

ARTICLE B. B-2 COMMUNITY SHOPPING DISTRICT

9-4B-1: USE REGULATIONS:

In the B-2 district, no building or land shall be used and no building shall be hereafter erected, enlarged, converted or structurally altered, except for one or more of the following uses:

Any use permitted in the B-1 district.

Automobile service stations and garages with repair work conducted entirely within enclosed buildings.

Bakery, dyeing and cleaning works or laundry, provided primary purpose is to serve retail trade.

Bowling alleys.

Bus, railroad or taxi terminal station.

Community buildings, museums and libraries.

Electric transforming or converting station.

Hospitals, clinics, nursing and convalescent homes.

Hotels and motels.

Municipal, state or federal office buildings.

Nonmanufacturing laboratories.

Plumbing shop.

Printing shop.

Private clubs and lodges, except skeet and gun clubs.

Public garage and automobile salesroom, including all weather surfaced, open air lot for display of motor vehicles in good operating condition.

Radio or television broadcasting station.

Restaurant with entertainment.

Rooming house.

Store for conduct of wholesale business, excluding a building for the principal use of which is for a public storage warehouse.

Tavern and/or liquor licensees.

Telegraph service station.

Telephone exchange.

Theater, except open air drive-in theater.

Veterinary hospital and clinic, expressly excluding outside kennels. (April 1969; amd. Ord. O-16-63, 10-14-1963; Ord. O-6-66, 3-28-1966; Ord. O-18-12, 5-14-2012)

9-4B-2: CONDITIONAL USE REGULATIONS:

The following conditional uses may also be permitted by the village council in accordance with the procedures specified in this title. Application for conditional use is to be made to the zoning board of appeals and after public notice and hearing on the petition according to law, the board shall refer the petition with such recommendations as it may make to the village council for its action, all in accordance with the procedure specified in [chapter 10](#) of this title.

Any conditional use permitted in the B-1 district in accordance with the procedures specified herein.

Medical cannabis dispensary, in compliance with the state of Illinois compassionate use of medical cannabis pilot program act and meeting the parking requirement of [chapter 8](#) of this title for medical cannabis dispensary. (Ord. O-22-14, 9-8-2014)

9-4B-3: DISTRICT RESTRICTIONS:

The following restrictions shall apply to this district:

A. Sales of secondhand merchandise is prohibited.

B. The repair or processing of goods shall be limited to those which are not objectionable by reason of odors, dust, smoke, noise, vibration, heat or glare or water carried waste.

C. No more than ten (10) persons shall be engaged in fabricating, repair and processing of materials, except that this provision shall not apply to the preparation of food in restaurants,

cafes and soda fountains except by approval of the zoning board of appeals after public hearing.

D. Outside storage of materials or supplies is prohibited.

E. Any lighting must be so placed as to reflect the light away from lots in residential districts.

F. No commercial use and/or incidental use associated with commercial use will be permitted which is injurious to health or safety of humans or animals, or injurious to vegetation; and which is noxious or offensive by reason of the emission of smoke, dust, gas fumes, odors, noises (including music) or vibration beyond the limits of the premises upon which such use is conducted. (Ord. O-16-63, 10-14-1963)

G. All business in or servicing from the stores, shops or activities permitted in section [9-4B-1](#) of this article shall be conducted wholly within a completely enclosed building, except for permissible drive-in and drive-through restaurants, restaurants with patio areas, automobile parking, off street loading, sale of automobiles and service stations. All business in or service from permitted uses which are not wholly within an enclosed building existing at the time of passage of this title, except for the exempt uses listed in this subsection, shall be moved into an enclosed building within twelve (12) months from the date of passage of this title. (Ord. O-7-86, 5-27-1986)

9-4B-4: LOT AREA REQUIREMENTS:

A. Building Height: No building or structure hereafter erected or structurally altered shall exceed seven (7) stories nor seventy five feet (75') in height. (Ord. O-16-63, 10-14-1963)

B. Front Yard: There shall be a front yard of not less than twenty feet (20') except that no front yard shall be required if the use is for business purposes and all the frontage on one side of the street between the intersecting streets is used for business. No fences shall be hereafter built or erected between the front setback line of the building except natural fences or hedges, trees or shrubbery. (Ord. O-9-93, 3-8-1993)

9-4B-5: ADDITIONAL REGULATIONS:

A. Parking: Whenever a building is erected, converted or structurally altered for a use permitted in the B-2 district, there shall be provided an available and accessible off street parking area as shall be required by the applicable provisions of [chapter 8](#) of this title. (April 1969)