

Sec. 26-5-4. - C-3 General Commercial District.

- 26-5-4.1. *Purpose.* The C-3 General Commercial District is established to provide locations for a wide variety of commercial uses ranging in both size and intensity.
- 26-5-4.2. *Permitted uses.* Except as specifically limited herein and in subsection 26-5-4.4, the following uses are permitted as of right in the C-3 General Commercial Districts, but only when conducted entirely within an enclosed building, unless otherwise specified:
- (a) Accommodations and food service, but limited to:
    - (1) Accommodations (721), but further limited to:
      - a. Hotels and motels (except casino hotels) (72111).
      - b. Other traveler accommodations, but limited to bed-and-breakfast inns (721199).
    - (2) Food service and drinking places (722), but further limited to:
      - a. Drinking places (7224).
      - b. Full service restaurants (7221), including outdoor eating area, but excluding drive-in restaurants.
      - c. Limited service eating places (7222), including outdoor eating areas, but excluding drive-in restaurants.
      - d. Special food service (7223), but limited to caterers.
  - (b) Administrative and support services, but limited to:
    - (1) Business support service (5614).
    - (2) Employment services (5613).
    - (3) Investigation and security services (5616).
    - (4) Office administrative services (5611).
    - (5) Other support services (5619).
    - (6) Travel arrangement and reservation services (5615).
  - (c) Arts, entertainment and recreation, but limited to:
    - (1) Agents and managers for artists, athletes, entertainers and other public figures (7114).
    - (2) Independent artists, writers and performers (7115).
    - (3) Museums, historical sites and similar institutions (712).
    - (4) Performing arts companies (7111).
    - (5) Promoters of performing arts, sports and similar events (7113).
  - (d) Drivers examination center, State of Illinois [Department of]Motor Vehicle[s].
  - (e) Educational services, but limited to:
    - (1) Business schools and computer and management training (6114).
    - (2) Other schools and instruction (6116).
    - (3) Technical and trade schools (6115), but limited to cosmetology and barber schools.
  - (f) Finance and insurance, but limited to:
    - (1) Monetary authorities-central banks (521).
    - (2) Credit intermediation and related activities (522), excluding pawnshops.

- (3) Securities, commodity contracts and other financial investments and related activities (523).
- (4) Funds, trusts, and other financial vehicles (525).
- (5) Insurance carriers and related activities, but limited to:
  - a. Insurance carriers (5241).
  - b. Agencies, brokerages, and other insurance related activities (5242).
- (g) Health care and social assistance, but limited to:
  - (1) Offices of dentists (6212).
  - (2) Offices of other health practitioners (6213).
  - (3) Offices of physicians (6211).
  - (4) Social assistance (624), but limited to:
    - a. Child day care services (6244).
    - b. Services for the elderly and persons with disabilities (62412).
- (h) Other services, but limited to:
  - (1) Personal and laundry services (812), but further limited to:
    - a. Death care services (8122), but limited to funeral homes and funeral services.
    - b. Dry cleaning and laundry services (8123), but limited to dry cleaning and laundry services.
    - c. Other personal services (8129), but limited to:
      - 1. All other personal services (812990).
      - 2. One-hour photofinishing (812922).
      - 3. Pet care (except veterinary services) (81291), but limited to grooming.
      - 4. Photofinishing (81291).
    - d. Personal care services (8121), but limited to:
      - 1. Hair, nail and skin care services (81211).
      - 2. Other personal care services (812199), but limited to:
        - a. Diet and weight reducing centers.
        - b. Tanning salons.
        - c. Depilatory or electrolysis salons.
        - d. Hair replacement or weaving services.
        - e. Permanent make-up salons.
        - f. Color consulting services.
        - g. Scalp treating services.
  - (2) Religious grantmaking, civic, professional and similar organizations (813), but excluding religious organizations.
  - (3) Repair and maintenance, but limited to:
    - a. Automotive repair and maintenance, but limited to vehicle repair, minor.
    - b. Electronic and precision equipment repair maintenance (8112).
    - c. Personal and household goods repair and maintenance (8114).

- (i) Outdoor display and sales and/or outdoor storage, but only when accessory to a permitted or special permit when occupying seven hundred (700) square feet or less and not more than ten (10) percent of the lot.
- (j) Personal wireless services antennas, indoor and outdoor, with or without antenna support structures, and related electronic equipment and equipment structures where no single personal wireless services antenna exceeds fifteen (15) square feet in area or twelve (12) feet in any single dimension, and subject to the requirements of subsection 12-12.4.
- (k) Professional, scientific and technical service, but limited to:
  - (1) Accounting tax preparation, bookkeeping and payroll services (5412).
  - (2) Advertising and public relations and related services (5418).
  - (3) Architectural, engineering and related services (5413), except testing laboratories, and environmental engineering services.
  - (4) Computer systems design and related services (5415).
  - (5) Legal services (5411).
  - (6) Management, scientific and technical consulting services (5416).
  - (7) Other professional, scientific and technical services (5419), except veterinary.
  - (8) Specialized design services (5414).
- (l) Real estate, rental and leasing services, but limited to:
  - (1) Real estate, except lessors of mini-warehouses and self storage units (531).
  - (2) Rental leasing services (532), but limited to:
    - a. Consumer goods and rental (5322), including accessory outdoor storage of such equipment for rent, but in no event shall such outdoor storage exceed fifteen (15) percent of a lot.
    - b. General rental centers (5323), including accessory outdoor storage of such equipment for rent, but in no event shall such outdoor storage exceed fifteen (15) percent of a lot.
- (m) Retail trade, but limited to:
  - (1) Building material and garden equipment and supplies dealers (444), but limited to:
    - a. Hardware stores (44413).
    - b. Home center (44411), excluding outdoor storage.
    - c. Nursery, garden center and farm supply stores (44422).
    - d. Paint and wallpaper stores (44412).
  - (2) Clothing and clothing accessory stores (448).
  - (3) Electronics and appliance stores (443).
  - (4) Food and beverage stores(445).
  - (5) Furniture and home furnishing stores (442).
  - (6) Gasoline stations, but limited to gasoline stations with convenience stores (44711), including minor vehicle repair.
  - (7) General merchandise stores (452).
  - (8) Health and personal care stores (446).
  - (9) Miscellaneous store retailers (453), except manufactured home dealers.

- (10) Motor vehicle and parts dealers, but limited to automotive parts and accessory stores, but excluding vehicle dealers.
- (11) Sporting goods, hobby, book and music stores (451), but excluding gun shops (451110).

(n) Wholesale trade, but limited to:

- (1) Merchant wholesalers, durable goods (423).
- (2) Merchant wholesalers, non-durable goods (424).

(o) Fitness and recreation sports centers (713940), but limited to physical fitness studios.

26-5-4.3. *Special permit uses.* Except as specifically limited herein and in Section 26-5-4.4, the following uses may be permitted in the C-3 General Commercial Districts subject to the issuance of a special use permit pursuant to subsection 26-16-9, but only when conducted entirely within an enclosed building, unless otherwise specified:

(a) Congregate housing, but only in dwellings otherwise permitted by this subsection 26-5-4.3.

(b) Construction, but limited to:

- (1) Construction of buildings (236).
- (2) Special trade contractors (238).

(c) Day care homes, adult and child—type 2, including outdoor recreational devices.

(d) Drive-in establishments accessory to financial institutions and credit unions.

(e) Dwellings, but only above the first floor of any structure containing a commercial use.

(f) Information, but limited to motion picture theaters (except drive-ins) (512131).

(g) Long-term care facilities.

(h) Outdoor display and sales and/or outdoor storage, but only when accessory to a permitted or special permit use, in excess of seven hundred (700) square feet or ten (10) percent of the lot, but in no event in excess of fifteen (15) percent of the lot.

(i) Personal wireless services antennas, indoor and outdoor, with or without antenna support structures and related electronic equipment and equipment structures, where (1) not otherwise permitted in subsection 26-5-4.2 or (2) in excess of any required yard or setback or any bulk or space regulations in the C-3 General Commercial District, and subject to the requirements of subsection 12-12.4.

(j) Planned developments, but only on sites containing no less than forty thousand (40,000) square feet, subject to the special procedures and standards set forth in subsection 26-16-13.

(k) Retail trade, but limited to:

- (1) Drive-in establishments accessory to full service restaurants and limited service eating places (7221).
- (2) Drive-in establishments accessory to pharmacies and drug stores (4461).
- (3) Gun shops, as a principal or accessory use (451110).

(l) Senior citizen housing.

(m) Other services, but limited to:

- (1) Automotive repair and maintenance (811), but limited to car washes.
- (2) Drive-in establishments accessory to dry cleaners (81231).
- (3) Dry cleaning laundry services (8123), but limited to industrial launderers (812332).
- (4) Parking lots and garages (812930).
- (5) Real estate and rental and leasing, but limited to passenger car rental (532111), including outdoor

display of such vehicles for rent or lease in excess of the area limitation specified in subsection 26-5-4.3(g).

- (n) Other electric power generation, but limited to wind energy facilities, but further limited to building-mounted wind turbines and tower-mounted wind turbines, and subject to the requirements of subsection 12-13 (221119).
- (o) Reserved.
- (p) All other amusement and recreation industries (713990), but limited to:
  - (1) Indoor golf simulator centers.
  - (2) Axe throwing lounges.
  - (3) Bowling centers.
  - (4) Escape rooms (713990).
- (q) Other personal care services (81219), but limited to tattoo parlors (812199).
- (r) Veterinary services.

26-5-4.4. *Use limitations.* The following use limitations shall apply in the C-3 General Commercial District:

- (a) *Performance standards.* Notwithstanding subsections 26-5-4.2 and 26-5-4.3, no use shall be allowed in the C-3 General Commercial District if it would, in the reasonable judgment of the village administrator, not be capable of consistently meeting every performance standard set forth in chapter 26, article 12.
- (b) *Location of accessory parking.* Accessory parking in the C-3 General Commercial District shall be located no closer than ten (10) feet from any property line, except when such parking abuts a residential district. In such case, said parking shall be set back from the district boundary line in accordance with the abutting district if the requirements therein are greater than required by this subsection 26-5-4.4(b).
- (c) *Outdoor display and sales.* The following limitations shall apply to every outdoor display and sales area established in the C-3 General Commercial District:
  - (1) *Location.* No outdoor display and sales area shall be located in any required yard, nor within ten (10) feet of any property line.
  - (2) *Screening.* All outdoor display and sales areas, when abutting a residential district, shall be screened effectively along the district boundary line, in accordance with the requirements of chapter 26, article 13.
- (d) *Outdoor storage.* The following limitations shall apply to every outdoor storage area established in the C-3 General Commercial District:
  - (1) *Location.* No outdoor storage area shall be located in any required yard, nor within ten (10) feet of any property line.
  - (2) *Screening.* All outdoor storage areas shall be screened effectively in accordance with the requirements of chapter 26, article 13.
- (e) Group-family households. The following limitations shall apply to every group-family household established in the C-3 General Commercial District:
  - (1) *Registration.* Every group-family household shall file, and maintain current, with the village administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed group-family household, if any.

- (2) *Spacing.* Each group-family household shall be located at least one thousand (1,000) feet from any other household and any congregate housing facility.
- (f) *Congregate housing.* The following limitations, in addition to the requirements for special use permits pursuant to section 26-16-9, shall apply to every congregate housing facility established in the C-3 General Commercial District:
  - (1) *Registration.* Every congregate housing facility shall file, and maintain current, with the village administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed congregate housing facility, if any.
  - (2) *Spacing.* Every congregate housing facility shall be located at least one thousand (1,000) feet from any other congregate housing facility and any group-family household.
- (g) *Day care centers.* The following limitations shall apply to every day care center established in the C-3 General Commercial District:
  - (1) *Registration.* Every day care center shall register its existence with, and provide a general description of its activities to, the village administrator before commencing operations and at least once each year thereafter.
  - (2) *Licensing.* Every day care center shall file, and maintain current, with the village administrator proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed day care center.
- (h) *Flag poles.* A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.
- (i) Permanent outdoor dining facilities are permitted in the C-3 General Commercial District, but only in accordance with section 26-5-1.10 of this zoning code.

26-5-4.5. *Bulk, space, and yard regulations.* The bulk, space, and yard regulations for the C-3 General Commercial District are as follows:

- (a) *Maximum building height.* The maximum height of a principal structure in the C-3 General Commercial District shall not exceed three (3) stories or forty-five (45) feet. For structures exceeding thirty (30) feet in height constructed or expanded after the effective date of this chapter, a required yard abutting a residential district shall be increased in accordance with the provisions of subsection 26-5-4.5(d). The maximum height of an accessory structure shall not exceed fifteen (15) feet; except as provided in subsections 26-10-1.4(d)(8), 26-12-12.2, and 26-12-12.3.
- (b) *Minimum lot area.* The minimum lot area for the C-3 General Commercial District is ten thousand (10,000) square feet. Structures with dwelling units located in the C-3 General Commercial District shall provide a minimum lot area of ten thousand (10,000) square feet or one thousand nine hundred (1,900) square feet per dwelling unit, whichever is greater.
- (c) *Minimum lot width.* The minimum lot width in the C-3 General Commercial District is sixty-five (65) feet.
- (d) *Minimum yards.* The following minimum yards shall be provided in the C-3 General Commercial District:
  - (1) *Front yard.* A front yard of no less than twenty-five (25) feet.
  - (2) *Corner side yard.* A corner side yard of no less than twenty-five (25) feet.
  - (3) *Interior side yard.* No interior side yard is required.

- (4) *Rear yard.* A rear yard no less than ten (10) feet.

*Yards abutting a residential district.* When a use abuts a residential district, a yard shall be provided along the district boundary line in accordance with the abutting district if the requirements set forth therein are greater than the requirements of this subsection 26-5-4.5(d).

*Additional yards related to building height.* For structures exceeding thirty (30) feet in height constructed or expanded after the effective date of this chapter, a required yard abutting a residential district shall be increased by two (2) feet for every one (1) foot by which such structure exceeds a height of thirty (30) feet.

*Perimeter landscaped open space.* For all uses located in the C-3 General Commercial District, perimeter landscaped open space shall be provided in accordance with the requirements of subsection 26-13-2.

- (e) *Maximum floor area ratio.* The maximum floor area ratio for the C-3 General Commercial District requirement district is 0.5.
- (f) *Maximum lot coverage.* The maximum lot coverage for the C-3 General Commercial District is eighty-five (85) percent.
- (g) *Sight distance triangle.* No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required sight distance triangle. (See "sight distance triangle" in appendix A.)
- (h) *Specified structures and uses in required yards.* The following structures and uses, except as limited below, may be located in required yards in the C-3 General Commercial District:
  - (1) Accessory parking, subject to the limitations of subsection 26-5-4.4; and
  - (2) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet into the required yard; and
  - (3) Bay windows and balconies projecting not more than three (3) feet, but only in front, corner side or rear yards, for a distance not more than one-third ( $\frac{1}{3}$ ) of the length of such wall; and
  - (4) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two (2) feet; and
  - (5) Fences, walls, and hedges, subject to the limitations of chapter 26, article 13; and
  - (6) Flagpoles having a height of not more than twenty-five (25) feet; and
  - (7) Outside stairways projecting not more than three (3) feet and having a height of not more than three (3) feet; and
  - (8) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line; and
  - (9) Statuary, arbors, trellises, and ornamental light standards having a height of not more than ten (10) feet; and
  - (10) Terraces.

(Ord. No. 13-O-05, § 2(Exh. A), 1-22-13; Ord. No. 16-O-61, §§ 7, 10, 7-12-16; Ord. No. 21-O-22, § 2, 4-27-21; Ord. No. 21-O-92, § 2, 11-23-21; Ord. No. 22-O-33, §§ 4, 5, 5-10-22; Ord. No. 22-O-53, § 2, 7-26-22; Ord. No. 22-O-68, § 2, 8-23-22; Ord. No. 23-O-27, § 6, 5-23-23)