

D. B2 Community Business District [[back to top](#)]

1. General Conditions. (06-126)

a. Dwelling units are not permitted below the second story in this district.

b. From and after December 1, 2006, permitted uses marked with an asterisk (\*) are not permitted below the second story within this district on properties adjacent to Lake Street or having a Lake Street address, between Medinah Road on the west and Itasca Road on the east. Permitted uses marked with an asterisk but established as a use at a particular location prior to December 1, 2006 shall continue to be treated as legal nonconforming uses at that location only.

2. Permitted Uses. Any permitted use allowed in the B-1 District, also (06-126)

a. Adult daycare facility (14-66)

b. Antique shops

c. Art and school supply stores

d. Art galleries - but not including auction rooms

e. Bakeries - where not more than 50 percent of the floor area is devoted to processing, and not employing more than 8 persons

f. Banks, savings and loans and financial institutions, except as an ancillary to a principal use in a grocery store that is 40,000 square feet, or greater\*

g. Barber shops

h. Beauty parlors

i. Bicycle stores - sales, rental and repair

j. Book and stationery stores

k. Camera and photographic supply stores

l. Candy and ice cream stores

m. Carpet and rug stores

n. China and glassware stores

o. Coin and philatelic stores

- p. Currency exchanges – no pay day loan services\*
- q. Custom dressmaking
- r. Department stores
- s. Drug stores
- t. Dry cleaning establishments - retail or automatic self service, employing not more than 2 persons in addition to one owner or manager. In addition, the following requirements must be complied with:

(1) Retail phase of operation must be confined to the premises

(2) Objectionable odors to be completely contained within said premises. Owner is to comply with existing and future pollution control ordinances designed to protect the health, welfare and safety of both occupants, customers and adjacent uses.

(3) Self service phase of operation - must have an attendant in the establishment at all times during business hours.

(4) If combined with laundromat, B2 dd. all "Additional Requirements" of both uses must be complied with and the total number of employees may not exceed 5 persons, including the owner.

- u. Dry - goods stores
- v. Electrical and household appliance stores, including radio and television sales
- w. Flower shops and conservatories
- x. Food stores, including grocery stores, meat markets, bakeries and delicatessens
- y. Furniture stores - including upholstery when conducted as part of the retail operation and secondary to the principal use
- z. Furrier shops - including the incidental storage and conditioning of furs
- aa. Garden supply and seed stores
- bb. Gift shops
- cc. Haberdasheries

- dd. Hardware stores
- ee. Hobby shops - for retailing of items to be assembled or used away from the premises
- ff. Hotels and motels - including dining and meeting rooms, provided that business uses, other than those which are commonly incidental to a hotel business, shall not occupy space fronting on a hotel hall or lobby
- gg. Interior decorating shops - including upholstery and making of draperies, slip covers, and other similar articles when conducted as part of the retail operations and secondary to the principal use
- hh. Jewelry stores - including watch repair
- ii. Laboratories - medical and dental, also research and testing\*
- jj. Laundromats - automatic self service type or hand, employing not more than two persons in addition to one owner or manager. In addition, the following requirements must be complied with:
  - (1) There must be an attendant in the establishment from 7:00 P.M. until closing.
  - (2) A separate water meter must be provided for this use and no combination with other uses is to be permitted. (86-06)
- kk. Leather goods and luggage stores
- ll. Liquor stores - retail sales
- mm. Loan offices\*
- nn. Locksmith shops
- oo. Mail order service stores
- pp. Medical and dental clinics
- qq. Millinery shops
- rr. Mortuary, undertaking and funeral parlors\*
- ss. Musical instrument sales and repair
- tt. Newspaper offices, but not including printing
- uu. Offices - business, professional and public

- vv. Office supply stores
- ww. Opticians and optometrists
- xx. Paint and wall paper stores
- yy. Photographs studios - including developing and printing of photographs when conducted on the premises as a part of the retail business
- zz. Physical culture and health services, gymnasiums, reducing salons, masseurs and public baths
- aaa. Picture framing - when conducted on the premises for retail trade\
- bbb. Post offices
- ccc. Restaurants - when no entertainment or dancing is provided
- ddd. Restricted production and repair limited to the following: art needlework, clothing, custom manufacturing and alterations for retail only of jewelry from precious metals
- eee. Schools - music, dance or business
- fff. Sewing machine sales and services - household machines only
- ggg. Shoe stores
- hhh. Shoe and hat repair stores
- iii. Sporting goods stores
- jjj. Tailor shops
- kkk. Taverns, where live entertainment other than music or dancing is not provided
- lll. Telegraph offices
- mmm. Tobacco shops - retail sales
- nnn. Toy shops
- ooo. Travel bureaus and transportation ticket offices
- ppp. Variety stores

qqq. Wearing apparel shops

rrr. Wholesale establishment - with storage of merchandise limited to samples only

sss. Accessory uses to the above permitted uses

3. Special Uses. Any special use allowed in the B1 District, except such as are permitted in the B2 District, also:

a. Art galleries and museums - public.

b. (Ord.05-116)

c. Schools, commercial or trade - including those teaching music, dance, business, commercial, or technical subjects when not thereby involving increased danger of fire and explosion, nor of noise, vibration, smoke, dust, odor, glare, heat, and other objectionable influences.

d. Convents, monasteries, theological schools, rectories, and parish houses.

e. Health centers.

f. Libraries - public.

g. Parking lots and storage garages - for motor vehicles under one and one-half tons capacity.

h. Planned development on a tract of land not less than two acres in area. See Section VII.

i. Drive-in restaurants.

j. Public utility and public service uses including:

(1) Electric substations

(2) Fire stations

(3) Police stations

(4) Railroad rights-of-ways

(5) Telephone exchanges, microwave relay towers and telephone transmission equipment buildings

(6) Transit and transportation facilities, including shelter, terminals, parking areas, and service buildings

(7) Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, municipal

(8) Other similar uses

k. Recreational buildings and community centers.

l. Game room.

m. Open eating areas. (84-20)

n. Discotheques which include non-alcoholic beverage and food service on the premises. (89-62)

4. Floor Area Ratio. Not to exceed 1.3.

5. Front Yard. There shall be provided a front yard of not less than 10 feet in depth.

6. Side Yards. If a side yard is provided, it shall not be less than 5 feet wide, except where a side lot line coincides with a side lot line in an adjacent Residence District, a yard shall be provided along such lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on an adjacent residential lot. A side yard adjoining a street shall be not less than 10 feet in width.

7. Rear Yard. There shall be provided a rear yard of not less than 20 feet in depth.

8. Off-Street Loading. Loading berths in accordance with provisions set forth in Section VIII of this ordinance.

9. Off-Street Parking. Parking spaces in accordance with provisions set forth in Section VIII of this ordinance.

10. Building Height shall not exceed 30 feet, measured at the curb line or 2 stories, whichever is lower.