

Section 6-207
BIZ General Business District

SECTION 6-207. BIZ GENERAL BUSINESS DISTRICT.

- A. **Purpose.** The BIZ General Business district is established to provide a location for higher-volume and higher intensity commercial uses than the RSB district, including establishments involving heavy equipment, and the processing and distribution of goods, which provide employment and revenues for the Village. Due to the higher volume of these uses, and the automobile and truck traffic they typically generate, it is intended that the BIZ District be located only along major and minor collectors and arterials in order to ensure that the traffic generated by such uses does not adversely impact nearby residential neighborhoods. Recognizing the impacts such uses may have on adjacent residential areas and the overall character of the Village, the development standards for the BIZ District are designed to buffer the BIZ District from nearby residential properties and to maintain the general appearance of major thoroughfares through the Village.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the BIZ District **in buildings up to 50,000 square feet unless otherwise limited below**, in accordance with the procedures established in Sections 5-101 through 5-104:
 1. Accessory uses, as provided in Section 6-302;
 2. Building material sales; (Ord. 3672 - 8/5/02)
 3. **Bus stop shelters owned and maintained by the Village, provided that:**
 - a. **No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and**
 - b. **The design of the bus shelter is compatible with development of nearby properties.**
 4. Clinics and medical or dental offices;
 5. Commercial retail establishments not exceeding 50,000 square feet of floor area;
 6. Contractors or construction offices, but not including storage yards;
 7. Convenience stores;
 8. Day care centers and day care homes, provided that the use is licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969, as amended. (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)
 9. Drycleaning and laundry processing stations, provided that they have all necessary State approvals for handling and disposing of toxic substances used at the station; (Ord. 2462 - 10/18/93)

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- (8/02)
- 10. Financial institutions; (Ord. 3281 - 8/16/99)
 - 11. Food concession associated with a primary use;
 - 12. Funeral parlors without crematoria;
 - 13. Governmental uses;
 - 14. Medical rehabilitation centers;
 - 15. Nurseries and greenhouses;
 - 16. Offices;
 - 17. Overnight accommodations, provided that rooms are not rented for a period of more than thirty (30) days.
 - 18. Personal service establishments; ~~up to 5,000 square feet; (Ord. 2959 - 11/18/96)~~
 - 19. Schools - arts or vocational;
 - 20. Restaurants and outdoor seating for restaurants greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent. (Ord. 3837 - 12/1/03)

C. **Minor Special Uses**. The following uses may be established as minor special uses in the BIZ District, in accordance with the procedures and standards set forth in Section 5-105(H):

- 1. ~~Bus stop shelters maintained by the Village, provided that:~~
 - a. ~~No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and~~
 - b. ~~The design of the bus shelter is compatible with development of nearby properties.~~
- 2. ~~Drive-in service windows, provided that:~~
 - a. ~~The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;~~
 - b. ~~There are at least five (5) stacking spaces per four (4) or more windows, or if fewer than four (4) windows, at least six (6) stacking spaces. (Ord. 3837 - 12/1/03)~~
 - c. ~~The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street.~~

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3. ~~Funeral parlors;~~
4. ~~Garages for more than three (3) vehicles; the width of which cannot exceed 35% of the lot frontage if garage doors face the street. (Ord. 3281 - 8/16/99)~~
5. ~~Museums, civic and cultural centers;~~
6. ~~Outside, open markets; and~~
7. ~~Utility substations, provided that:~~
(12/03)
 - a. ~~No building is located within twenty-five (25) feet of a side lot line;~~
 - b. ~~The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and~~
 - c. ~~No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.~~
8. ~~Food Concession. (Ord. 2586 - 6/6/94)~~
9. ~~Personal service establishments over 5,000 square feet. (Ord. 2959 - 11/18/96)~~

C. Major Special Uses. The following uses may be established as major special uses in the BIZ District, in accordance in the procedures and standards set forth in Section 5-105(f):

1. Adult Uses, provided that:
 - a. Any such use is not located within 1000 feet of:
 1. A place of worship;
 2. A school or day care center;
 3. A public park;
 4. A boundary of any residential District or Dwelling or;
 5. Another Adult Use.
 - b. A license is secured by the petitioner in accordance with Village ordinances.
 - c. That the use must constitute at least 15% of the business.
2. Animal hospitals, pounds, shelters and other overnight animal boarding;
3. Automobile service stations;
4. Car washes;
5. Clubs and lodges;

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6. Commercial retail establishments with a floor area of 50,000 square feet or greater;
7. Community centers;
8. Drive-in service windows, provided that:
 - a. The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;
 - b. There are at least five (5) stacking spaces per four (4) or more windows, or if fewer than four (4) windows, at least seven (7) stacking spaces.
 - c. The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street.
9. Health clubs and fitness centers;
10. Hospitals;
11. Museums, civic and cultural centers;
12. Outside, open markets;
13. Parks and recreational areas;
14. Places of worship with which may include overnight shelter for up to eight (8) adults;
15. Planned Developments, provided that:
 - a. Common open space: At least twenty (20) percent of the net area of the development shall be maintained as common open space;
 - b. Twenty (20) percent less required private open space may be permitted for every twenty (20) percent of common open space provided beyond the minimum; (Ord. 4015 – 5/2/05)
 - c. Optional Bonuses. Additional building square footage bonuses may be permitted, provided that the applicant provides the following in the proposed development: (Ord. 4015 – 5/2/05)
 1. Boulevard treatment of a street, including a wide landscaped median strip.
 2. Orientation of buildings that provide views of common open space, forests, valleys, ponds, wetlands and hills;
 3. Buildings are oriented for solar heating;

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4. Less than fifty (50) percent of garage doors facing the street or common courtyard;
5. Garbage enclosures hidden from view from the street;
6. Attractive, nonstandard, but consistent, style for lampposts and signs, varied pavement treatments, tiles, stones, bricks and mosaics. (Ord. 2462 – 10/18/9)
16. Public transportation facilities;
17. Restaurants and outdoor seating for restaurants, within 330 feet of a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent, with a minimum height of 3.5-feet. (Ord. 3354 – 4/17/00; Amd. Ord. 3837 – 12/1/03)
18. Sale of building materials with outdoor storage if surrounded by solid, six (6)-foot high fence. (Ord. 3281 - 8/16/99)
19. Sale of tires, batteries, and automobile accessories;
20. **Sites or site plans with total building area greater than 50,000 square feet. This special use is in conjunction with any principal special use;**
21. Theaters, except open-air, drive-in;
22. **Public utility structures and utility substations, provided that:**
 - a. **No building is located within twenty-five (25) feet of a side lot line;**
 - b. **The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and**
 - c. **No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.**
 - d. **The standards of Section 6-311 are met for the applicable structures/ utilities.**
23. **Vehicle repair with outdoor storage provided it is located at least 200 feet from a residential use or district, with a solid screen at least six (6) feet in height between said use and the residential use or district; (Ord. 3354 – 4/17/00)**
24. **Vehicle sales or rental.**
25. **Wireless communication facilities. (Ord. 3672 – 8/5/02)**

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- D. **Floor Area Ratio**. Not to exceed 1.0.
- E. **Lot Area**. The lot area for each business establishment shall not be less than ten thousand (10,000) square feet with a minimum lot width (see definition) of eighty (80) feet.

F. **Setbacks**

1. **Building Setbacks from Street Right-Of-Ways**

Setbacks between the street right-of-way and the building facade facing the street shall follow the minimum requirements set in Table 6-207.G-F.1 (A) (below). The setback width is related to the width and character of the street.

TABLE 6-207.G.1 (A)-TABLE 6-207.F.1 (A)

STREET NAME	MINIMUM BUILDING SETBACK FROM STREET	PURPOSE OF THE SETBACK AREA
All streets, except as below	25 feet	For streets carrying moderate to high regional and local traffic, a setback area of 25 feet will be required. This will allow commercial buildings to maintain high visibility from the streets, and also provide a significant landscaped area along the street.
Exceptions:		
LaGrange Road	35 feet	LaGrange Road is proposed to be widened to a six lane arterial with a landscaped median. A larger setback area is being proposed for this street to distinguish it from other arterials. The wider setback will allow substantial landscaping that will add a sense of scale, safety and enclosure to this high speed corridor, and help create a unique look for the street.

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147 th Street	15 feet	For pedestrian oriented streets that also carry moderate local traffic, a setback area of 15 feet is required. This will encourage building entrances to connect directly to the sidewalk, while allowing landscaping with low plantings along the street.
Ravinia Avenue		
West Avenue		
144 th Place		
149 th Street		
151 st Street, between Ravinia Avenue and West Avenue (Ord. 3990 – 2/21/05)		
157 th Street	0 to 15 feet	These special pedestrian oriented streets shall be defined by buildings with active street fronts, multiple entrances and well articulated street facades, and by parkway trees along the sidewalk. Buildings shall be allowed to be placed at the lot line or set back up to 15 feet to strengthen the pedestrian character of the street.
142 nd Street		
Ravinia extension (north of 143 rd Street and south of 159 th Street)		
161 st Street		
160 th Street		
95 th Avenue		

2. Building Setbacks from rear and side lot lines that do not abut a street

All buildings must maintain a minimum of 30 feet of setback area from the rear lot line and a minimum of 15 feet of setback area from the side lot lines that do not abut a street.

3. Permitted Uses in Building Setback Areas along Streets

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entranceways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.;

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

- e. Canopies, marquees and other projections that create shaded and protected entrances;
- f. Extended roofs and eaves;
- g. Awnings and canopies over windows;
- h. Projecting blade signs that comply with the Village's sign ordinance.

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4. USES NOT PERMITTED IN BUILDING SETBACKS ALONG STREETS

Parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street.

Drop off areas or drive aisles in the setback area are strongly discouraged, and shall be allowed within the setback area with a *Variance* only when there are no reasonable alternatives. The following conditions shall be met if these uses are proposed in the setback area:

- a. That these do not obstruct any direct connections between the sidewalk along the street and the entrances to the building; and
- b. That these are designed with special paving to appear to be extensions of the sidewalk and instead of curbs, the drive aisle is differentiated with bollards, pavers etc.

5. Parking Lot Setbacks

A minimum of a 10-foot landscaped setback must be provided between the parking lot and the primary street right-of-way.

(Ord. 4015 – 5/2/05)

G. **Lot Coverage.** No more than seventy-five (75) percent of the area of the ~~lot~~ **parcel proposed for development, including any retention areas, shall be impervious.** ~~may be impervious. Retention and detention areas are considered impervious up to the normal water mark.~~ (Ord. 3672 - 8/5/02) For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:

1. For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;
2. For wet bottom detention/ retention areas shall be considered impervious below the normal water line.

H. **Height.** No structure may exceed four (4) stories or fifty (50) feet, whichever is higher, nor cast a shadow on adjacent residential buildings.

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