minimum side yard with of 10 feet for each story of the main structure on the adjoining lot.
 - 2. Lots adjacent to a street which borders a R-4 or R-7 zoning district shall be provided with a side yard having a minimum width of 10 feet.
 - 3. If a side yard is provided where not required, the side yard shall be a minimum of three feet.
- D. **Rear Yard:**
 - 1. Lots adjoining R-4 and R-7 zoning districts shall have a minimum rear yard depth of 10 feet.
 - 2. Alley setback: If an alley abuts the lot there shall be a 10-foot yard from the center line of the alley to any building on the zoning lot.
- E. **Lot Area, Width:** Each lot shall have a minimum lot area of 11,000 square feet and a front yard width of not less than 80 feet.

5A-9-2.3 **Dwelling Standards**

Any apartment or family housekeeping unit shall have a total floor area of not less than 1,200 square feet, excluding spaces that are not used frequently or during extended periods for living, eating or sleeping purposes. An apartment or family housekeeping unit shall not be permitted on the first floor.

5A-9-3 **M-1 Municipal Zoning District**

5A-9-3.1 **Permitted Uses**

The uses permitted in the M-1 Municipal Zoning District are uses required for municipal and public purposes.

5A-9-3.2 **Height, Area and Bulk Regulations**

In the M-1 Municipal Zoning District a broad range of uses exist which would make it difficult to set limits on the height, area and other regulations so those regulations shall be determined in a case by case basis by the Board of Trustees after public hearing is conducted by the Planning and Zoning Commission in accordance with this Title.

5A-9-4 Exceptions to Height and Area Regulations

The height and area regulations contained in this Chapter 9 shall be subject to the following exceptions and regulations:

1. Height:
 - a. When computing height requirements the following shall not be included: chimneys, ornamental towers, penthouses, scenery lofts, monuments, cupolas, domes, spires, false mansards, parapet walls, similar structures and necessary appurtenances may be erected to their customary height in accordance with Village ordinances.
 - b. On through lots 150 feet or less in depth, the height of the building may be measured from the curb level on either street. On through lots more than 150 feet in depth, the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than 150 feet from the street.
2. Area: Every part of a required yard shall be open from its lowest point to the sky unobstructed except for:
 - a. Open fire escapes;
 - b. The ordinary projections of sills, belt courses, cornices, buttresses, chimneys, ornamental features and eaves which do not exceed 19 inches.
 - c. Accessory buildings in rear yards.

5A-9-5 Downtown Overlay District *2006-07-778*

5A-9-5.1 Philosophy of District: The Downtown Overlay District (DOD) is intended to provide the focal point of community life through the maintenance and development of an activity center of retail shopping, personal services, offices, entertainment and public facilities. Current investment and the provision of a wide variety of employment opportunities are encouraged in the district for the maintenance of the Village's tax base and the strengthening of the local economy. The district is intended to enhance the Village's image and utility through high quality services and facilities, visual amenities and a compatible relationship with surrounding neighborhoods.

- 5A-9-5.2 Purpose and Intent: The DOD is created for the following reasons:
- A. The help maintain an economically viable downtown;
 - B. To facilitate and foster the downtown's commercial and retail development;
 - C. To provide reasonable and achievable development standards for the downtown area; and
 - D. To identify territory on the zoning map as the DOD.
- 5A-9-5.3 The DOD encompasses properties on the north side of Maple Avenue, starting at 12008 Maple Avenue, then due west on Maple Avenue, across Main Street to the northwest corner of 10101 Main Street (Illinois Route 47), to the west corner of 12115 Maple Avenue, to the alleyway, then south to 4th Street, east across Main Street on 4th Street to the west side of Illinois Avenue and then north to the original starting point at 12008 Maple Street.
- 5A-9-5.4 Permitted Uses: Except as provided in Section 5A-9-5.5, the use of any building or land within the DOD shall be in conformance with the rules and regulations of the underlying zoning district but in the event that there is any conflict or inconsistency with the rules and regulations of the underlying zoning district and this Section 5A-9-5, the terms and provisions of this Section 5A-9-5 shall control, govern and prevail. The requirements of this Section 5A-9-5 shall not interfere with, abrogate, annul or repeal any ordinance previously adopted with respect to allowable uses on a specific site.
- 5A-9-5.5 Prohibited Uses: Future uses should be compatible with existing uses in the DOD. Due to the nature of the DOD, trailers and other storage units, such as box truck beds, semi-trailers and portable storage units, shall not be permitted except for unloading and loading.