

ARTICLE C. B-3 SERVICE AND WHOLESALE BUSINESS DISTRICT

10-6C-1: PERMITTED USES:

The following uses are uses permitted in the B-3 service and wholesale business district:

Any use permitted in the B-2 business district.

Agricultural implement sales and services when conducted wholly within an enclosed building.

Air conditioning and heating sales and service.

Automobile and truck motor repair and minor service shop, and automobile and truck rental.

Automobile washing, including the use of mechanical conveyors, blowers, and steam cleaning devices.

Battery and tire service stations.

Beverages, nonalcoholic, bottling and distributing.

Bicycle and motorcycle sales and repair.

Blueprinting and photostating establishments.

Boat showroom.

Bookbinding.

Building material sales, when conducted wholly within a building, except as permitted outdoors as an accessory use to a hardware store in compliance with the performance standards described in this article.

Catering establishments.

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

Daycare facilities which are duly licensed and regulated by the state of Illinois.

Exterminating shops.

Feed and seed stores, wholesale.

Garages, public, for storage of private passenger vehicles under one and one-half (1¹/₂) tons' capacity.

Glass cutting and glazing establishments.

Greenhouses, wholesale growers.

Household appliance repair shops.

Laboratories, commercial (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.

Monument sales.

Motels.

Outdoor storage of retail merchandise when incidental and accessory to outdoor business material sales and in compliance with the performance standards described in this article.

Parcel delivery stations.

Pet shops, kennels or animal hospitals, when conducted wholly within an enclosed building.

Photograph developing and processing.

Plumbing, heating and roofing supply shops.

Plumbing shops.

Printing, publishing and issuing of newspapers, periodicals, books, stationery and other reading matter.

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

Advertising displays.

Awnings, venetian blinds, and window shades.

Bakeries, wholesale.

Brushes and brooms.

Cosmetics, drugs, and perfumes.

Electrical equipment appliances.

Food processing, packaging, and distribution.

Jewelry.

Medical and dental supplies.

Optical goods and equipment.

Pattern making.

Scientific and precision instruments.

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

Radio and television broadcasting stations.

Recreation places, including bowling alleys, dance halls, gymnasiums, skating rinks, archery ranges, golf practicing ranges, miniature golf courses, or other similar places of amusement or entertainment when operated for pecuniary profit.

Restaurants, drive-ins, car service.

Sheet metal shop, provided floor area occupied does not exceed six thousand (6,000) square feet.

Signs, as defined and regulated by village ordinance.

Silver plating and repair shops.

Smoking and processing meat products.

Trailer sales or rental (house trailers or mobile homes) on an open lot or within a building.

Uses customarily incidental to any of the above uses and accessory buildings when located on the same premises.

Wholesale business, excluding a building the principal use of which is for a storage warehouse. (1976 Code § 150.083(A); amd. Ord. 08-12-26, 12-15-2008; Ord. 08-12-31, 12-15-2008; Ord. 11-12-25, 12-19-2011)

10-6C-2: SPECIAL USES:

The following uses may be allowed by special use permit in accordance with the provisions of section [10-15-5](#) of this title:

Any use which may be allowed as a special use in the B-2 business district.

New and used boat sales, along with the operation of a commercial marina with docking and gas facilities, boat repair, painting and boat storage and all necessary and proper ancillary use to the marina business.

Outside sales and storage of merchandise and nonmechanical rental equipment when accessory to a principal and permitted use within the B-3 zoning district under the following conditions:

A. Sites shall be a minimum of 3.5 acres.

- B. Sites shall include three hundred (300) linear feet of frontage along a state highway.
- C. Sites shall meet the landscaping and lighting standards pursuant to this title.
- D. Sites shall be contained on the same parcel and zone lot as the principal use, which shall include a structure of not less than twenty thousand (20,000) square feet.
- E. Sites shall comply with the outside sales and storage requirements found within the village zoning code regarding screening, paved surfaces, and heights.

Planned business developments, as defined in section [10-2-1](#) of this title.

Sale of new automobiles as a principal use, with the following ancillary uses: a) sale of used cars; and b) minor automobile service shop. In order to create these special uses, the following conditions must be met:

- A. Minimum lot size of four (4.0) acres;
- B. Frontage along a marked state highway, except for that part of Illinois Route 83 situated within the downtown overlay district;
- C. Minimum highway frontage of four hundred feet (400');
- D. Average lot depth of three hundred feet (300');
- E. Vehicular access from either the state highway or an adjacent major collector road;
- F. Minimum front setback to paved surface of five feet (5'). The paved surface must be curbed or precast concrete with curb stops installed;
- G. Minimum landscaped area consisting of at least ten percent (10%) of the site;
- H. Landscaping and lighting in accordance with [chapter 13](#) of this title; and

- I. Prohibition of motor vehicle body repair shops, motor vehicle paint shops and major engine overhaul and/or machine shops. (1976 Code § 150.083(B); amd. Ord. 01-04-16, 4-16-2001; Ord. 12-12-29, 12-3-2012)

10-6C-3: LOT AND AREA REQUIREMENTS:

A. Building Height: No building or structure shall be erected or structurally altered to exceed a height of three (3) stories nor shall it exceed forty five feet (45') in height.

B. Yard Areas: No building shall be constructed or enlarged unless the following yards are provided and maintained in connection with the building:

1. Front Yard:

a. General: No front yard shall be required when all frontage between two (2) intersecting streets lies within this district. However, when lots within this district are adjacent to and adjoining lots in a residential district, all of which front upon the same street between two (2) intersecting streets, there shall be established the same front yard setback for all of the frontage as has been established in the residential district.

b. Exception: When existing buildings located in this district have already established a building line at the street line or at a lesser depth than required above, then all new buildings may conform to the same building line, except for the fifty feet (50') of B-3 district frontage adjacent to the residential district, whereupon there shall be provided a front setback of not less than ten feet (10').

2. Side Yards: The same regulations shall apply as required or permitted in the B-1 limited business district.

3. Rear Yard: The same rear yard regulations shall apply as required or permitted in the B-1 limited business district. (1976 Code § 150.083(C),(D))

10-6C-4: PERFORMANCE STANDARDS:

10-6C-4-1: SALES AND STORAGE OF SEASONAL MERCHANDISE ACCESSORY TO PERMITTED RETAIL USES:

A. The conduct of accessory sale and storage of seasonal merchandise shall conform to the following performance standards:

1. Accessory outdoor sales and storage shall be restricted to the same parcel or zone lot as the principal permitted retail use;
2. Outdoor sales and storage shall be limited to lawn, garden, yard maintenance, exterior yard improvement products, building facade and improvement products, and other related products offered at retail. All merchandise shall be new, in its original consumer product packaging, shall be displayed in a neat and orderly manner. Secondhand goods, used equipment, parking or storage of motor vehicles, including towing services; motor freight terminals; contractor yards for vehicles, equipment and supplies; automobile wrecking or dismantling; solid waste transfer stations; manufacturing equipment; defective or repairable goods are strictly prohibited;
3. Products such as fertilizers, salts, and yard chemicals will be maintained and organized so as to prevent erosion, spillage, evaporation, or infiltration into the village's storm system or off site. Village staff shall have the authority to mandate necessary measures to assure compliance with this subsection;
4. The area from which retail merchandise shall be displayed and sold shall be:
 - a. Incorporated into the overall site plan for the lot by application of similar colors, building materials, or architectural standards as adopted for the principal building; and
 - b. Screened from the view of contiguous lots through the use of berms, decorative fencing, landscaping, wing walls, building placements, or a combination thereof, each in compliance with section [10-6-2](#) of this chapter;
5. The merchandise shall not obstruct any views or routes required for safe traffic and pedestrian movement;
6. The area from which retail merchandise shall be displayed and sold shall not be considered in determining the parking requirements for the principal use, nor diminish the availability of the minimum number of parking spaces required by this title;
7. The area from which retail merchandise shall be displayed and sold shall not be located within:
 - a. Any required yard or setback provided for in this article;
 - b. Any public right of way, including the public sidewalk;
 - c. Any required loading or fire zone;
 - d. Ten feet (10') of any fire hydrant or fire department connection;
 - e. Any accessible route serving as a means of ingress or egress;
8. If the area from which retail merchandise shall be displayed and sold is located on a private sidewalk, an unobstructed walkway not less than five feet (5') wide shall be maintained for pedestrian use;
9. The retail merchandise shall not be displayed above eight feet (8') from the grade on which it is stored;
10. The area from which retail merchandise shall be displayed and sold shall be an impervious, slip resistant surface of asphalt or concrete and be kept broom clean; and
11. The area from which retail merchandise shall be displayed and sold and stored, if applicable, shall not exceed twenty percent (20%) of the total aggregate retail sales area.

- B. Before any premises may engage in outdoor building material sales, the owner or authorized occupant shall submit to the director a site plan and operating manual describing the means by which the applicant intends to engage in outdoor building material sales. Within seven (7) business days from receipt, the director shall review the site plan and operating manual and either: 1) approve the site plan and operating manual and issue a certificate of compliance, or 2) reject the site plan and operating manual and provide a written explanation of the manner in which such documents fail to comply with the foregoing standards. From and after the time a certificate of compliance is issued, any violation of the operating manual for the premises shall be deemed a violation of this section. (Ord. 08-12-31, 12-15-2008)

10-6C-4-2: OUTDOOR STORAGE:

A. The conduct of outdoor storage shall conform to the following performance standards:

1. Allowed As Accessory Use On Same Lot: Outside storage shall be allowed only as accessory to a permitted use on the same parcel or zone lot;
2. Screening: Outside storage shall be screened by an opaque fence and other appropriate treatment. Such fence and treatment shall be as tall as the materials they have been designed to screen and adequate to conceal such facilities from adjacent properties and rights of way. Acceptable barriers include a combination of fencing, berming, and/or other landscape treatment. Chainlink fencing with slats for screening is prohibited;
3. Prohibited Storage Locations: The area in which merchandise or materials shall be stored shall not be located within:
 - a. Any required yard or setback provided for in this article;
 - b. Any public right of way, including the public sidewalk;
 - c. Any required loading or fire zone;
 - d. Ten feet (10') of any fire hydrant or fire department connection;
4. Required Storage Location: The area reserved for outdoor storage shall be located behind the front principal building elevation, be screened from adjacent properties, parking areas, and rights of way by a berm, decorative fencing, landscaping, wing walls, building placements, or a combination thereof, each in compliance with section [10-6-2](#) of this chapter;
5. Storage Height: The merchandise or materials shall not be stored above eight feet (8') from the grade on which it is stored;
6. Parking: The area for outdoor storage shall not be considered in determining the parking requirements for the principal use, nor diminish the availability of the minimum number of parking spaces required by this title;
7. Paved Storage Area: The area utilized for outdoor storage shall be paved in an impervious, dust free surface of asphalt or concrete;

8. Storage Containers: No tractor trailer trucks, trailers, or other mobile storage containers shall be used as permanent outside storage. Tractor trailers or mobile containers may be used as temporary storage if located in the designated loading dock area or service area. Temporary storage containers of this nature shall be subject to the following:

- a. All containers shall be a color compatible with the main structure and kept in good repair;
- b. Areas around containers shall be kept free of trash or debris;
- c. All containers shall remain locked or secured to prohibit unauthorized entry;
- d. No container shall be used for signage or advertising;
- e. All containers shall be screened from adjacent property in conformance with this section; and

B. Before any premises may engage in outdoor storage or prior to the installation and use of mobile containers, the owner or authorized occupant shall submit to the village board for review and approval a site plan and operating manual describing the means by which the applicant intends to engage in outdoor or container storage. At a regularly scheduled meeting the board shall review the site plan and operating manual and either: 1) approve the site plan and operating manual and issue a certificate of compliance, or 2) reject the site plan and operating manual and provide a written explanation of the manner in which such documents fail to comply with the foregoing standards. From and after the time a certificate of compliance is issued, any violation of the operating manual for the premises shall be deemed a violation of this section. (Ord. 08-12-31, 12-15-2008)