

SECTION 8. COMMERCIAL ZONING DISTRICTS

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8.1 COMMERCIAL ZONING DISTRICTS PURPOSE STATEMENTS

A. Purpose of C-1 Commercial Corridor Zoning District

The purpose of the C-1 Commercial Corridor Zoning District is to promote development of storefront space and provide for a mix of retail, personal service and office uses along the commercial corridors within the Village. It should maintain a traditional commercial character, distinguished by a pedestrian-friendly orientation, storefronts opening to the public sidewalk, and, when parking is provided, it is located to the rear of buildings. Mixed-use development is encouraged, and residential dwelling units are permitted above the ground floor.

B. Purpose of C-2 Village Center Zoning District

The purpose of the C-2 Village Center Zoning District is to preserve and provide for those retail, personal service and office uses located within a larger village center environment, which serves the residents of the Village as well as surrounding areas. The C-2 District provides for large-scale development that generates a sizeable amount of traffic and a significant demand for off-street parking. Future mixed-use development is encouraged, and residential dwelling units are permitted above the ground floor.

8.2 PERMITTED AND SPECIAL USES

Table 8-1: Commercial Zoning Districts Permitted and Special Uses lists permitted and special uses for the commercial districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.4 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

| VILLAGE OF LA GRANGE PARK, ILLINOIS | | | |
|---|----------|-----|------------------------|
| TABLE 8-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES | | | |
| <i>S = Special Use P = Permitted Use</i> | | | |
| USE ¹ | DISTRICT | | SPECIFIC USE STANDARDS |
| | C-1 | C-2 | |
| RESIDENTIAL USES | | | |
| Assisted Living Facility (Above the Ground Floor Only) | P | S | Section 11.3.A |
| Dwelling, Above the Ground Floor | P | S | |
| Independent Living Facility (Above the Ground Floor Only) | P | S | Section 11.3.A |
| Nursing Home (Above the Ground Floor Only) | P | S | Section 11.3.A |
| RELIGIOUS USES | | | |
| Place of Worship | S | | Section 11.3.Q |
| COMMERCIAL USES | | | |
| Animal Hospital | P | P | |

VILLAGE OF LA GRANGE PARK, ILLINOIS
TABLE 8-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES

S = Special Use P = Permitted Use

| USE ¹ | DISTRICT | | SPECIFIC USE STANDARDS |
|---|-------------------|-------------------|------------------------|
| | C-1 | C-2 | |
| Art Gallery | P | P | |
| Banquet Hall | S | S | |
| Car Wash | S | | |
| Day Care Center, Adult or Child | P | P | Section 11.3.D |
| Drive-Through Facility | S | S | Section 11.3.F |
| Financial Institution | P | P | |
| Funeral Home | P | | |
| Gas Station | S | | Section 11.3.K |
| Greenhouse/Nursery | S | | |
| Indoor Entertainment | P | P | Section 11.3.I |
| Indoor Recreation – No Alcohol Served on Premises | P | P | Section 11.3.I |
| Indoor Recreation – Alcohol Served on Premises | S | S | Section 11.3.I |
| Kennel/Dog “Day Care” Service | S | | Section 11.3.J |
| Live Entertainment | S | S | |
| Medical Cannabis Dispensing Organization | S | | Section 11.3.T |
| Medical/Dental Clinic | P | P | |
| Motor Vehicle Dealership | S | | Section 11.3.L |
| Motor Vehicle Rental Establishment | S | | Section 11.3.L |
| Motor Vehicle Service and Repair, Minor | S | | Section 11.3.N |
| Office Business | P | P | |
| Outdoor Dining | S | S | Section 11.3.P |
| Personal Services Establishment | P | P | |
| Restaurant | P | P | |
| Retail Goods Establishment | P | P | |
| Tavern/Bar | P | P | |
| TRANSPORTATION USES | | | |
| Off-Street Parking Lot (Principal Use) | S | | Section 11.3.O |
| Parking Structure (Principal Use) | S | | Section 11.3.O |
| OTHER | | | |
| Planned Unit Development | S | S | Section 5 |
| Utilities, Private | S | S | Section 11.3.S |
| Wireless Telecommunications Antenna | S, P ² | S, P ² | Section 11.3.R |
| Wireless Telecommunications Facility | S | S | Section 11.3.R |
| Wireless Telecommunications Tower | S | S | Section 11.3.R |

TABLE 8-1: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Section 17 (Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.3.R.10 shall be considered permitted uses.

8.3 BULK AND SETBACK REGULATIONS

Table 8-2: Commercial Zoning Districts Bulk and Setback Regulations establishes bulk and setback regulations for the commercial zoning districts.

| VILLAGE OF LA GRANGE PARK, ILLINOIS | | |
|---|---|--|
| TABLE 8-2: COMMERCIAL ZONING DISTRICTS BULK & SETBACK REGULATIONS | | |
| BULK REGULATIONS | DISTRICT | |
| | C-1 | C-2 |
| MINIMUM LOT AREA | Non-Residential: None required Residential: 1,000sf/du | Non-Residential: 10,000sf Residential: 1,000sf/du |
| MAXIMUM BUILDING HEIGHT | 45 ft but no more than 4 stories | 45 ft but no more than 4 stories |
| MINIMUM FAÇADE HEIGHT | 18 ft | N/A |
| DESIGN STANDARDS | See Section 8.4 | See Section 8.4 |
| SETBACK REQUIREMENTS | C-1 | C-2 |
| FRONT SETBACK | Maximum front setback of 5 ft | No maximum or minimum front setback required |
| MINIMUM REAR SETBACK | None required | 25 ft |
| MINIMUM INTERIOR SIDE SETBACK | None required | None required unless abutting a residential district, then 15 ft |
| MINIMUM CORNER SIDE SETBACK | None required | None required |

8.4 COMMERCIAL DISTRICT DESIGN STANDARDS

Development within the C-1 and C-2 Districts shall comply with the design standards of this section. Franchise establishments must also adhere to these standards. Figure 8-1: Commercial Design Guidelines illustrates these design guidelines

A. Façade

- Multi-story buildings shall be designed with a definable base, middle and top. Rooflines, cornice treatments and window designs should divide larger buildings.
- Facades of buildings, including side façades, shall be visually broken into bays to avoid the appearance of large, blank walls. When visible from the public right-of-way, façades must include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least two (2) feet, changes in wall texture or masonry patterns, colonnade, columns or pilasters.
- The use of multiple materials, textures or colors is required to add visual interest to the façade. Building facades in excess of one-hundred (100) feet must include a repeating pattern with no less than two (2) of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two (2) feet such as an offset, reveal, pilaster or projecting rib. All elements must repeat at intervals of no more than twenty-five (25) feet.
- Predominant façade colors must be subtle, neutral or earth-tone colors. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors.

B. Fenestration

1. Windows shall be set back into or projected out from the façade to provide depth and shadow. Windows shall include visually prominent sills or other appropriate forms of framing. Awnings or shutters should be used to accentuate window openings and add interest to the design of the building.
2. The ground floor shall maintain a transparency of sixty percent (60%). Windows shall be constructed of clear or lightly tinted glass (no tinting above twenty percent (20%) or reflective glass).

C. Rooflines

1. Roofs shall be designed as an integral part of the façade design.
2. Roof lines must either be varied with a change in height or with the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, every one-hundred (100) linear feet in building length.
3. Mansard roofs are prohibited.
4. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.
5. "Green roof" designs are encouraged.

D. Entrances

1. All buildings shall have a public entrance from the sidewalk along the primary street frontage. Public entrances should be articulated from the building mass.
2. Façades that abut parking areas and contain a public entrance shall make provision for pedestrian walkways and landscape areas.
3. If outlot buildings are part of a large retail development, outlot buildings must define the street frontage by placement near the street with showcase windows and entrances oriented toward the street, as well as to the interior parking lot.

E. Building Materials

1. The following materials are permitted for use on exterior elevations:
 - a. Clay brick
 - b. Natural or cast stone
 - c. Wood
 - d. Architectural pre-cast concrete panels (flat panels with no detail are prohibited)
2. The following building materials are prohibited. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction that is not used as a surface finish material.

- a. Plain concrete block
- b. Utility brick
- c. Aluminum, steel or other metal sidings
- d. Metal wall panels
- e. Exposed aggregate (rough finish) concrete wall panels
- f. Exterior insulating finish systems (EIFS)
- g. Plastic
- h. Glass curtain walls

FIGURE 8-1: COMMERCIAL DESIGN GUIDELINES



Façades should incorporate articulation features such as projections or recesses along the building length



At least 50% of the façade must be transparent from the street level.



Different materials, textures and or colors should be utilized to add visual interest to the façade.



FIGURE 8-1: COMMERCIAL DESIGN GUIDELINES



Arcades help to articulate building mass and public entrances. In addition, varied roof lines help break up building frontages.



Roof lines should be varied with the incorporation of a major focal point feature, such as a gable or projected wall feature, every 100 linear feet of building length.



Public entrances should be articulated from the building mass using such means as a raised parapet and distinct tile work.



Public plazas help to minimize the effect of large parking areas and distinguish the path to building entrances.



Public entrances should be clearly delineated for pedestrians.



Buildings near the street should maintain facades and entrances oriented toward the street as well as to the interior parking lot.

8.5 GENERAL STANDARDS OF APPLICABILITY

A. Temporary Uses

See Section 12.6 (Temporary Uses) for standards governing temporary uses.

B. Accessory Structures and Uses

See Section 12.4 (Accessory Structures and Uses) for standards covering accessory structures and uses.

C. Permitted Encroachments

See Section 12.5 (Permitted Encroachments) for standards governing encroachments.

D. Off-Street Parking and Loading

See Section 13 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Section 14 (Landscaping and Screening) for standards governing landscaping and screening.

F. Signs

See Section 15 (Signs) for standards governing signs.