ARTICLE 19 (*Ord. #1244, 12/15/97*)

B-6 PLANNED BUSINESS CENTER/TIF DISTRICT

19-100. PURPOSE:

The **B-6** Planned Business District is designed to accommodate the integrated, comprehensively designed business developments, characterized by unified ownership.

19-101. PERMITTED USES:

The business uses proposed shall include only selected compatible office uses listed as permitted in the **B-1**, **B-2** and **B-4** Business Districts.

19-101.1. Temporary uses in accordance with **Section 4-107**. ***(Ord. #1498, 02/02/04)***

19-102. SPECIAL USES PERMITTED

Gas Regulator stations, telephone exchanges, electric substations and other similar facilities operated by quasi public utilities.

Antennas and Telecommunication Towers in accordance with **Section 4-108**. (***Ord. #1283, 12/21/98***)

Village Administrative Offices and Facilities

19-103. SITE AND STRUCTURE REQUIREMENTS FOR PERMITTED AND SPECIAL USES:

19-103.1. Minimum lot area: No requirement.

19-103.2. Minimum lot width: No requirement.

19-103.3. Minimum yards:

19-103.3.1. Front: 50 feet.

19-103.3.2. Side: On corner lots, 50 feet along the side street; on interior lots, 25 feet. **(Ord. #869, 7-18-88)**

19-103.3.3. Rear: 25 feet.

19-103.3.4. Except that building setback lines also observe the standards contained in Article 25.

19-104. PROCEDURE:

Applicants shall follow the procedure for Planned Unit Developments as outlined in Article 20.

19-105. SPECIAL PROVISIONS:

19-105.1. A Planned Business Center shall be laid out and developed as a unit in accordance with an integrated overall design. The location and arrangements of buildings, parking areas, walks, lighting and appurtenant facilities shall be adjusted to the surrounding land uses, and any part of a Planned Business Center not used for buildings, or other structures, parking and loading areas or access ways shall be landscaped with grass, trees, shrubs and pedestrian walks.

19-105.2. No new building or part thereof shall be used as a residence.

19-105.3. Parking requirements shall conform to Article 23.

19-105.4. There shall be provided adequate off-street berths and areas for loading and unloading as provided in Article 23.

19-105.5. No merchandise, materials or equipment shall be stored in any open area.

19-105.6. The provisions of Article 22 regulating the erection or maintenance of signs shall apply. Developers of projects, such as retail centers, business centers and multiple occupancy buildings, shall submit a

comprehensive signage plan appropriate to the nature and character of the project and the district as a whole.

19-105.7. All primary light sources illuminating the buildings and Planned Business Center area shall be erected and maintained, and shall be so placed, designed and used that neither the direct nor reflected light there from will adversely affect surrounding property or create a traffic hazard.

19-105.8. Conversion of residential structures to commercial use is prohibited unless a Special Use permit is approved by the Plan Commission as provided in **Section 26-108.**

19-105.9. Pre-existing non-conforming uses shall be permitted to remain as permitted in Article 24 except as otherwise provided herein. In addition, they shall be permitted to be maintained, repaired and improved subject to the following limitations:

19-105.9.1. Any repair, maintenance and/or improvement which would be prohibited by Article 24, shall be permitted to the extent that the cost of such repair, maintenance and/or improvement does not exceed fifty thousand ($50,000) dollars.

19-105.9.2. The aggregate cost of repairs, maintenance and/or improvements permitted under **Section 19-105.9.1.** shall not exceed the maximum of fifty thousand ($50,000) dollars within a three year period regardless of the number of building permit applications. The three year period shall commence on the date of issuance for the first building permit.

19-105.9.3. Any pre-existing non-conforming building which is damaged or destroyed by some accidental means may be restored to its former condition, notwithstanding any other provision of this Zoning Ordinance, but only if the restored building is to be used by the owner who suffered the loss.

19-106. B-6a. Overlay District. The **B-6a** district is designed to accommodate, in a limited manner, specific retail business uses within the larger **B-6 Planned Business Center/TIF District**. It is recognized that while such uses may be appropriate in certain locations within the District they must be planned in such a manner so as not to pose the potential for adverse impact on the larger surrounding area and the Village's re-development efforts.

19-106.1. USES PERMITTED. Retail businesses, which supply commodities on the premises, such as:

Bakeries
Coffee Shops
Convenience Food Stores
Drug Stores
Restaurants, including drive through and carry out

19-106.1.1. Temporary uses in accordance with **Section 4-107**. ***(Ord. #1498, 02/02/04)***

19-106.2. SPECIAL USES PERMITTED.

Adult Uses
Automobile Service Stations
Automotive Accessory Stores
Car Washes

19-106.3. SITE AND STRUCTURE REGULATIONS FOR PERMITTED AND SPECIAL USES.

The provisions of **Section 19-103.** shall apply.

19-106.4. PROCEDURE

The provisions of **Section 19-104.** shall apply.

19-106.5. SPECIAL PROVISIONS.

19-106.5.1. Adult Uses

19-106.5.1.1. Definition. Adult uses include the following business types: (*See also* ***Section 27-101 Definitions***)

Adult Arcade
Adult Bookstore, Adult Novelty Store and Adult Video Store

Adult Motel
Adult Entertainment Cabaret
Adult Motion Picture Theater
Escort Agency
Massage Parlor
Nude or Semi-nude Model Studio
Sexual Encounter Establishment

19-106.5.1.2. Special Use Permit Required. No Adult Use shall operate without first having obtained a Special Use Permit in accordance with the provisions of **Section 26-108**. In addition to the standards contained in **Section 26-108.5.** the following standards shall also apply:

(a) The design and operation of the facility will not adversely affect the public health and safety;

(b) It will not unduly increase traffic congestion in the public streets and highways in the area in which it is located;

(c) It will not cause additional public expense for fire and/or police protection;

(d) It will not substantially increase the possibility of criminal acts against persons and properties within five hundred (500) feet of such proposed Special Use or against persons who regularly use such properties;

19-106.5.1.3. Location. Adult uses may be allowed, upon obtaining a Special Use Permit, in the **B-6a Overlay District**, provided that no adult use shall be located within five hundred (500) feet of any property zoned for residences or used for churches, schools, parks or other adult uses.

19-106.5.1.4. Alcoholic Beverages. No liquor license shall be issued and no liquor shall be sold or consumed on the premises of any adult use.

19-106.5.1.5. Adult Use Business Permit Required. No Adult Use business shall be permitted to operate without a valid Adult Use Business Permit issued by the Village for the particular type of business. (*See also* ***Flossmoor Municipal Code***)

19-106.5.1.6. Exterior Display. No Adult Use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (*See also* ***Section 27-101 Definitions***) from any public way or from any property not containing an Adult Use. This provision shall apply to any display, decoration, sign, show window or other opening.