

Section 6-210
COR Mixed Use District

SECTION 6-210. COR MIXED USE DISTRICT.

- A. **Purpose.** The COR Mixed Use District is established to encourage and promote a mix of commercial, office and residential uses and to create a Village core. It is the purpose of this district to permit the clustering of relatively dense development in an effort to create an integrated setting and reduce automobile dependency. The district therefore provides for flexibility in the design of pedestrian-oriented development and in the location of employment and retail centers in proximity to higher density housing. The district is also designed to provide for the development of a variety of retail and commercial services that may change over time in response to market conditions. The location and design of such development is intended to provide efficiently located and diverse shopping and service opportunities.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the COR Mixed Use District **in buildings up to 50,000 square feet unless otherwise limited below** in accordance with the procedures set forth in Sections 5-101 through 5-104, provided that all other applicable regulations are met:
1. Accessory uses, as provided in Section 6-302;
 - a. **Accessory garages for more than three (3) vehicles;**
 2. Attached dwellings, provided that:
 - a. No dwelling units are located on the street level unless the dwelling units are part of a mixed development complex. (Ord. 3837 – 12/1/03)
 - b. If the dwelling units are part of a larger mixed use development complex that is over 100,000 square feet in floor area, no more than forty (40) percent of the square footage is devoted to residential uses.
 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. Commercial retail establishments, up to a floor area of 20,000 square feet;
 5. Convenience stores with a floor area of less than 5,000 square feet;
 6. 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; (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)
 7. Financial institutions; (Ord. 3281 - 8/16/99)

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8. Food concession associated with the principal use;
9. Funeral parlors without crematoria;
10. Governmental uses;
11. Clinics and medical or dental offices and medical rehabilitation centers;
12. Offices;
13. Overnight accommodations, provided that rooms are not rented for a period of more than thirty (30) days;
14. Personal service establishments; up to 5,000 square feet; and (Ord.2959-11/18/96)
15. 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. 2420 7/6/93; Amd. Ord. 4044 – 7/5/05)
16. Schools - arts or vocational.

(12/03)

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

1. ~~Accessory garages for more than three (3) vehicles;~~
2. ~~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.~~
3. ~~Clinics and medical or dental offices;~~
4. ~~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 eight (8) stacking spaces; and~~
 - 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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5. ~~Food Concession.~~ (Ord. 2586 - 6/6/94)

6. ~~Funeral parlors;~~

7. ~~Medical rehabilitation centers;~~

8. ~~Museums, civic and cultural centers;~~

9. ~~Outside, open markets; and~~

10. ~~Personal service establishments over 5,000 square feet.~~ (Ord. 2959 - 11/18/96)

11. ~~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.~~

C. Major Special Uses. The following uses may be established as major special uses in the COR District, in accordance with the procedures and standards set forth in Section 5-105(4):

1. Animal hospitals, pounds, shelters and other overnight animal boarding;

2. Automobile service stations;

3. Bus terminals;

4. Clubs and lodges;

5. Colleges and universities;

6. ~~Commercial retail establishments with a floor area of greater than 20,000 square feet;~~

6. Community centers;

7. Congregate elderly housing, provided that: (Ord. 3281 - 8/16/99)

a. The standards of Section 6-312 are met; and (Ord. 3281 - 8/16/99)

b. The use is located no closer than 1,000 feet to any other congregate elderly housing facility, residential-care home or nursing home. (Ord. 3281 - 8/16/99)

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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; and
 - 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. Large residential-care homes (over 8 residents), provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 1,000 feet to any other residential-care home, nursing home or congregate elderly housing facility.
11. Light industry and assembly; (Ord. 2420 7/6/93)
12. Museums, civic and cultural centers;
13. Nursing homes, provided that the nursing home is located no closer than 1,000 feet to any other nursing home, residential-care home or congregate elderly housing facility;
14. Outside, open markets;
15. Parks and recreational areas;
16. Places of worship with which may include overnight shelter for up to eight (8) adults;
17. Planned Developments, provided that:
 - a. 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. 2746 - 6/5/95; Amd. 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)

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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. Orientation of buildings for solar heating;
 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.2746 - 6/5/95)
18. Public Transportation facilities;
19. Restaurants and outdoor seating for restaurants within 330 feet from a residential parcel. Outdoor seating, if approved, 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); Amd. Ord. 4044 – 7/5/05)
20. Self-service storage facilities, provided that they are wholly contained within a building with access to the individual units provided through the building interior. (Ord. 3199 - 11/16/98)
21. 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;
22. Stadia, auditoria and arenas; and
23. Theaters, except open-air drive-in.
24. 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/

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utilities.

25. Vehicle rental. (Ord.2959-11/18/96)

26. Wireless communication facilities. (Ord. 3672 – 8/5/02)

D. Floor Area Ratio. The nonresidential density allowed in this district shall not exceed a floor area ratio of 1.0. However, greater density (up to a floor area ratio of 2.0) may be permitted if:

1. Residential and non-residential uses are integrated in either the same building or in the immediately adjacent area in a pedestrian-oriented environment; and
2. At least twenty-five (25) percent of the development is residential; and
3. Additional public amenities such as plazas, fountains, public art or additional landscaping are provided.

E. Lot Area. The minimum lot area for each residential dwelling unit shall not be less than 4,356 square feet. The minimum lot area for each nonresidential establishment shall not be less than 10,000 square feet with a minimum lot width (see definition) of eighty (80) feet. (Ord. 2537 - 3/21/94)

F. Setbacks.

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

The following setback standards shall apply in the COR District.

a. **Residential, excluding mixed use buildings (commercial and residential uses)** For residential developments with square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

(1) **Front.**

- (a) **Major or Minor Arterial:** Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.
- (b) **Major Collector:** Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater.
- (c) **All other streets:** Thirty (30) feet from the property line or sixty (60) feet from the center line of the right-of-way, whichever distance is greater.

- (2) **Side. All Streets:** Not less than fifteen (15) percent of the width of the lot on each side of the principal building to the side lot line,

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with a minimum width of fifteen (15) feet.

(3) **Corner Side.**

(a) Major or Minor Arterial: Fifty (50) feet from the property line.

(b) Collectors: Forty (40) feet from the property line.

(c) All other streets: Thirty (30) feet from the property line.

(4) **Rear. All Streets**: Thirty-five (35) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater, to the rear lot line.

- b. **Non-residential and mixed use buildings (commercial and residential uses)**. Setbacks between the street right-of-way and the building facade facing the street shall follow the minimum requirements set in Table 6-210.G F.1.b (A) (below). The setback width is related to the width and character of the street.

~~TABLE 6-210.G.1.b(A)~~ **TABLE 6-210.F.1.b(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		
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.

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

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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, including detention areas, 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 six (6) stories or seventy-five (75) feet, whichever is lower, and must be located 50 feet from adjacent residential buildings for every story over three (3) stories. (Ord. 3070-10/20/97)