

## 5.2 - C/B-2 COMMUNITY BUSINESS DISTRICT

### 5.2.1 - DESCRIPTION OF DISTRICT

The C/B-2 Community Business District is an intensive commercial classification in which the commingling of many retail, service and office uses are permitted. Structures located in this district may vary from freestanding buildings to larger community shopping centers. Shopping centers which minimize curb cuts and signage, while maximizing aesthetics, are the preferred type of development in this zone. As this classification presents compatibility problems with less intensive classifications, great care must be taken in mapping the C/B-2 zone. Normally, this district is located only at the convergence of major arterial thoroughfares.

### 5.2.2 - PERMITTED USES

Permitted uses of land or buildings, as hereinafter enumerated, shall be permitted in the C/B-2 Community Business District only in accordance with conditions specified. Only those uses specifically listed hereunder shall be considered permitted uses, and no building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of: a) uses lawfully established prior to the effective date of this Ordinance, or b) special uses in compliance with the provisions of [Section 5.2.3](#). The following uses, itemized under "Major Category Groupings," constitute the only permitted uses in the C/B-2 zoning district:

#### 1. - RETAIL BUSINESS USES

- a. - Agricultural Implement Sales and Service.
- b. - Antique Shops.
- c. - Apparel Stores.
- d. - Appliance Sales and Service.
- e. - Art Galleries and Sales.
- f. - Art Supply Stores.
- g. - Automobile Accessory Stores.
- h. - Bait Shops.
- i. - Bakeries; retail.
- j. - Bicycle Sales and Repair Shops.
- k. - Book Stores.
- l. - Building Material Sales, Supplies and Service.
- m. - Business Machine Sales and Service.
- n. - Camera and Photographic Supply Stores.
- o. - Candy and Confectionery Stores.
- p. - Carpet and Rug Stores.
- q. - China and Glassware Stores.
- r. - Cigar, Cigarette and Tobacco Stores.
- s. - Coin, Philatelic, Stamp and Numismatic Stores.
- t. - Dairy Product Sales.
- u. - Delicatessens.
- v. - Department Stores.
- w. - Drapery Stores.

- x. - Dressmaking Shops.
- y. - Drug Stores and Pharmacies.
- z. - Dry Goods Stores.
- aa. - Electrical Appliance and Equipment Stores.
- bb. - Farm Supply Stores.
- cc. - Feed and Grain Sales.
- dd. - Fish Markets.
- ee. - Floor Covering Sales.
- ff. - Florists.
- gg. - Food and Grocery Stores.
- hh. - Fruit and Vegetable Markets; retail.
- ii. - Furnace Supplies and Service.
- jj. - Furniture Sales.
- kk. - Furriers.
- ll. - Garden Supply Stores.
- mm. - Gift Shops.
- nn. - Greenhouses; retail or wholesale sales.
- oo. - Haberdasheries.
- pp. - Hardware Stores.
- qq. - Hearing Aid Sales.
- rr. - Hobby Shops.
- ss. - Home Supply Centers.
- tt. - Ice Cream Stores.
- uu. - Ice or Ice Machine Sales.
- vv. - Jewelry Stores.
- ww. - Lawnmower Sales and Service.
- xx. - Leather Goods and Luggage Stores.
- yy. - Linoleum and Tile Stores.
- zz. - Liquor Stores.
- aaa. - Lumber Companies and/or Yards.
- bbb. - Magazine and Newspaper Stores.
- ccc. - Meat Markets.
- ddd. - Medical Appliance Stores.
- eee. - Milk Machine Sales.
- fff. - Millinery Shops.
- ggg. - Monument and Tombstone Sales.
- hhh. - Musical Instrument Sales and Repairs.
- iii. - Newsstands.
- jjj. - Notions Stores.
- kkk. - Nurseries; retail or wholesale sales.
- ll. - Office Equipment and Supplies; retail.
- mmm. - Optician's Sales; retail.
- nnn. - Paint and Wallpaper Stores.
- ooo. - Pet Shops.
- ppp. - Phonograph Record, Tape, and Sheet Music Stores.
- qqq. - Picture Framing Shops.

- rrr. - Radio and Television Sales and Service.
  - sss. - Restaurants; entertainment, dancing, and the serving of alcoholic beverages prohibited.
  - ttt. - Restaurants; the serving of alcoholic beverages permitted only when incidental to the serving of food as the principal activity.
  - uuu. - Roadside Stands.
  - vvv. - School Supply Stores.
  - www. - Sewing Machine Sales.
  - xxx. - Shoe Stores.
  - yyy. - Souvenir and Curio Shops.
  - zzz. - Sporting Goods Stores.
  - aaaa. - Stationery and Card Stores.
  - bbbb. - Swimming Pool Sales and Service.
  - cccc. - Tailor Shops.
  - dddd. - Tire, Battery and Accessory Dealers.
  - eeee. - Typewriter Sales.
  - ffff. - Water Softener Sales and Service.
  - \*gggg. - Restaurants; including accessory use of outdoor tables or seating areas subject to the applicable provisions of Article 8, Section 8.5 and 8.7.
- (\*Amended April 17, 1989, Ord. No. 89-42)

## 2. - SERVICE AREAS

- a. - Artist's Studios.
- b. - Auction Rooms and Houses.
- c. - Automobile Driving Schools.
- d. - Automobile Service Stations; for the retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories and supplies, including installation and services customarily incidental thereto.
- e. - Banks; with or without drive-in facilities.
- f. - Barber Shops.
- g. - Beauty Parlors and Shops.
- h. - Beauty Schools.
- i. - Blueprinting and Photostating Establishments.
- j. - Catering Establishments.
- k. - Cleaners; drive-in.
- l. - Cleaning and Dyeing; retail.
- m. - Clothes Pressing Establishments.
- n. - Clothes Rental Agencies.
- o. - Clothes Repair Stores.
- p. - Credit Unions.
- q. - Currency Exchanges.
- r. - Dancing Schools.
- s. - Dental and/or Medical Laboratories.
- t. - Dry Cleaners and Laundries; but not a central plant serving more than one retail outlet.
- u. - Dry Cleaners, Laundries and Laundrettes; self-service only.
- v. - Equipment Rental and Leasing Service.
- w. - Financial Institutions.
- x. - Funeral Parlors and Undertaking Establishments.

- y. - Furniture Cleaning, Upholstering and Repair.
- z. - Hotels and Motels.
- aa. - Loan Companies.
- bb. - Locksmiths.
- cc. - Music Schools.
- dd. - Orthopedic Brace and Limb Fitting and Assembly.
- ee. - Parking Lots; open and other than accessory.
- ff. - Photographic Studios.
- gg. - Savings and Loan Association; with or without drive-in facilities.
- hh. - Shoe and/or Hat Repair Shops.
- ii. - Telegraph Offices.
- jj. - Ticket Agency Offices.
- kk. - Travel Agency Offices.

### 3. - OFFICE USES

- a. - Accountant's Offices.
- b. - Advertising Agency Offices.
- c. - Animal Hospitals/Veterinary Clinics.
- d. - Architect's Offices.
- e. - Attorney's and Law Offices.
- f. - Auditor's Offices.
- g. - Bookkeeping Services.
- h. - Business and Professional Offices; miscellaneous.
- i. - Chiropracist's Offices.
- j. - Chiropractor's Offices.
- k. - Dental and/or Medical Clinics.
- l. - Dentist's Offices.
- m. - Detective Agency Offices.
- n. - Doctors, Surgeons and Physician's Offices.
- o. - Employment Agency Offices.
- p. - Engineer's Offices.
- q. - Insurance Offices.
- r. - Interior Decorator's Offices.
- s. - Investment Companies.
- t. - Labor Union Offices.
- u. - Land Surveyor's Offices.
- v. - Landscape Architect's Offices.
- w. - Merchants' Association Offices.
- x. - Newspaper Offices.
- y. - Optician's Offices.
- z. - Orthodontist's Offices.
- aa. - Osteopath's Offices.
- bb. - Political Organization Offices.
- cc. - Real Estate Offices.
- dd. - Secretarial and Stenographic Services.
- ee. - Security and Commodity Brokers.

ff. - Title Company Offices.

#### 4. PUBLIC, EDUCATION, AND UTILITY USES

- a. Bus Passenger's Stations.
- b. Bus Terminals, Turnarounds and Lots.
- c. Business Colleges/Commercial Schools.
- d. Garages and Parking Lots; public.
- e. Libraries.
- f. Office Buildings; public.
- g. Railroad Passenger's Stations.

#### 5. RECREATION AND SOCIAL FACILITIES

- a. Bowling Alleys.
- b. Clubs; indoors.
- c. Dance Halls.
- d. Lodges and Fraternal Organizations.
- e. Theaters; indoor.

#### 6. MISCELLANEOUS USES

- a. Exhibition Halls.
- b. Meeting Halls.
- c. Reading Rooms; religious.

\*d. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure that is greater than forty-five (45) feet in height as a permitted use subject to the provisions of [Section 8.14](#) of this Ordinance.

(Amended November 6, 2000, Ord. No. 2000-142)

### **5.2.3 - SPECIAL USES**

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of [Article 13](#). The following uses, itemized under "Major Category Groupings," constitute the only special uses in the C/B-2 zoning district:

#### 1. RETAIL BUSINESS USES

- a. Automobile Sales and Service.
- b. Boat Sales, Rentals, Storage, and Repairs.
- c. Camper Sales and Service.
- d. Catalog Sales/Mail Order Stores.
- e. Flea Markets.
- f. Recreational Vehicle Sales.
- g. Restaurants; drive-in or carry-out.
- h. Restaurants; dancing, live entertainment, and the serving of alcoholic beverages are permitted.
- i. Trading Stamp Stores.
- j. Truck Sales and Service.

\*k. Restaurants; including accessory use of outdoor tables or seating areas, subject to the applicable provisions of Article 8, Section [8.5](#) and [8.7](#).

(\*Amended April 17, 1989, Ord. No. 89-42)

## 2. SERVICE USES

- a. Ambulance Service Garages.
- b. Automobile Diagnostic Centers and Clinics.
- c. Automobile (car) Washes.
- d. Automobile Parking Lots or Garages; commercial.
- e. Automobile Rentals.
- f. Automobile Repair Garages.
- g. Body Piercing Studio
- \*h. Contractors Offices & Accessory Equipment yards not exceeding two (2) acres in total land area.
- i. Tattoo Parlor.

(\*Amended August 23, 1993, Ord. No. 93-117)

## 3. RECREATION AND SOCIAL FACILITIES

- a. Amusement Establishments; including shooting galleries, pinball machines, and similar amusement facilities
- b. Billiard and Pool Halls
- c. Clubs; outdoor.
- d. Community Center Buildings, Clubhouses, Recreation Buildings, Swim Clubs and Indoor Pools, Tennis Clubs for Indoor Tennis; non-commercial, not-for-profit, and owned by the residents or owners of a development.
- e. Fairgrounds and Exhibition Grounds
- f. Golf Courses; driving ranges.
- g. Golf Courses; par-three and miniature.
- h. Gymnasias; commercial.
- i. Health Clubs.
- j. Skating, Ice, and Roller Rinks; indoor.
- k. Swim Clubs, Swimming Pools, Buildings for Indoor Pools.
- l. Tennis Clubs, Racquetball Clubs, Handball Clubs; with outdoor and indoor facilities.

## 4. PUBLIC, EDUCATION, AND UTILITY USES.

- a. Electric Substations, Gas Regulator Stations, and Telephone Exchanges.
- b. Fire Stations.
- c. Libraries.
- d. Police Stations.
- e. Post Offices.
- f. Pumping Stations, Water Works, Water Towers, or Wells; public.

## 5. RESIDENTIAL USES

- a. Residence of the proprietor, caretaker, or watchman of a commercial use.

## 6. MISCELLANEOUS USES

- a. Planned Unit Developments, as regulated by [Article 9](#).
- b. Regional Shopping and Mixed Use Commercial Facility.

This use shall consist of retail and mixed use commercial facility developed under a unified development plan on a

site consisting of not less than (200) acres. A Special Use Permit shall be issued setting forth the terms and conditions of a Special Use granted under this paragraph.

\*c. Planned Unit Development for Senior Citizen Housing, as regulated by [Article 9](#).

(Amended February 7, 1994, Ord. No. 94-11)

\*d. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure as a special use subject to the provisions of [Section 8.14](#) of the Ordinance.

\*e. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on a building or structure that is not an existing building or structure as a special use subject to the provisions of [Section 8.14](#) of this Ordinance.

(Amended November 6, 2000, Ord. No. 2000-142)

#### 7. HEALTH, MEDICAL, AND CARE FACILITIES\*

a. Child Care Centers, Day Care Centers, Children's Day Schools, Day Nurseries, Nursery Schools.

(\*Amended December 20, 1999, Ord. No. 99-143)

8. SIMILAR AND COMPATIBLE USES to those allowed as "permitted uses" in this district. Determination of "similar and compatible" shall be made in accordance with [Article 13, Section 13.7.2](#).

### 5.2.4 - ACCESSORY USES AND TEMPORARY USES

Uses accessory and incidental to the operation of an approved use listed heretofore, shall be allowed in the C/B-2 zoning district only if in compliance with [Article 8, Section 8.5](#).

Temporary uses of property may be allowed in the C/B-2 zoning district only if in compliance with [Article 8, Section 8.6](#).

### 5.2.5 - SITE AND STRUCTURE PROVISIONS

Each permitted or special use lawfully established in the C/B-2 zoning district shall meet the requirements specified in the schedule in [Section 5.2.5.1](#). Unless otherwise indicated, where a major category is named it shall be deemed to include all uses itemized thereunder in [Sections 5.2.2](#) and [5.2.3](#).

Special uses may be required to meet more restrictive site and structure provisions if the Village Board, acting upon the recommendation of the Plan Commission, determines that such requirements are necessary to the public health, safety and general welfare.

Child Care Centers, Children's Day Schools, Day Care Centers, Day Nurseries, and Nursery Schools shall provide a minimum of one hundred fifty (150) square feet of outdoor play area for each child capable of being cared for.

#### \*2. - MINIMUM AREA OF DISTRICT

The minimum area that may constitute a separate or detached part of the C/B-2 zoning district on the Gurnee Zoning

Map, or subsequent amendments to said Zoning Map, shall be two (2) acres. However, land zoned in the C/B-2, C/O-1, C/S-2, and/or the C/S-3 zoning district which immediately abuts or is directly across the street from land zoned in the C/B-2 classification, may be included in the calculations in meeting the minimum requirements.

(\*Amended March 24, 1996, Ord. No. 86-16)

## 5.2.6 - OTHER PROVISIONS

### 1. - PARKING AND LOADING REQUIREMENTS

- All uses shall conform to the applicable requirements for off-street parking and loading set forth in [Article 10](#).

### 2. - SIGN REQUIREMENTS

All uses shall conform to the applicable requirements for signs set forth in [Article 11](#).

### \*3. - TRUCKS

- The parking of trucks, accessory to a permitted business, when used in the operation of said permitted business listed in the C/B-2 district, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty (150) feet of a residence district boundary line, or stored, parked, or otherwise confined to the premises over night.

- (\*Amended March 24, 1996, Ord. No. 86-16)

### 4. - SEWER AND WATER

- All uses requiring sanitary facilities shall be served by a municipal sewer and water system, a private community sewer and water system, or a private individual water supply system subject to the approval of the Lake County Health Department. However, hotels, motels, restaurants and other similar business establishments and activities, must be served by either a municipal or private community sewer and water system, and not by a private individual water supply system. All other commercial establishments may be served by a private individual sewage disposal system, only if said establishment is situated on a lot of at least 40,000 square feet and provided that said system shall be approved by the Lake County Health Department.

### 5. - EXTERIOR LIGHTING

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- All exterior lighting shall be shaded or inwardly directed so that no direct lighting is cast upon adjacent zoning lots.

### 6. - BUSINESS REQUIREMENTS

- a. - Residential Requirements

- Residential uses are not permitted on the same floor of the same building as a business use.

- b. - Retail or Service Uses Only



- All business establishments shall be retail or service in use dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.

c. - Operation Within An Enclosed Structure

- All business, service, storage, and display of goods shall be conducted within completely enclosed structures, except for:

(1) - Agricultural Uses;

(2) - Off-Street Parking and Loading, as regulated by [Article 10, Off-Street Parking and Loading](#);

(3) - Automobile Service Stations;

(4) - Outdoor Sale of Building and Garden Supply Materials and Goods;

(5) - Sales or Display of Merchandise Sold or Offered for Sale Through Vending Machines, provided such machines do not occupy an aggregate ground area of more than sixteen (16) square feet;

(6) - Temporary Outdoor or Sidewalk Sales, as regulated by [Article 8, Section 8.6.](#);

(7) - Outdoor Tables or Seating Areas accessory to restaurants, as regulated by Article 8, Sections [8.5](#) and [8.7](#); and

(8) - Accessory outdoor storage of related contractors equipment only as a part of an approved special use provided that a screening plan from abutting properties is included as a part of the special use.

(\*Amended April 17, 1989, Ord. No. 89-42)

(\*\*Amended August 23, 1993, Ord. No. 93-117)

d. - Restriction on Sales and Services Involving Parked Motor Vehicles

- Except for automobile laundries, automobile service stations, drive-in restaurants, and drive-in bank and savings and loan association facilities, when authorized as special uses no business establishment shall offer goods or services directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

e. - Performance Standards

- All business establishments and activities shall conform with the performance standards established for the I-1 Restricted Industrial District, provided that performance standards shall in every case be applied at the boundaries of the zoning lot in which such activities take place.