



550 W. Irving Park Road, Itasca, Illinois 60143-2018
630-773-0835 • Fax 630-773-2505 • www.itasca.com

**VILLAGE OF ITASCA
PLAN COMMISSION AGENDA**

Wednesday, April 20, 2022 – 7:00 P.M.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

MEETING AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Case#:** PC 21-013 (*Continued from Aug. 18, 2021; Sept. 15, 2021; Oct. 20, 2021; Nov. 19, 2021; Jan. 19, 2022, Feb. 16, 2022; Mar. 16, 2022*)
Petitioner: Village of Itasca
Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.
4. **Review and Consideration of Meeting Minutes for:**
 - A. March 16, 2022
5. **New Business**
6. **Public Comment**
7. **Project Updates and Announcements**
8. **Executive Session (*if needed*)**
9. **Adjournment**

NEXT SCHEDULED MEETING:

- Wednesday, May 18, 2022, at Itasca Village Hall, 550 W. Irving Park Rd., Itasca, IL 60143

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, March 16, 2022 - 7:00 pm**

1. Call to Order:

The Village of Itasca Plan Commission Meeting called to order by Chairman Holmes at 7:00 pm.

2. Roll Call:

Present: Commissioners Frank Carello, Christopher McAllister, Krista Ray, Anthony Russo, and Chairman Jeffrey Holmes.

Absent: Commissioner Eric Swets.

Others Present: Mr. Mo Khan, Village Planner; Mr. Christian Ketter, Village Attorney

3. Case #: PC 21-013 (*Continued from Aug. 18, 2021; Sept. 15, 2021; Oct. 20, 2021; Nov. 19, 2021; Jan. 19, 2022; Feb. 16, 2022*)

Petitioner: Village of Itasca

Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.

a. Call for a Motion to Open: Chairman Holmes called for a motion to open the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

b. Discussion:

Mr. Khan provided an update on the draft text amendments including that there is not going to be a consolidation for Downtown Zoning Districts, limiting office uses to multi-tenant buildings, not requiring a Special Use for outdoor dining, and using the Site Plan & Planned Development process to stipulate exact uses permitted for new developments.

Commissioners had concerns regarding how the office use restriction would be written into the code and enforced. Mr. Khan stated staff would take that into consideration when drafting the text amendments.

c. Call for a Motion to Continue: Chairman Holmes called for a motion to continue the public hearing to April 20, 2022.

Motion: Commissioner Ray.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

4. Review and Consideration of Meeting Minutes for:

Call for a Motion to Approve: Chairman Holmes called for a motion to approve the following Regular Meeting Minutes with the noted revisions:

A. February 16, 2022

Motion: Commission Ray.

Second: Commissioner Carello.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

5. New Business:

None.

6. Public Comments:

None.

7. Project Updates and Announcements:

Mr. Khan provided a summary of upcoming cases including a Planned Development to the Bridge Point Itasca / Heidner Development and Andrene Ln. Annexation & Rezoning.

Mr. Khan provided a summary of Village Board outcomes on recent Plan Commission Public Hearings, including the Downtown Strategic Action Plan, Fence Code Text Amendment, and the ComEd Northern Expansion projects.

Mr. Khan notified the Plan Commission that Holladay Properties will be holding an open house for their proposed Itasca Station Development on March 23, 2022 at the Itasca Library.

The Commission had questions regarding an on-going residential project at George St. Mr. Khan provided background and an update to the Commissioners.

8. Executive Session:

None.

9. Meeting Adjourned:

Call for a Motion: Chairman Holmes called for a motion to adjourn:

Motion: Commissioner Ray

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 7:22 P.M.

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, April 20th, 2022, at 7:00 pm

Submitted this 16th day of March 2022

Mo Khan, Village Planner



Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
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www.itasca.com

PUBLIC HEARING DATE: APRIL 20, 2022

PC 21-013

TITLE: Text Amendment to Downtown Zoning District Uses

PROPOSAL: The Village of Itasca is requesting the following Text Amendments to the Village of Itasca Zoning Ordinance related to the following:

1. Sec. 8.06-1 and -2 for Permitted Uses and Special Uses, respectively, in the B-4 Traditional Downtown North Business District.
2. Sec. 8.07-1 and -2 for Permitted Uses and Special uses, respectively, in the B-5 Traditional Downtown South Business District.
3. Sec. 8.08-1 and -2 for Permitted Uses and Special Uses, respectively, in the B-6 Irving Park Road Business District.

BACKGROUND

The Village is currently in the process of updating its Downtown Strategic Action Plan. One of the items discussed early on amongst Village Staff and its Consulting Team is the need to update the list of permitted and special uses for the Downtown Zoning Districts to eliminate uses which are outdated, do not comply with the intent of the zoning districts, and to consider including uses which are considering “up and coming” and would foster a more vibrant Downtown Itasca.

Though the update of the Downtown Strategic Action Plan is in Phase 2 of 3 of the process, Village Staff knows that the proposed text amendments will require multiple meetings and lengthier discussions to ensure that once the text amendments are finalized and potentially adopted by the Village Board, the code continues to foster development and vibrancy in the downtown, and not require another update within a few years.

PROPOSED TEXT AMENDMENTS

Village Staff is recommending the following:

1. Eliminate Outdated Uses
2. Eliminate & Prohibit Uses that do not meet the intent of the Downtown Zoning Districts
3. Consolidate Similar/Like Uses
4. Remove Regulations/Restrictions on Uses

Based on the discussion during the Plan Commission Public Hearing, the specific text amendments are being highlighted:

1. Permitting Business Offices Uses in all three Downtown Zoning Districts when located in a multi-tenant building and when the space does not exceed 2,000 ft.², however, the square footage limitation does not apply when the business occupies an office space located above the first floor.
 2. Permitting Restaurants to have an accessory outdoor dining space.
 3. Prohibiting age-restricted retail uses such as tobacco/vape shop, adult bookstores, and the like in all three Downtown Zoning Districts
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DOCUMENTS ATTACHED

1. Exhibit A: Proposed Text Amendment (Red-Line Version)
2. Exhibit B: Proposed Text Amendment (Clean Version).

8.6 8.06 B-4 TRADITIONAL DOWNTOWN NORTH BUSINESS DISTRICT

The B-4 Traditional Downtown North Business District is designed for the traditional downtown core of the Village, north of the railroad tracks, comprising retail, residential and limited office and government facilities.— Within the B-4 Traditional Downtown Business District, the Downtown Design Guidelines shall apply.

1. **Permitted Uses:** The following uses are permitted:

- ~~a. — Uses permitted in B-1 Local Business District, excluding office uses~~
- ~~b. — Antique Shops~~
- ~~e.a. Book & General Houseware Retail and stationary stores/or Repair~~
- ~~d. — Camera and photographic supply stores~~
- ~~e. — Catering establishments limited to five (5) employees~~
- ~~f. — Cellular phone stores~~
- b. China Bakeries, Coffee Shops, and other similar food-service businesses
- ~~g.c. Barber Shops and glassware stores~~ Beauty Salons
- d. Business & Retail-Oriented Print Shops
- ~~h.e. Clothing, Shoe, Dressmaking and costume rental shops/or Tailor Shops~~
- f. Coin Convenience Stores
- g. Dwelling-Units, when located on the 2nd Floor or above
- h. Dry-Cleaning Services with off-site processing
- i. Electronic Equipment Sales, Rental, and philatelic/or Repair
- ~~i-j. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.~~
 - ~~j. — Computer and software rentals, sales and service~~
 - ~~k. — Craft store~~
 - ~~l. — Custom dressmaking~~
 - ~~m. — Dry goods stores~~
- k. Fitness Centers/Facilities
- l. Flower shops Shop with an Accessory Greenhouse
- m. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
- n. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
- o. Liquor/Beer Store
- ~~n-p. Music, Sporting Goods & Recreational Equipment Sales, Rental, and conservatories/or Repair~~
 - ~~o. — Gift shops~~
 - ~~p. — Hobby shops, for retailing of items to be assembled or used away from the premises~~
 - ~~q. — Jewelry stores, including watch repair~~
 - ~~r. — Locksmith shops~~
 - ~~s. — Musical instruments, sales and repair~~
 - ~~t. — Office supply stores~~

q. Offices, Businesses when the following conditions are met:

(1) Located in a Multi-Tenant Building

(2) Office does not exceed 2,000 square feet except when located above the 1st Floor

r. Offices, Medical/Dental

~~u.s. Pet shops; Shops, including grooming services, but not including animal hospitals and/or kennels.~~

~~v. — Picture framing, when conducted on the premises, for retail trade~~

~~w. — Record, tape and disc rentals and sales~~

t. Pharmacies

~~x.u. Restaurants, when no entertainment or dancing is provided~~

~~y. — Shoe repair shops~~

~~z. — Tailor shops aa.~~

~~— Tobacco shops bb.~~

~~— Toy shops~~

~~cc. — TV, VCR, and video rentals, sales and service establishments.~~

(1) Accessory Outdoor Seating shall be permitted

2. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00 of this Ordinance.

~~a. — Special uses allowed in a B-1 Local Business District~~

~~b. — Banks and financial institutions which do not include drive-in or drive-through facilities~~

~~c. — Bath and kitchen stores, retail, sales, displays and design services~~

~~d. — Dwelling units when above the first (1st) story~~

a. Banks and Financial Institutions

~~e.b. Fire stations~~ Stations

~~f. — Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles when conducted as part of the retail operation and secondary to the principal use~~

c. Home-Improvement and/or Interior Decoration Display & Design Services with Retail

d. Libraries

e. Laundromats

~~g.f. Meeting halls & Banquet Halls~~

~~h.g. Parking lots~~ Lots for passenger vehicles only Passenger Motor Vehicles

h. i. — Planned Developments

i. Police Stations

j. Post Offices

~~k. — Radio and television towers~~

~~l. — Restaurants, including live entertainment and dancing~~

~~m. — Taverns or cocktail lounges, where no dancing or live entertainment is provided.~~

k. Public utility and/or service uses:

- (1) Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
- (2) Railroad passenger stations when not located on railroad property.
- (3) Sewage treatment plants.
- (4) Waterworks, reservoirs, pumping stations, filtration plants, public.
- (5) Other public or private utility service uses or buildings.

l. Residential Uses:

- (1) Two-Family Dwellings
- (2) Semi-Detached Dwellings
- (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.

m. Temporary Buildings (see Sec. 4.14)

3. Required Conditions:

- a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board, with the exception for Restaurants.
- ~~b. a. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.~~
- ~~e. a. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.~~
- ~~d. — Dwelling units are not permitted below the second (2nd) story.~~
- b. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.
- c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

8.7 8.07 B-5 TRADITIONAL DOWNTOWN SOUTH BUSINESS DISTRICT

The B-5 Traditional Downtown South Business District is designed for the traditional downtown core of the Village, south of the railroad tracks, comprising retail, residential and limited office and government facilities. It serves the entire community and provides a transition between more auto-oriented uses along Irving Park Road and the core, B-4 Downtown Business District. Within the B-5 Traditional Downtown South Business District, the Downtown Design Guidelines shall apply.

1.4. **Permitted Uses:** The following uses are permitted:

~~a. — Uses permitted in a B-4 Traditional Downtown North Business District.~~

- a. Antique & General Houseware Retail and/or Repair
- b. Bakeries, Coffee Shops, and other similar food-service businesses

- c. Barber Shops and Beauty Salons
- d. Business & Retail-Oriented Print Shops
- e. Clothing, Shoe, Dressmaking and/or Tailor Shops
- f. Convenience Stores
- g. Dwelling-Units, when located on the 2nd Floor or above
- h. Dry-Cleaning Services with off-site processing
- i. Electronic Equipment Sales, Rental, and/or Repair
- j. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
- k. Fitness Centers/Facilities
- l. Flower Shop with an Accessory Greenhouse
- m. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
- n. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
- o. Liquor/Beer Store
- p. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair
- v. Offices, Businesses when the following conditions are met:
 - (1) Located in a Multi-Tenant Building
 - (2) Office does not exceed 2,000 square feet except when located above the 1st Floor
- q. Offices, Medical/Dental
- r. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
- s. Pharmacies
- t. Restaurants
 - (1) Accessory Outdoor Seating shall be permitted

2-5. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00: of this Ordinance.

~~a. —Special uses allowed in a B-4 Traditional Downtown North Business District.~~

- d. Banks and Financial Institutions
- e. Fire Stations
- f. Home-Improvement and/or Interior Decoration Display & Design Services with Retail
- g. Libraries
- h. Laundromats
- i. Meeting & Banquet Halls
- j. Parking Lots for Passenger Motor Vehicles Only
- k. Planned Developments
- l. Police Stations
- m. Post Offices
- n. Public utility and/or service uses:
 - (1) Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
 - (2) Railroad passenger stations when not located on railroad property.

- (3) Sewage treatment plants.
- (4) Waterworks, reservoirs, pumping stations, filtration plants, public.
- (5) Other public or private utility service uses or buildings.
- o. Residential Uses:
 - (1) Two-Family Dwellings
 - (2) Semi-Detached Dwellings
 - (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
- p. Temporary Buildings (see Sec. 4.14)

3-6. Required Conditions:

- a.—The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board.
- ~~b.g. There shall be no manufacture, processing, or treatment of products other than that which is clearly incidental and essential to, with the retail business conducted on the same premises exception for Restaurants.~~
- r. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.
- s. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
 - ~~e.—Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.~~
 - ~~d.—Dwelling units are not permitted below the second (2nd) story.~~

8.8 8.08 B-6 IRVING PARK ROAD BUSINESS DISTRICT

The B-6 Irving Park Corridor District is designed to accommodate high traffic, automobile-oriented commercial uses along Irving Park Road, west of the traditional downtown area. Uses permitted in this district usually require larger ~~sites~~ and buildings and often ~~provide~~provided services which are not compatible with other commercial or residential districts. Within the B-6 Irving Park Road Business District, the Downtown Design Guidelines shall apply.

1. **Permitted Uses:** -The following uses are permitted:

- ~~a.—Uses permitted in the B-3 Service Business District, excluding currency exchanges.~~
- a. Antique & General Houseware Retail and/or Repair
- b. Bakeries, Coffee Shops, and other similar food-service businesses
- c. Barber Shops and Beauty Salons
- d. Business & Retail-Oriented Print Shops
- e. Clothing, Shoe, Dressmaking and/or Tailor Shops

- f. Concert, Music, Theatre Venue
- g. Convenience Stores
- h. Dwelling-Units, when located on the 2nd Floor or above
- i. Dry-Cleaning Services with off-site processing
- j. Electronic Equipment Sales, Rental, and/or Repair
- k. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
- l. Frozen Food/Meat Lockers
- m. Fitness Centers/Facilities
- n. Flower Shop with an Accessory Greenhouse
- o. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
- p. Liquor/Beer Stores
- q. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
- r. Household Appliance Store
- s. Meeting/Banquet Halls
- t. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair
- w. Offices, Businesses when the following conditions are met:
 - (1) Located in a Multi-Tenant Building
 - (2) Office does not exceed 2,000 square feet except when located above the 1st Floor
- u. Offices, Medical/Dental
- v. Parking Lots for Passenger Motor Vehicles Only
- w. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
- x. Pharmacies
- y. Radio, Television, Broadcasting, Recording Studios
- z. Restaurants
 - (1) Accessory Outdoor Seating shall be permitted

2. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00: of this Ordinance.

- a. ~~Special uses allowed in the B-3~~Animal Hospitals & Veterinarian Clinics with accessory boarding/kennels
- a.b. Automotive Service Business District; Stations
 - b. — Currency Exchanges.
- c. Banks and Financial Institutions
- d. Fire Stations
- e. Libraries
- f. Museums
- g. Parking Garages/Structures
- h. Planned Developments
- i. Police Stations
- j. Post Offices
- k. Public utility and/or service uses:

- i. Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
 - (1) Railroad passenger stations when not located on railroad property.
 - (2) Sewage treatment plants.
 - (3) Waterworks, reservoirs, pumping stations, filtration plants, public.
 - (4) Other public or private utility service uses or buildings.
- l. Residential Uses:
 - (1) Two-Family Dwellings
 - (2) Semi-Detached Dwellings
 - (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
- m. Temporary Buildings (see Sec. 4.14)

3. **Required Conditions:**

- a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board, with the exception for Restaurants.
- b. There shall be no manufacture, processing, or treatment of products other than ~~that~~ which is clearly incidental and essential to the retail business conducted on the same premises.
- c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
- d. ~~Dwelling units are not permitted below the second (2nd) story.~~

8.06 B-4 TRADITIONAL DOWNTOWN NORTH BUSINESS DISTRICT

The B-4 Traditional Downtown North Business District is designed for the traditional downtown core of the Village, north of the railroad tracks, comprising retail, residential and limited office and government facilities. Within the B-4 Traditional Downtown Business District, the Downtown Design Guidelines shall apply.

1. **Permitted Uses:** The following uses are permitted:
 - a. Antique & General Houseware Retail and/or Repair
 - b. Bakeries, Coffee Shops, and other similar food-service businesses
 - c. Barber Shops and Beauty Salons
 - d. Business & Retail-Oriented Print Shops
 - e. Clothing, Shoe, Dressmaking and/or Tailor Shops
 - f. Convenience Stores
 - g. Dwelling-Units, when located on the 2nd Floor or above
 - h. Dry-Cleaning Services with off-site processing
 - i. Electronic Equipment Sales, Rental, and/or Repair
 - j. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
 - k. Fitness Centers/Facilities
 - l. Flower Shop with an Accessory Greenhouse
 - m. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
 - n. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
 - o. Liquor/Beer Store
 - p. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair
 - q. Offices, Businesses when the following conditions are met:
 - (1) Located in a Multi-Tenant Building
 - (2) Office does not exceed 2,000 square feet except when located above the 1st Floor
 - r. Offices, Medical/Dental
 - s. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
 - t. Pharmacies
 - u. Restaurants
 - (1) Accessory Outdoor Seating shall be permitted
2. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00 of this Ordinance.
 - a. Banks and Financial Institutions
 - b. Fire Stations
 - c. Home-Improvement and/or Interior Decoration Display & Design Services with Retail
 - d. Libraries
 - e. Laundromats
 - f. Meeting & Banquet Halls

- g. Parking Lots for Passenger Motor Vehicles
- h. Planned Developments
- i. Police Stations
- j. Post Offices
- k. Public utility and/or service uses:
 - (1) Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
 - (2) Railroad passenger stations when not located on railroad property.
 - (3) Sewage treatment plants.
 - (4) Waterworks, reservoirs, pumping stations, filtration plants, public.
 - (5) Other public or private utility service uses or buildings.
- l. Residential Uses:
 - (1) Two-Family Dwellings
 - (2) Semi-Detached Dwellings
 - (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
- m. Temporary Buildings (see Sec. 4.14)

3. **Required Conditions:**

- a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board, with the exception for Restaurants.
- b. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.
- c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

8.07 B-5 TRADITIONAL DOWNTOWN SOUTH BUSINESS DISTRICT

The B-5 Traditional Downtown South Business District is designed for the traditional downtown core of the Village, south of the railroad tracks, comprising retail, residential and limited office and government facilities. It serves the entire community and provides a transition between more auto-oriented uses along Irving Park Road and the core, B-4 Downtown Business District. Within the B-5 Traditional Downtown South Business District, the Downtown Design Guidelines shall apply.

4. **Permitted Uses:** The following uses are permitted:

- a. Antique & General Houseware Retail and/or Repair
- b. Bakeries, Coffee Shops, and other similar food-service businesses
- c. Barber Shops and Beauty Salons
- d. Business & Retail-Oriented Print Shops
- e. Clothing, Shoe, Dressmaking and/or Tailor Shops
- f. Convenience Stores

- g. Dwelling-Units, when located on the 2nd Floor or above
- h. Dry-Cleaning Services with off-site processing
- i. Electronic Equipment Sales, Rental, and/or Repair
- j. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
- k. Fitness Centers/Facilities
- l. Flower Shop with an Accessory Greenhouse
- m. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
- n. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
- o. Liquor/Beer Store
- p. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair
- v. Offices, Businesses when the following conditions are met:
 - (1) Located in a Multi-Tenant Building
 - (2) Office does not exceed 2,000 square feet except when located above the 1st Floor
- q. Offices, Medical/Dental
- r. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
- s. Pharmacies
- t. Restaurants
 - (1) Accessory Outdoor Seating shall be permitted

5. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00 of this Ordinance.

- d. Banks and Financial Institutions
- e. Fire Stations
- f. Home-Improvement and/or Interior Decoration Display & Design Services with Retail
- g. Libraries
- h. Laundromats
- i. Meeting & Banquet Halls
- j. Parking Lots for Passenger Motor Vehicles Only
- k. Planned Developments
- l. Police Stations
- m. Post Offices
- n. Public utility and/or service uses:
 - (1) Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
 - (2) Railroad passenger stations when not located on railroad property.
 - (3) Sewage treatment plants.
 - (4) Waterworks, reservoirs, pumping stations, filtration plants, public.
 - (5) Other public or private utility service uses or buildings.
- o. Residential Uses:
 - (1) Two-Family Dwellings
 - (2) Semi-Detached Dwellings

- (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
 - p. Temporary Buildings (see Sec. 4.14)
6. **Required Conditions:**
- q. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board, with the exception for Restaurants.
 - r. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.
 - s. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

8.08 B-6 IRVING PARK ROAD BUSINESS DISTRICT

The B-6 Irving Park Corridor District is designed to accommodate high traffic, automobile-oriented commercial uses along Irving Park Road, west of the traditional downtown area. Uses permitted in this district usually require larger and buildings and often provided services which are not compatible with other commercial or residential districts. Within the B-6 Irving Park Road Business District, the Downtown Design Guidelines shall apply.

1. **Permitted Uses:** The following uses are permitted:
- a. Antique & General Houseware Retail and/or Repair
 - b. Bakeries, Coffee Shops, and other similar food-service businesses
 - c. Barber Shops and Beauty Salons
 - d. Business & Retail-Oriented Print Shops
 - e. Clothing, Shoe, Dressmaking and/or Tailor Shops
 - f. Concert, Music, Theatre Venue
 - g. Convenience Stores
 - h. Dwelling-Units, when located on the 2nd Floor or above
 - i. Dry-Cleaning Services with off-site processing
 - j. Electronic Equipment Sales, Rental, and/or Repair
 - k. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
 - l. Frozen Food/Meat Lockers
 - m. Fitness Centers/Facilities
 - n. Flower Shop with an Accessory Greenhouse
 - o. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
 - p. Liquor/Beer Stores
 - q. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
 - r. Household Appliance Store
 - s. Meeting/Banquet Halls
 - t. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair

- w. Offices, Businesses when the following conditions are met:
 - (1) Located in a Multi-Tenant Building
 - (2) Office does not exceed 2,000 square feet except when located above the 1st Floor
 - u. Offices, Medical/Dental
 - v. Parking Lots for Passenger Motor Vehicles Only
 - w. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
 - x. Pharmacies
 - y. Radio, Television, Broadcasting, Recording Studios
 - z. Restaurants
 - (1) Accessory Outdoor Seating shall be permitted
2. **Special Uses:** The following uses may be allowed by a Special Use Permit in accordance with the provisions of the Administration Section 14.00 of this Ordinance.
- a. Animal Hospitals & Veterinarian Clinics with accessory boarding/kennels
 - b. Automotive Service Stations
 - c. Banks and Financial Institutions
 - d. Fire Stations
 - e. Libraries
 - f. Museums
 - g. Parking Garages/Structures
 - h. Planned Developments
 - i. Police Stations
 - j. Post Offices
 - k. Public utility and/or service uses:
 - i. Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
 - (1) Railroad passenger stations when not located on railroad property.
 - (2) Sewage treatment plants.
 - (3) Waterworks, reservoirs, pumping stations, filtration plants, public.
 - (4) Other public or private utility service uses or buildings.
 - l. Residential Uses:
 - (1) Two-Family Dwellings
 - (2) Semi-Detached Dwellings
 - (3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
 - m. Temporary Buildings (see Sec. 4.14)
3. **Required Conditions:**
- a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission and approved by the Village Board, with the exception for Restaurants.
 - b. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.

- c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.