

COMMERCIAL DISTRICTS

V

5-101 PURPOSE

Five zoning districts are provided for commercial uses and two zoning districts are provided in Article VIII of this Code for commercial uses that are complementary to multiple family residential uses. When taken together, these districts are intended to permit development of property for the full range of commercial uses needed to serve the citizens of Northbrook and surrounding areas in a suburban setting.

The districts, while distinct, permit a harmonious spectrum of suburban shopping and service opportunities, ranging from the low intensity, smaller shop-like atmosphere of the specialty commercial district (C-1), through the regional and boulevard business districts which provide greater intensity and more regional appeal (C-4, C-5). The intervening districts (C-2, C-3) function as limited intensity commercial zones intended to accommodate local shopping needs. The Multiple Family Residential and Commercial District (MFRC) and the Residential and Limited Commercial District (RLC) permit multiple family residential uses with commercial uses complementary and appropriate to surrounding uses in the areas where these districts are located.

Specifically, the C-1 Specialty Commercial District is intended to provide for small shops, stores and boutiques in the older areas of the Village adjacent to the central business areas where it is possible to retain the residential character and appearance of the Village and at the same time promote business activity. The regulations are designed to encourage the retention and renovation of sound existing structures and to ensure that the business uses remain compatible with the residential uses while permitting the area to maintain a distinctive character.

The C-2 Neighborhood Commercial District is intended to serve the day-to-day shopping and consumer service needs of the low-density residential neighborhoods of the Village and is characterized by individual businesses and community shopping centers.

The C-3 Central Business District is intended to serve the entire Northbrook suburban community with a wider variety of retail and service uses.

The C-4 Regional Shopping District is intended to provide a location for a major retail center available to persons living in the metropolitan area surrounding the Village of Northbrook. The regulations are designed to encourage a broad range of fashionable retail and compatible service uses appropriate for such a center.

The C-5 Boulevard Commercial District is intended to provide a location for entertainment, recreation, and restaurant uses in an area along Skokie Boulevard surrounded by major road systems and isolated from residential uses. This district is also intended to be compatible with the Office Districts along Skokie Boulevard.

5-102 PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

The uses in the following table designated by a “P” are permitted as of right in those Commercial Districts indicated in the table. Except as specifically limited, the remaining uses listed in the following table may be permitted in the Commercial Districts as either 1) a conditional use, which is designated by a “C,” and subject to the additional standards set forth in this Article V; or 2) a special permit use, which is designated by an “S,” and subject to the issuance of a special permit as provided in Section 11-602 of this Code and subject to the additional standards set forth in this Article V. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual, as amended by the Village (see Appendix A) and Section 11-501 of this Code. Village SIC codes are given before each use listing.

COMMERCIAL DISTRICTS USE LIST						
VILLAGE SIC CODE	DESCRIPTIVE TEXT	C-1	C-2	C-3	C-4	C-5
A.	VACANT PROPERTY					
0000.00	Vacant Land	P	P	P	P	P
0000.01	Vacant Unit/Building Intended for a Permitted, Conditional, or Special Permit Use	P	P	P	P	P
B.	AGRICULTURAL SERVICES					
0100.00	Agricultural Production-Crops	P	P	P	P	P
0742.00	Veterinary Services For Animal Specialties		P			P
0752.01	Dog Grooming		P			P
C.	BUILDING CONSTRUCTION					
1500.01	General Building Contractors But Not Including Outdoor Storage		S			
D.	TRANSPORTATION AND PUBLIC UTILITIES					
4100.01	Offices-Local & Suburban Transit Companies Excluding Stations, Yards & Maintenance Facilities					P
4100.02	Local Transit Stations Excluding Yards & Maintenance Facilities		S	S	S	S
4300.00	United States Postal Service		P	P	P	P
4720.00	Arrangement Of Passenger Transportation	P	P	P	P	P
4800.01	Communication Services Excluding Studios And Antennas		P			
4800.02	Facilities & Studios Of Communication Services With Permitted Antennas Except Personal Wireless Services					P
4810.01	Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures, Subject to Standards in Section 9-201		P	P	P	P

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VILLAGE SIC CODE	DESCRIPTIVE TEXT	C-1	C-2	C-3	C-4	C-5
4810.02	Personal Wireless Services Antennas Located on Tower-Style Antenna Support Structures, and Related Electronic Equipment & Equipment Structures, Within or In Excess of District Height Limitations, Subject to Standards in Section 9-201				S	S
4900.02	Electrical Substations	P	P	P	P	P
E.	<u>RETAIL TRADE</u>					
5230.00	Paint, Glass And Wallpaper Stores	C, S	P	P	P	P
5250.00	Hardware Stores	C, S	P	P	P	P
5261.01	Retail Nurseries, Lawn & Garden Supply Stores Excluding Open Yards	C, S	P	P	P	P
5261.02	Retail Nurseries, Lawn & Garden Supply Stores With Open Yards		S	S	S	S
5261.03	Retail Nurseries, Lawn & Garden Supply Stores with Open Yards and a Landscape Waste Transfer Station		S			
5300.00	General Merchandise Stores	C, S	P	P	P	P
5400.00	Food Stores	C, S	P	P	P	P
5510.01	Motor Vehicle Dealers (New & Used), But Not Open Sales Lots					P
5510.02	Motor Vehicle Dealers (New & Used) With Open Sales Lots					S
5530.00	Auto And Home Appliance Stores, But Not Including Service Bays-See 7530.00		P	P	P	P
5541.00	Gasoline Service Stations		S	S		S
5570.00	Motor Cycle Dealers					S
5600.00	Apparel And Accessory Stores	C, S	P	P	P	P
5700.00	Home Furniture & Equipment Stores	C, S	P	P	P	P
5812.01	Eating Places Except 5812.02, 5812.03 & 5812.04		P	P	P	P
5812.02	Live Entertainment Accessory To Permitted Eating Places		P	P	P	P
5812.03	Outdoor Seating Accessory To Permitted Eating Places		P	P	P	P
5812.04	Carry-out Eating Places		P	P	P	P
5813.01	Drinking Places Accessory To Permitted Eating Places		P	P	P	P
5813.02	Drinking Places Accessory to Permitted Eating Places with Live Entertainment		S	S	S	S
5912.00	Drug Stores And Proprietary Stores Except 5912.01	C, S	P	P	P	P
5920.00	Liquor Stores	C, S	P	P	P	P
5930.00	Used Merchandise Stores	C, S	P	P	P	P
5940.00	Miscellaneous Shopping Goods Stores	C, S	P	P	P	P
5992.00	Florists	C, S	P	P	P	P
5993.00	Tobacco Stores And Stands		P	P	P	P

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VILLAGE SIC CODE	DESCRIPTIVE TEXT	C-1	C-2	C-3	C-4	C-5
5994.00	News Dealers And Newsstands	C, S	P	P	P	P
5995.00	Optical Goods Stores	C, S	P	P	P	P
5999.01	Miscellaneous Retail Stores Not Elsewhere Classified	C, S	P	P	P	P
F.	<u>FINANCE, INSURANCE AND REAL ESTATE</u>					
6000.01	Depository Institutions Except 6000.02, 6000.03, 6000.04 & 6000.05		P	P	P	P
6000.03	Automatic Teller Machines Located within a Building, Other Than That of the Institution That Services Them, as a Principal Use		P	P	P	P
6000.04	Limited Financial Services Facilities, Without Drive-In And Exterior Auto Teller Machines		P	P	P	P
6000.05	Automatic Teller Machines Located or Mounted on the Exterior of A Building		P	P	P	P
6100.01	Credit Agencies Other Than Banks		P	P	P	P
6200.00	Security And Commodity Brokers, Dealers, Exchanges & Services	P	P	P	P	P
6400.00	Insurance Agents, Brokers & Services	P	P	P	P	P
6512.01	Theater Buildings (Ownership & Operation)				S	S
6530.00	Real Estate Agents And Managers	P	P	P	P	P
6700.00	Holding And Other Investment Offices	P	P	P	P	P
G.	<u>SERVICES</u>					
7000.01	Hotels, Except Residential					S
7211.00	Power Laundries, Family & Commercial		S	S		
7212.00	Garment Pressing, And Agents For Laundries And Dry Cleaners		P	P	P	P
7215.00	Coin-Operated Laundries And Dry Cleaning		P	P		P
7216.00	Dry Cleaning Plants, Except Rug Cleaning		S	S		S
7219.12	Tailor Shops	C, S	P	P	P	P
7220.00	Photographic Studios, Portrait	C, S	P	P	P	P
7230.00	Beauty Shops	C, S	P	P	P	P
7240.00	Barber Shops	C, S	P	P	P	P
7250.00	Shoe Repair Shops And Shoeshine Parlors	C, S	P	P	P	P
7261.01	Funeral Services		S			
7291.00	Tax Return Preparation Services		P	P	P	P
7299.01	Miscellaneous Personal Services, Not Elsewhere Classified		P	P	P	P
7300.01	Business Services Except 7340, 7352, 7353, 7359.01 & 7389.01		P	P	P	P
7352.00	Medical Equipment Rental And Leasing		P	P		
7359.01	Equipment Rental And Leasing, Not Elsewhere Classified		C, S	C, S		C, S

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VILLAGE SIC CODE	DESCRIPTIVE TEXT	C-1	C-2	C-3	C-4	C-5
7389.01	Business Services, Not Elsewhere Classified		P	P		
7514.00	Passenger Car Rental					C, S
7515.00	Passenger Car Leasing					C, S
7530.00	Automotive Repair Shops		S			S
7540.01	Automotive Services, Except Repair & Excluding Car Washes and Emissions Testing Facilities		S			S
7542.00	Car Washes		S			S
7600.02	Miscellaneous Repair Services Limited To Household Equipment, Furnishings, And Personal Articles		P	P		P
7832.00	Motion Picture Theaters, Except Drive-Ins				S	S
7840.00	Video Tape Rental		P	P	P	P
7910.00	Dance Studios, Schools, And Halls		C, S	C, S	C, S	C, S
7930.00	Bowling Centers					S
7991.00	Physical Fitness Facilities	C, S	C, S	C, S	C, S	C, S
7991.01	One-on-One Personal Fitness Training Facilities	P	P	P	P	P
7997.00	Membership Sports And Recreation Clubs		C, S	C, S	C, S	C, S
7999.01	Amusement And Recreation Services, Not Elsewhere Classified		C, S	C, S		C, S
7999.02	Amusement and Recreation Services for Children				C	
8000.01	Health Services Except 8050, 8060, 8080	C, S	P	P	P	
8000.02	Health Services Except 8050, 8060					P
8080.00	Home Health Care Services		S	S		P
8100.00	Legal Services	C, S	P	P	P	P
8240.02	Correspondence Schools	C, S	P	P	P	P
8299.01	Schools and Educational Services Not Elsewhere Classified		C, S	C, S	C, S	C, S
8299.02	One-on-One Schools and Educational Services, Not Elsewhere Classified	P	P	P	P	P
8322.01	Individual And Family Social Services	C, S	C, S	C, S	C, S	C, S
8330.00	Job Training And Vocational Rehabilitation Services		S	S	S	S
8351.00	Child Day Care Services	S	S	S		S
8600.00	Membership Organizations	C, S	C, S	C, S	C, S	C, S
8660.00	Religious Organizations	C, S	C, S	C, S	C, S	C, S
8660.01	Religious Organizations with an associated Elementary or Secondary School	C, S	C, S	C, S	C, S	C, S
8700.01	Engineering, Accounting, Research, Mgmt. & Related Services Except 8730	C, S	P	P	P	P
8900.00	Services, Not Elsewhere Classified	C, S	P	P	P	P
H.	<u>MISCELLANEOUS</u>					
9800.00	Business And Professional Offices Not Elsewhere Classified	P	P	P	P	P
9810.00	Offices Of Communication & Utility Companies		P	P	P	P

COMMERCIAL DISTRICTS USE LIST						
VILLAGE SIC CODE	DESCRIPTIVE TEXT	C-1	C-2	C-3	C-4	C-5
9820.00	Planned Unit Developments		S	S	S	S
9830.00	Landbanking Of Required Parking Subject To Subsection 9-104 E	S	S	S	S	S
9840.00	Required Retention/Detention Facilities	P	P	P	P	P
9865.00	Dwelling Units	C		C		
9870.01	Home Occupations in Excess of the Limitations Provided in Subparagraphs 9-102 C1(b) and 9-102 C6(b)	S		S		
9880.00	More Than One Principal Structure on a Zoning Lot	S	S	S	S	S
9966.00	Signs In Excess Of The Height Limits As Provided In Paragraph 9-106 I5 Of This Code		S		S	S
9966.01	Ground or Pylon Signs in Numbers Exceeding District Regulations as Provided in Paragraph 9-106 I3 of this Code					S
9967.00	New Buildings and Structures With GFA of 7500 S.F. Or More					S
9968.00	Additions to Structures Resulting in GFA of 7500 S.F. Or More					S
9970.04	Floor Area Ratio in Excess of 0.35, but not Greater Than 0.50 When Located in the Skokie Boulevard Redevelopment District		S			
9980.00	Accessory Drive-Through Facilities		S	S	S	S

5-103 ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted in all Commercial Districts subject to the provisions of Section 9-101 of this Code.

5-104 TEMPORARY USES

Temporary uses are permitted in all Commercial Districts subject to the provisions of Section 9-103 of this Code.

5-105 SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES

SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES	
VILLAGE SIC CODE	DESCRIPTIVE TEXT
A.	<u>GENERAL CATEGORIES</u>
General – C-1 District	<p><u>Retail & Service Uses in C-1 District</u></p> <p>1. Those proposed Retail and Service activities identified as Conditional Uses or Special Permit Uses in Subsections 5-102 E and 5-102 G shall have a gross floor area no greater than 2500 square feet to qualify as a conditional use. If the gross floor area is greater than 2500 square feet, the use is required to apply for a special permit.</p>
B.	<u>RETAIL TRADE</u>
	<p><u>Retail Nurseries, Lawn and Garden Supply Stores with Open Yards and a Landscape Waste Transfer Station in the C-2 District</u></p> <p>1. The proposed use may only be located on a zoning lot abutting a regional arterial roadway as designated in the Transportation Element of the Comprehensive Plan.</p> <p>2. The proposed use may not be located within a three (3) mile radius of any other Retail Nursery, Lawn and Garden Supply Store with Open Yards and a Landscape Waste Transfer Station in the Village.</p> <p>3. No special permit for Retail Nurseries, Lawn and Garden Supply Stores with Open Yards and a Landscape Waste Transfer Station shall be granted to any property located in the Village Green Overlay District.</p>
C.	<u>SERVICES</u>
7359.01	<p><u>Equipment Rental & Leasing, Not Elsewhere Classified in the C-2, C-3, and C-5 Districts</u></p> <p>1. The proposed use shall not display or store equipment outdoors. If the proposed use displays or stores equipment outdoors, the proposed use shall require a special permit.</p> <p>2. The proposed use shall not include equipment rental and leasing of airplanes, industrial trucks, oil field equipment, oil well drilling equipment, and portable toilet rental and leasing.</p>
7514.00 7515.00	<p><u>Passenger Car Rental and Passenger Car Leasing in the C-5 Districts</u></p> <p>1. The proposed use shall not allow the cleaning, servicing, or repairing of vehicles on the zoning lot. If the proposed use cleans, services or repairs vehicles on the zoning lot, a special permit shall be required.</p> <p>2. The zoning lot containing the proposed use shall be located at least 250 feet, excluding rights-of-way, from any Residential District. If unable to meet this distance requirement from a Residential District, the proposed use shall require a special permit.</p>
7910.00	<p><u>Dance Studios, Schools And Halls in the C-2, C-3, C-4, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>

SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES

VILLAGE SIC CODE	DESCRIPTIVE TEXT
7991.00 7997.00	<p><u>Physical Fitness Facilities and Membership Sports & Recreation Clubs in the C-2, C-3, C-4, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
7999.01	<p><u>Amusement and Recreation Services, Not Elsewhere Classified, in the C-2, C-3, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
7999.02	<p><u>Amusement and Recreation Services for Children in the C-4 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 3200 square feet.</p> <p>2. The combined gross floor area of all such uses in a single building shall not exceed 3% of the gross leasable floor area of the building.</p>
8299.01	<p><u>Schools and Educational Services, Not Elsewhere Classified, in the C-2, C-3, C-4, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the use is required to apply for a special permit.</p>
8322.01	<p><u>Individual and Family Social Services in the C-2, C-3, C-4, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the use is required to apply for a special permit.</p>
8600.00	<p><u>Membership Organizations in the C-2, C-3, C-4 and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
8660.00 8660.01	<p><u>Religious Organizations and Religious Organizations with Associated Elementary and/or Secondary Schools in the C-2, C-3, C-4, and C-5 Districts</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>

SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES	
VILLAGE SIC CODE	DESCRIPTIVE TEXT
D.	<u>MISCELLANEOUS</u>
9865.00	<p><u>Dwelling Units in the C-1 and C-3 Districts</u></p> <ol style="list-style-type: none"> 1. In the C-1 District, the proposed use shall not include more than one dwelling unit per zoning lot in addition to an approved non-residential use. 2. In the C-3 District, the proposed use shall not be located on any ground level or first floor and shall be subject to the provisions applicable in the R-8 District.
9980.00	<p><u>Accessory Drive-Through Facilities in the C-2, C-3, and C-5 Districts</u></p> <ol style="list-style-type: none"> 1. <u>Traffic Management and Queuing.</u> Every accessory drive-through facility shall be designed and constructed so as to have adequate queuing area on the zoning lot for motor vehicles. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the queue will not obstruct parking areas or major travel aisles. Stacking areas may not back-up onto public streets or impede emergency access to buildings. 2. <u>Pedestrian Movement.</u> No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the accessory drive-through facility will not be hazardous to pedestrians and cyclists. A safe and convenient pedestrian circulation system shall be maintained both on the zoning lot and on adjoining public right-of-ways. 3. <u>Enhanced Architectural and Landscape Features.</u> No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the proposed facility incorporates appropriate architectural and landscape features. All accessory drive-through facilities shall provide screening from any nearby residential activities. 4. <u>Hours of Operation & Noise Restrictions.</u> As a condition of approving a special permit for any accessory drive-through facility, the Board of Trustees may restrict the hours of operation of the facility or establish other use limitations to ensure compatibility with surrounding land uses.

5-106 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Commercial Districts are set forth in Sections 9-104 and 9-105 of this Code.

5-107 SIGN REGULATIONS

Sign regulations applicable in all Commercial Districts are set forth in Section 9-106 of this Code.

5-108 BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in Commercial Districts are set forth in Section 9-107 of this Code.

5-109 USE LIMITATIONS

5-109 A. C-1 Specialty Commercial District

1. New Structures. Any new structure constructed in the C-1 District shall be designed to be compatible in appearance with adjacent single family residential structures. Flat roofs shall be prohibited. The quality of exterior design and materials shall be equal on facades of the structure.
2. Exterior Lighting. No exterior lighting shall be located in any required rear yard in the C-1 District.
3. Signage. No business sign located in the C-1 District shall be in direct view of any abutting residential lot.
4. Landscaping. The entire rear yard of any lot in the C-1 District shall be treated as a required landscaped open space.
5. Hours of Operation. No business located in the C-1 District shall have regular hours of operation between the hours of 8 p.m. and 8 a.m.
6. Food Preparation Prohibited. No business operation within the C-1 district shall be authorized to prepare food for sale or consumption by the public on the premises.

5-109 B. C-4 Regional Shopping District

1. Northbrook Court Shopping Center. The property commonly known as the "Northbrook Court Shopping Center," described in Section 2 of Ordinance No. 93-66, passed and approved by the Village Board of Trustees on December 14, 1993, as amended (i) by Ordinance No. 95-50, adopted by the Village Board of Trustees on October 30, 1995; and (ii) by Sections 3, 4, and 5 of Ordinance No. 01-34, adopted by the Village Board of Trustees on April 24, 2001 (the "Northbrook Court Ordinance"), shall be subject to the C-4 Regional Shopping District regulations and the Northbrook Court Development Regulations set forth in the Northbrook Court Ordinance. In the event of a conflict between the C-4 Regional Shopping District regulations and the Northbrook Court Development Regulations, the Northbrook Court Development Regulations shall control. The Northbrook Court Ordinance shall be, and is hereby, incorporated by this reference into this Code.
2. Location of Parking. Parking shall not be allowed within 30 feet of any side or rear lot line in any C-4 Regional Shopping District.

5-109 C. All Commercial Districts

1. Manufacturing Limited. No manufacturing, processing or treatment of products shall be conducted on the premises except those that are incidental to a principal retail business use. At least 75 percent of all products produced on the premises shall be sold at retail on the premises.
2. Storage Limited. No storage or warehousing of any product shall be permitted except such as is incidental to a principal retail use.
3. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

5-109 D. Outdoor Display of Merchandise. For displays of merchandise not otherwise permitted under Section 9-103 of this Code regarding Temporary Uses, or Section 5-105 of this Code regarding special permits for Motor Vehicle Dealers with Open Sales Lots, the outdoor display of merchandise shall be permitted in any Commercial District subject to the following conditions, standards, and requirements:

- 1) Permit. The owner of the property on which the merchandise is to be displayed shall obtain a permit from the Village Manager prior to the display of any merchandise outdoors. No permit shall be issued unless a plan is submitted to the Village Manager by the owner illustrating the intended locations on the property where any merchandise will be displayed outdoors. The plan shall be subject to review by the Police, Fire, Public Works and Development Departments to ensure the proposed outdoor display will not pose a public safety hazard. The plan shall clearly illustrate the following:
 - a) All property lines, sidewalk and building locations, fire hydrants, parking areas, and fire lanes; and
 - b) The location of an unobstructed pedestrian walkway with a width of at least five feet providing ingress and egress to all entrances and exits to all buildings or structures on the property. If the outdoor display will be located on property with adjacent businesses, there shall be an unobstructed path of at least five feet in width to and from the front of every adjoining business.
 - c) Upon review and approval of the plan, the Village Manager shall issue a permit subject to such conditions as he or she deems necessary to ensure that the outdoor display will not cause a public nuisance.
- 2) Term. The permit shall be valid for a term not to exceed one year. Renewal of a permit shall require Village review and approval of a new plan pursuant to the procedures and conditions of Paragraph 5-109 D1 of this Code.
- 3) General Standards. The owner shall ensure that any outdoor display of merchandise satisfies the following conditions, standards, and requirements at all times:
 - a) The display does not block or hinder access to the emergency exits of any building or structure or any fire lane on the property;
 - b) The display contains only merchandise available for sale within the building or structure adjacent to, or in close proximity to, the display;
 - c) The display does not encroach on any parking area; and
 - d) The display is maintained in a neat, clean, and orderly fashion.
- 4) Revocation. The failure of an owner to comply with the terms of the permit or the conditions, standards and requirements of this Subsection 5-109 D shall be grounds for the immediate revocation of the permit by the Village.

5-110 BULK, SPACE AND YARD REQUIREMENTS

The building height, yard and setback and floor area ratio requirements applicable in the Commercial Districts are set forth in the following table, except that such requirements applicable to dwelling units permitted pursuant to Subsection 5-102 H are set forth in Section 4-110. Footnote references appear in Section 5-110 E at the end of the table.

Commercial Districts; Bulk, Setback & Yard Standards

BULK, SETBACK & YARD STANDARDS	C-1	C-2	C-3	C-4	C-5
A. Maximum Height (whichever is less)(10)					
1. Feet	35	35	45	55	45
2. Stories	2	2	3	4	3
B. Minimum Lot Area and Dimensions (1)(9)					
1. Total Lot Area (square feet)					
a. Planned Development	N/A	50,000	50,000	1,000,000	120,000
b. All Other Uses	8,500	6,250	6,250	1,000,000	40,000
2. Lot Width (feet)	60	50	50	500	100
3. Lot Depth (feet)	125	125	125	500	125
C. Minimum Yard and Setback Requirements (feet) (2)(3)(4)(5)(6)(7)(9)					
1. Front and Corner Side (8)					
a. Yard	25	25	0	70	30
b. Setback	25	25	0	150	80
2. Interior Side					
a. Yard	5	5	0	30	5
b. Setback	5	5	0	150	5
3. Rear					
a. Yard	50	5	5	150	5
b. Setback	50	25	25	150	5
D. Maximum Floor Area Ratio					
1. Planned Development	N/A	0.35	0.50	0.65	0.50
2. All Other Uses	0.25	0.35	0.50	0.65	0.50

(NOTE: Also see *The Village Green Overlay and Techny Overlay Districts* for certain properties)

5-110 E. Exceptions and Explanatory Notes

1. Nonconforming Lots. See Subsection 10-105 C for lot requirements with respect to nonconforming lots of record.
2. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum yards that would otherwise be required for such lot shall be provided and maintained.
3. Visibility Across Corners. Any other provision of this Code to the contrary notwithstanding, in all Commercial Districts other than the C-3 District, on any corner lot nothing shall be erected, placed, planted, allowed to grow or maintained above a height of 2-1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.

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4. Transitional Setbacks in C-2 and C-4 Districts Abutting Residential Districts. Notwithstanding any other provisions of this Section, the following shall be setback from the nearest residential property line a distance equal to at least 50 feet plus an additional five feet for every foot of height of such building, or the Table requirement, whichever is greater:
 - a) every portion of every building in the C-2 District that is located within the following geographic area: north of Shermer Road, south of Lincoln Avenue, east of Meadow Road and west of Angle Avenue; and
 - b) every portion of every building in the C-4 District that exceeds 35 feet in height.
 5. Lot Dimensions and Yards in Planned Developments.
 - a) Authority to Waive. The Plan Commission may recommend and the Board of Trustees may authorize the waiver of the lot dimension requirements of the underlying district and the yard requirements of the underlying district for yards within the interior of the development when approving special permits for planned developments.
 - b) Special Requirements; Limitation of Waiver Authority. Special perimeter open space setback and spacing requirements for planned developments are set forth in Subparagraphs 11-603 E2 (f) and (g) of this Code. Such requirements shall not be waived under any circumstances.
 - c) Standards for Waiver. No such waiver shall be recommended or authorized except in accordance with the provisions of Subsection 11-603 H of this Code.
 6. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 F and 9-106 I of this Code; those setbacks shall control over the yards and setbacks established in the table.
 7. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard.
 - a) Accessory uses, subject to the limitations of Section 9-101.
 - b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.
 - c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.
 - d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.
 - e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.
 - f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.
 - g) Flagpoles.
 - h) Non-mechanical laundry drying equipment, except in front yards.

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- i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 of this Code.
 - j) Terraces.
 - k) Recreational devices, except in front yards.
 - l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
8. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
9. Lot Dimensions and Yards for Electrical Substations.
- a) Authority to Waive. The Board of Trustees may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving site plans for electrical substations.
 - b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on the surrounding properties.
10. Height Exceptions. Structures housing religious organizations may extend to a height of 55 feet and may include spires and minarets that extend to a height of 70 feet.