

## CHAPTER 7: COMMERCIAL DISTRICTS

### 6-7-1 PURPOSE STATEMENTS

#### A. Purpose of C1 Mixed-Use Storefront Commercial District

The purpose of the C1 Mixed-Use Storefront Commercial District is to promote development of storefront space and provide for a mix of retail, personal service, office and residential uses. It should maintain a traditional village center character, distinguished by ground floor commercial and a pedestrian-orientation, with storefronts opening to the public sidewalk. Residential dwelling units are only permitted above the ground floor.

#### B. Purpose of C2 Office and Commercial District

The purpose of the C2 Office and Commercial District is to preserve and provide for a mix of retail, personal service and office uses. It should maintain a traditional village center character, distinguished by ground floor storefronts and a pedestrian-orientation. The C2 District is distinct from the C1 District in that residential dwelling units are allowed only as a special use above the ground floor of commercial or office.

#### C. Purpose of C3 Heavy Commercial District

The purpose of the C3 Heavy Commercial District is to preserve and provide for automobile-oriented and heavy commercial uses. Higher intensity multi-unit residential development is allowed in these areas as a special use. Standards for the C3 District are designed to maintain and enhance the appearance of these areas, and to provide adequate buffering between any residential and commercial properties located within the District.

#### D. Purpose of C4 Shopping Center Commercial District

The purpose of the C4 Shopping Center Commercial District is to preserve and provide for those retail uses located within a shopping center environment, that serve the residents of the Village as well as surrounding areas. The C4 District provides for shopping center development that generates a sizeable amount of traffic and a significant demand for off-street parking.

### 6-7-2 PERMITTED AND SPECIAL USES

Table 5: Commercial District 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 receive special use approval as required in Section 6-4-3 (Special Uses). No letter (i.e., a blank space), or the absence of a use from the table, indicates that use is not permitted within that district.

### 6-7-3 YARD AND BULK REGULATIONS

Table 6: Commercial District Yard and Bulk Regulations establishes yard and bulk regulations for the commercial districts.

**6-7-4 C1 AND C2 DISTRICT DESIGN REQUIREMENTS**

The following design requirements shall apply to new construction within the C1 and C2 Districts. Where a requirement uses the term “should” that standard is encouraged but is not mandatory; where a requirement uses the term “shall” that standard shall be required.

- A.** Commercial store frontages within the C1 and C2 Districts shall be transparent for no less than sixty percent (60%) of the front façade. Windows shall be constructed of clear glass (no tinted or reflective glass).
- B.** Predominant façade colors shall 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.
- C.** Where a front yard is provided, such yard should be designed as an outdoor seating area, when appropriate. If an outdoor seating area is not appropriate for the use, such front yard shall be landscaped.
- D.** All buildings shall have a public entrance on any façade located with frontage on a public sidewalk. Such public entrances shall be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

**6-7-5 GENERAL STANDARDS OF APPLICABILITY****A. Accessory Buildings, Structures, and Uses**

See Section 6-11-3 (Accessory Buildings, Structures, and Uses) for standards covering accessory buildings, structures, and uses.

**B. Environmental Performance Standards**

See Section 6-11-5 (Environmental Performance Standards) for standards governing environmental performance standards.

**C. Landscaping and Screening**

See Chapter 14: Landscaping and Screening for standards governing landscaping and screening.

**D. Off-Street Parking and Loading**

See Chapter 12: Off-Street Parking and Loading for standards governing off-street parking and loading.

**E. Permitted Encroachments**

See Section 6-11-4 (Permitted Encroachments) for standards governing encroachments.

**F. Signs**

See Chapter 13: Signs for standards governing signs.

**G. Temporary Uses**

See Section 6-10-3 (Temporary Uses) for standards governing temporary uses.

VILLAGE OF RIVER GROVE, ILLINOIS					
TABLE 5: COMMERCIAL DISTRICT PERMITTED & SPECIAL USES					
<i>S = Special Use P = Permitted Use</i>					
Use	Zoning District				Specific Use Standards
	C1	C2	C3	C4	
<b>RESIDENTIAL USES</b>					
Dwelling, Above the Ground Floor of Office or Commercial	P	S	S		
Dwelling, Multi-Unit			S		See Section 6-10-2 A 1
Live/Work Dwelling	S	S	S		See Section 6-10-2 A 3
<b>CULTURAL AND RELIGIOUS USES</b>					
Art Gallery	P	P	P	P	
Cultural Facility	S	S	S	S	See Section 6-10-2 B 1
Place of Worship	S	S	S	S	See Section 6-10-2 B 2
<b>RECREATIONAL AND ENTERTAINMENT USES</b>					
Indoor Entertainment	P	P	P	P	See Section 6-10-2 C 2
Indoor Recreation	P	P	P	P	See Section 6-10-2 C 2
Live Entertainment	P	P	P	P	
Outdoor Entertainment	S	S	P	P	See Section 6-10-2 C 3
Outdoor Recreation	S	S	P	P	See Section 6-10-2 C 3
Social Club or Lodge	S	S	S	S	See Section 6-10-2 C 1
<b>RETAIL AND SERVICE USES</b>					
Animal Hospital	S	S	P		
Assisted Living Facility	S	S	S		See Section 6-10-2 D 2
Car Wash			P	S	
Currency Exchange	S	S	S		See Section 6-10-2 D 3
Day Care Center, Adult or Child	P	P	P	P	See Section 6-10-2 D 4
Day Care Home, Adult or Child	P	P	S		See Section 6-10-2 D 5
Drive-Through Facility			S	P	See Section 6-10-2 D 6
Financial Institution	P	P	P	P	
Gas Station			P	S	See Section 6-10-2 D 7
Greenhouse/Nursery			P	S	
Heavy Retail and Service			P	S	
Home Occupation	P	P	P		See Section 6-10-2 D 8
Hospital			S	S	
Hotel/Motel	S	S	S	S	
Independent Living Facility	S	S	S	P	See Section 6-10-2 D 2
Kennel			S	S	See Section 6-10-2 D 9
Medical/Dental Clinic	S	S	P	P	
Motor Vehicle Dealership			P	S	See Section 6-10-2 D 10
Motor Vehicle Rental Establishment			P		See Section 6-10-2 D 10
Motor Vehicle Service and Repair, Major			P		See Section 6-10-2 D 11
Motor Vehicle Service and Repair, Minor			P	S	See Section 6-10-2 D 11
Office Business	P	P	P	P	
Outdoor Dining	P	P	P	P	See Section 6-10-2 D 12

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**TABLE 5: COMMERCIAL DISTRICT PERMITTED & SPECIAL USES**

*S = Special Use P = Permitted Use*

Use	Zoning District				Specific Use Standards
	C1	C2	C3	C4	
Personal Services Establishment	P	P	P	P	
Payday or Title Loan Agency	S	S	S		See Section 6-10-2 D 13
Restaurant	P	P	P	P	
Retail Goods Establishment	P	P	P	P	
Tavern/Bar	P	P	P	P	
<b>TRANSPORTATION USES</b>					
Motor Vehicle Operations Facility			P		See Section 6-10-2 E 1
Parking Lot	S	S	S	P	
Parking Structure	S	S	S	P	See Section 6-10-2 E 2
Passenger Terminal	S	S	P	P	
<b>MANUFACTURING, STORAGE AND RESEARCH USES</b>					
Mini-Warehouse			S		
<b>OTHER</b>					
Planned Unit Development	S	S	S	S	See Section 6-4-4
Wireless Telecommunications Antenna	S	S	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Facility	S	S	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Tower	S	S	S	S	See Section 6-10-2 G 1

VILLAGE OF RIVER GROVE, ILLINOIS				
TABLE 6: COMMERCIAL DISTRICT YARD & BULK REGULATIONS				
Yard & Bulk Regulations	Zoning District			
	C1 <sup>1</sup>	C2 <sup>1</sup>	C3	C4
<b>BULK REGULATIONS</b>				
Lot Area, Minimum	none	none	none	none
Lot Width, Minimum	none	none	none	none
Building Height, Maximum	45 ft	45 ft	45 ft	45 ft
<b>YARD REGULATIONS</b>				
Front Yard, Minimum	none; where front yard is provided, limited to a maximum of 10 ft	none; where front yard is provided, limited to a maximum of 10 ft	none	25ft
Rear Yard, Minimum	none	none	none	25ft
Rear Yard, Minimum – Non-Residential Use Abutting Residential Use or District <sup>2</sup>	15ft	15ft	20ft	25ft
Interior Side Yard, Minimum	none	none	none	25ft
Interior Side Yard, Minimum – Non-Residential Use Abutting Residential Use or District	5ft	5ft	10ft	25ft
Corner Side Yard, Minimum	none	none	none	25ft

<sup>1</sup> All new construction in the C1 and C2 Districts shall comply with the design requirements of Section 6-7-4 (C1 and C2 District Design Requirements).

<sup>2</sup> In the C1, C2 or C3 Districts, rear yard not required where an alley is located between commercial use and residential use or district.