

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2020-02**

**AN ORDINANCE AMENDING CHAPTER 7, SECTIONS 11-7-1 B., "PERMITTED USES," AND, 11-7-1 C. "SPECIAL USES," AND 11-7-2 B., "PERMITTED USES" AND 11-7-2 C., "SPECIAL USES."**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK  
KANE AND DEKALB COUNTIES, ILLINOIS**

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Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this 7<sup>th</sup> day of January, 2020.

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**WHEREAS**, the Village of Maple Park, DeKalb and Kane Counties, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

**WHEREAS**, the President and Board of Trustees of the Village of Maple Park believe it is in the best interest of the Village to amend the text of the Municipal Code to address the type of uses business and special uses within the B-1 and B-2 Business districts.

**WHEREAS**, at the August 27, 2019 Finance Committee Meeting, the Committee reviewed and discussed existing business and special uses and suggested amendments to the B-1 Central Business District and B-2 General Commercial Business District Permitted and Special Uses; and

**WHEREAS**, the Planning Commission conducted a Public Hearing on December 19, 2019 on the proposed amendments to the Permitted and Special Uses in the B-1 Central Business District and B-2 General Commercial Business Districts; and

**WHEREAS**, at the regular Planning Commission Meeting on December 19, 2019, the Planning Commission; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Village of Maple Park as follows:

**SECTION 1. Recitals.** The facts and statements contained in the preamble to this Ordinance are hereby adopted as part of this Ordinance.

**SECTION 2.** That, Title 7, BUSINESS DISTRICTS, Section 11-7-1 B. PERMITTED USES is amending to read in its entirety as follows:

A. Permitted Uses:

1. Antique shops.
2. Automobile parts and accessory stores.
3. Bait shops
4. Bakeries.
5. Banks and financial institutions.
6. Barber and beauty shops.
7. Bicycle sales, rental and repair shops.
8. Bookstores.
9. Candy, ice cream and confectionery.
10. Camera and photography supply shops.
11. Card and stationery shops.
12. Catering establishments, including pizza delivery.
13. Clothing stores.
14. Custom dressmaking, tailoring or shoe repair shops, when conducted for retail sale on the premises only.
15. Drugstores.
16. Dry cleaning and laundries, receiving stations only, no processing on-site;
17. Dry goods stores.
18. Florists.
19. Furniture stores, with repair and reupholstery only as an accessory use.
20. Gift shops.

21. Hardware stores.
22. Hobby shops.
23. Household appliance stores and repair.
24. Jewelry and watch repair shops.
25. Libraries.
26. Locksmiths.
27. Medical, chiropractic and dental offices.
28. Museums.
29. Musical instrument sales and service.
30. Offices, including the following: accounting and bookkeeping, advertising agency, broadcast studios, business machine services, consulting agency, employment agency, engineering, planner, architect or designer office, informational technology (IT)/computer support services, insurance agency, investment agency, legal services, public and private utility companies, real estate services, securities and commodities broker services.
31. Optical sales and service.
32. Package liquor stores.
33. Parking lots, as a principal use.
34. Parks.
35. Pet stores.
36. Photography and art studios, including the development of film and pictures when done as part of the retail business on the premises.
37. Post office.
38. Printing, photocopying and blueprinting establishments.
39. Private or fraternal clubs or lodges.
40. Public buildings.

41. Record stores.
42. Residential uses as regulated in [chapter 6](#) of this title.
43. Restaurants and taverns, including carry-out establishments, fast food, quick-service, fast-casual, full-service, sit-down, cafeterias, delis, diners, coffee shops and uses of similar nature when the establishment is not of the drive-in type where food is served to occupants remaining in motor vehicles.
44. Retail business uses not otherwise regulated by this Code including, but not limited to: books, cell phone sales/service, newspapers, stationary, bicycles, baked goods, dairy products, gifts, groceries, flowers, ~~of~~ cabinets and countertops and other uses of similar nature.
45. Secondhand stores.
46. Shoe stores.
47. Sporting goods stores.
48. Television, radio and recording studios.
49. Television and radio stores, sales and service.
50. Toy stores.
51. Travel agencies.
52. Accessory uses in accordance with [chapter 2](#) of this title, except the following accessory uses identified in section [11-2-3](#), table [11-2-3A](#) of this title: air conditioning equipment shelters, architectural entrance structures, balconies, decks and unenclosed porches, detached garages or carports, farm and garden crops, lawn furniture, open off street loading spaces, open off street parking spaces, playground and laundry drying equipment, satellite antennas, sheds and storage buildings, swimming pools, terraces, patios and outdoor fireplaces.

**SECTION 3.** That, Title 7, BUSINESS DISTRICTS, Section 11-7-1 C. SPECIAL USES is amending to read in its entirety as follows:

C. Special Uses:

1. Automobile gasoline stations, but not repair garages.
2. Banquet halls.
3. Car washes.
4. Clinics – Medical and veterinary.
5. Convalescent and nursing homes.
6. Drive-in and drive through window service facilities.
7. Food stores.
8. Funeral homes, mortuaries, and crematoriums.
9. Hospitals and clinics.
10. Churches, rectories and parish houses.
11. Planned unit developments.
12. Public utility and service uses.
13. Schools for business, professional and technical training.
14. Theaters, indoor other than adult business use.

**SECTION 4.** That, Title 7 BUSINESS DISTRICTS, Section 11-7-2 B. PERMITTED USES is amending to read in its entirety as follows:

A. Permitted Uses:

1. Any use permitted in the B-1 district.
2. Amusement establishments, including: bowling alleys, pool halls, skating rinks, and video amusement (non-gambling) game rooms.
3. Automobile car washes.

4. Automobile gasoline stations, with repair garages.
5. Banquet halls.
6. Churches.
7. Convalescent and nursing homes.
8. Drive-in window service facilities.
9. Department stores.
10. Feed and seed stores.
11. Food stores.
12. Funeral homes, mortuaries, and crematoriums.
13. Hospitals and clinics.
14. Hotels and motels.
15. Motorized vehicle sales with service departments.
16. Newspaper distribution agencies for home deliveries and retail trade.
17. Nursery, pre-kindergarten, play, day care, special and other private school.
18. Physical culture and health services.
19. Restaurants with drive-through facilities.
20. Schools for business, professional or technical training.
21. Theaters, indoor other than an adult business use.
22. Tire stores, sales and service.
23. Trailer, camper or recreational vehicle sales and rental.
24. Trailer or automobile or other equipment rental.

25. Accessory uses in accordance with [chapter 2](#) of this title, except the following accessory uses identified in section [11-2-3](#), table [11-2-3A](#) of this title: air conditioning equipment shelters, architectural entrance structures, balconies, decks and unenclosed porches, detached garages or carports, farm and garden crops, lawn furniture, open off street loading spaces, open off street parking spaces, playground and laundry drying equipment, satellite antennas, sheds and storage buildings, terraces, patios and outdoor fireplaces.

**SECTION 5.** That, Title 7 BUSINESS DISTRICTS, Section 11-7-2 C. PERMITTED USES is amending to read in its entirety as follows:

B. Special Uses:

1. Animal hospitals and kennels.
2. Blacksmith and welding shops.
3. Building materials sales yards and storage.
4. Building contractor's office and material storage.
5. Clinics – Medical and veterinarian.
6. Farm equipment sales and service.
7. Golf driving ranges.
8. Plant nurseries or greenhouses.
9. Plumbing and heating service and equipment stores.
10. Outdoor sales areas.
11. Residential hotels or motels.
12. Self-service storage facilities.
13. Vehicle repair and service facilities.

**SECTION 6. Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.



**SECTION 7. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

**APPROVED THIS** 7<sup>th</sup> day of January, 2020.

AYES: Ward, Rebone, Higgins, Harris, Fahnestock, Dries

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_



*Kathleen Curtis*

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Kathleen Curtis, Village President

ATTEST:

*Theresa D'Amato*

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Theresa D'Amato, Acting Village Clerk