

9-4-1: PURPOSES:

Three (3) zoning districts are provided for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area.

The B-1 Local and Community Business District is intended to serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the Village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

The B-2 Central Business District is located in the center of the Village. It is intended to serve the entire Lake Zurich suburban community with a wide variety of retail and service uses. The bulk standards in this district are intended to reflect the generally more intense development of property existing in this area.

The B-3 Regional Shopping District is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers. (Ord., 10-2004)

9-4-2: PERMITTED USES:

The following uses and no others are permitted as of right in the Business Districts indicated in the following table. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual", the North American industry classification system, and chapter 15 of this title. SIC codes and NAICS codes, where applicable, are given in parentheses following each use listing.

		B-1	B-2	B-3
		B-1	B-2	B-3
A.	Agricultural services:			
1.	Landscape counseling and planning (0781)	P	P	P
B.	Printing, publishing, and allied industries:			
1.	Commercial printing (275)	P	P	-
C.	Retail trade:			
1.	Paint, glass, and wallpaper stores (523)	P	P	P
2.	Hardware stores (525)	P	P	P
3.	Department stores (531)	-	-	P
4.	Variety stores (533)	P	P	P
5.	Miscellaneous general merchandise stores (539)	P	P	P
6.	Grocery stores (541)	P	P	P
7.	Meat and fish markets (542)	P	P	P
8.	Fruit and vegetable markets (543)	P	P	P
9.	Candy, nut, and confectionery stores (544)	P	P	P
10.	Dairy products stores (545)	P	P	P

11.	Retail bakeries (546)	P	P	P
12.	Miscellaneous food stores (549), except poultry dealers	P	P	P
13.	Men's and boys' clothing and accessory stores (561)	P	P	P
14.	Women's clothing stores (562)	P	P	P
15.	Women's accessory and specialty stores (563)	P	P	P
16.	Children's and infants' wear stores (564)	P	P	P
17.	Family clothing stores (565)	P	P	P
18.	Shoe stores (566)	P	P	P
19.	Miscellaneous apparel and accessory stores (569)	P	P	P
20.	Home furniture and furnishing stores (571)	P	P	P
21.	Household appliance stores (572)	P	P	P
22.	Radio, television, consumer electronics, and music stores (573)	P	P	P
23.	Eating places (5812), but not including live entertainment or drive-in establishments	P	P	P
24.	Drinking places (5813) accessory to permitted eating places or accessory to a special use granted at subsection 9-4-3J1 of this chapter	P	P	P
25.	Drugstores and proprietary stores (591)	P	P	P
26.	Sporting good stores and bicycle shops (5941)	P	P	P
27.	Bookstores (5942)	P	P	P
28.	Stationery stores (5943)	P	P	P
29.	Jewelry stores (5944)	P	P	P
30.	Hobby, toy, and game shops (5945)	P	P	P
31.	Camera and photographic supply stores (5946)	P	P	P
32.	Gift, novelty, and souvenir shops (5947)	P	P	P
33.	Luggage and leather goods stores (5948)	P	P	P
34.	Sewing, needlework, and piece goods stores (5949)	P	P	P
35.	Florists (5992)	P	P	P
36.	<p>Tobacco and Alternative Nicotine Product stores and stands (5993) but only subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The establishment and operation of such uses shall conform to the provisions of Sections 3-2-4 and 3-2-18. 2. Such uses shall not be located within one thousand five hundred feet (1,500 feet) of the property line of any residential property, school, daycare facility or property intended for use by minors for education or recreational purposes. 3. Such uses shall not be located within 1,000 feet of any other Principal Tobacco and Alternative Nicotine Product stores as defined in Section 9-24-2. 4. The on premise use of tobacco and alternative products shall only be conducted within designated lounges as defined in Section 9-24-2 and in conformance with the provisions of Section 3-2-18. 	P	P	P

	37.	Lounges for the use of tobacco or alternative nicotine products, and only accessory to an approved tobacco and alternative nicotine product store and stand, but only subject to the following conditions: 1. Such use shall not exceed the normal business hours of the principal use. 2. Lounges shall only be permitted when the principal use is the sole occupant located within a freestanding building. 3. Adequate ventilation shall be provided for the removal of all smoke and vapor generated as a result of the use of the lounge. The ventilation system shall also assure that smoke or vapor from the lounge is incapable of migrating into any other portion of the building operating the lounge or into any other building in the vicinity of the lounge.	P	P	P
	38.	Accessory Tobacco and Alternative Nicotine Product stores and stands (5993) but only subject to the following conditions: 1. Such uses shall only be accessory to a land use that is otherwise permitted within Section 9-4-2: Permitted Uses: C. Retail Trade, OR Section 9-4-3: Special Uses: C. Retail Trade 2. Such uses shall not occupy more than 10% of the floor area of the premises or 200 square feet, whichever is less 3. Such uses shall be so designed, located, and advertised so as not to be visible or accessible except from the interior of such building and within view and control of the manager of the premises at all times. 4. Such uses shall not include the establishment, operation or on-premise use of tobacco and alternative products within smoking lounges	P	P	P
	39.	News dealers and newsstands (5994)	P	P	P
	40.	Optical goods stores (5995)	P	P	P
	41.	Miscellaneous retail stores (5999), but not including auction rooms, firework sales, gravestone sales, sales barns, or tombstone sales	P	P	P
	42.	Miscellaneous retail trade uses, not otherwise classified, if approved by the Village Manager; provided, however, that any such use shall be: a) compatible with and consistent with existing retail uses in the vicinity of the proposed use, b) consumer oriented, and c) Retail Sales Tax generating if located in the B-3 District. If the Village Manager approves such a use, then the Manager shall report such approval to the next regularly scheduled meeting of the Board of Trustees, which may, by majority vote of those present, overrule such approval. No such use shall be finally approved until after such meeting of the Board of Trustees	P	P	P
	43.	Computer and software stores (5734)	P	P	P
D.	Finance, insurance, and real estate:				
	1.	Depository and nondepository credit institutions (60-61), but not including drive-in establishments, currency exchanges,	P	P	P

		or automatic teller machines, except automatic teller machines attached to the principal structure on the lot			
	2.	Security and commodity brokers, dealers, exchanges, and services (62)	P	P	P
	3.	Insurance carriers, agents, brokers, and service (63-64)	P	P	P
	4.	Real estate offices (65)	P	P	P
	5.	Holding and other investment offices (67)	P	P	P
E.	Services:				
	1.	Garment pressing, and agents for laundries and dry cleaners (7212)	P	-	-
	2.	Photographic studios, portrait (722)	P	P	P
	3.	Beauty shops (723)	P	P	P
	4.	Barbershops (724)	P	P	P
	5.	Shoe repair shops and shoeshine parlors (725)	P	P	P
	6.	Tax preparation services (7291)	P	P	P
	7.	Office (73)	P	P	P
	8.	Advertising services (731)	P	P	P
	9.	Employment agencies (7361)	P	P	P
	10.	Computer programming, data processing, and other computer related services (737)	P	P	P
	11.	Photofinishing laboratories (7384)	-	P	P
	12.	Packaging and labeling service (not packing and crating), parcel packing service (packaging), and mailing service (7389)	-	P	P
	13.	Electrical repair shops (762), but not including refrigeration and air conditioning service and repair shops (7623)	-	P	-
	14.	Watch, clock, and jewelry repair (763)	P	P	P
	15.	Picture framing to individual order, not connected with retail art stores, and picture framing, custom (7699)	P	P	P
	16.	Videotape rental (784)	P	P	P
	17.	Offices and clinics of doctors of medicine, dentists, osteopaths, chiropractors, optometrists, podiatrists, and other health practitioners (801-804)	P	P	P
	18.	Legal services (81)	P	P	P
	19.	Engineering, architectural, and surveying services (871)	P	P	P
	20.	Accounting, auditing, and bookkeeping services (872)	P	P	P
	21.	Management and public relations services (874)	P	P	P
	22.	Miscellaneous services (89)	-	P	P
	23.	The following general office services: clerical services such as telephone, fax, copier, computer, scheduling, billing, administration, and other clerical work in support of a retail use or other permitted service use that is performed off site. Such general office services shall not include any use that is listed as a permitted or special use in the B-2 District and	-	P	-

		shall not include any delivery, distribution, or storage of materials			
	24.	The following miscellaneous personal services, not elsewhere classified (7299): baby sitting bureaus, birth certificate agencies, buyers' clubs, car title and tag service, checkroom concessions or services, clothing rental (except industrial launderers and linen supply), college clearinghouses, computer photography or portraits, consumer buying service, costume rental, debt counseling or adjustment service to individuals, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, hair weaving or replacement service, marriage bureaus, massage therapy, porter service, quilting for individuals, scalp treatment service, shopping service for individuals, tanning salons, tuxedo rental, valet parking wardrobe service (except theatrical)			
		Massage therapy shall be subjected to the following conditions:	P	P	P
		a. Such use shall be ancillary to a full service hairdressing and beauty salon (729), ancillary to a full service nail salon, or such use shall be ancillary to an office or clinic of doctors of medicine, osteopaths, chiropractors, podiatrists, and other health practitioners (801-804)			
		b. Such use shall be offered during normal business hours, and only when all other services of business are offered, and never before 8:00 A.M. or after 9:00 P.M. on any day			
		c. Massage therapy services shall be restricted to 2 rooms, not to exceed a total of 200 square feet. "Tune up" services shall be restricted to the reception area			
		d. Massage therapy services shall be performed only by trained and professionally certified massage therapists			
	25.	Physical fitness facilities (7991) including aerobic dance and exercise classes, health clubs, exercise salons, fitness salons, gymnasiums, physical fitness centers, reducing facilities-physical fitness (without lodging), slenderizing salons, spaces-health fitness (except resort lodges)	P	P	P
	26.	Yoga instruction (7999)	P	P	P
	27.	Personnel supply services (7360)	P	P	P
	28.	Photocopying and duplicating service (7334)	P	P	P
	29.	Party stores (454390)	P	P	P
	30.	Travel agencies (4724)	P	P	P
F.	Transportation and utility services:				
	1.	Office of local and suburban transit and interurban highway passenger transportation companies (41), but not including terminals, stations, vehicles yards, or garages and not on the first floor of any structure in the B-3 District	-	P	P

9-4-3: SPECIAL USES:

Except as specifically limited, the uses listed in the following table may be permitted in the Business Districts indicated subject to the issuance of a special use permit as provided in chapter 19 of this title. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual", and chapter 15 of this title. SIC codes where applicable, are given in parentheses following each use listing.

		B-1	B-2	B-3	
		B-1	B-2	B-3	
A.	Agricultural services:				
	1.	Veterinary services for animal specialties (0742)	S	-	S
	2.	Grooming services for pets (0752)	S	S	S
	3.	Lawn and garden services (0782)	-	S	S
	4.	Ornamental shrub and tree services (0783)	-	S	S
B.	Construction, special trade contractors:				
	1.	Plumbing, heating, and air conditioning contractors (171), but not including outdoor storage of equipment or materials	S	S	-
	2.	Painting and paper hanging contractors (172), but not including outdoor storage of equipment or materials	S	S	-
	3.	Electrical work contractors (173), but not including outdoor storage of equipment or materials and not highway lighting and electrical signal construction	S	S	-
	4.	Masonry, stone setting, and other stone work contractors (1741), but not including outdoor storage of equipment or materials	S	S	-
	5.	Plastering, drywall, acoustical, and insulation work contractors (1742), but not including outdoor storage of equipment or materials	S	S	-
	6.	Terrazzo, tile, marble, and mosaic work contractors (1743), but not including outdoor storage of equipment or materials	S	S	-
	7.	Carpentry and floor work contractors (175), but not including outdoor storage of equipment or materials	S	S	-
	8.	Roofing, siding, and sheet metal work contractors (176), but not including outdoor storage of equipment or materials	S	S	-
	9.	Glass and glazing work contractors (1793), but not including outdoor storage of equipment or materials	S	S	-
	10.	Special trade contractors not elsewhere classified (1799), but not including outdoor storage of equipment or materials	S	S	-
C.	Retail trade:				
	1.	Lumber and other building materials dealers (521)	S	-	S
	2.	Retail nurseries, lawn, and garden supply stores (526)	-	-	S
	3.	New and used motor vehicle dealers (551)	-	-	S
	4.	Auto and home supply stores (553)	S	-	S
	5.	Gasoline service stations (554)	S	S	S

6.	Boat dealers (44122)	S	-	S
7.	Drive-in eating places (5812)	-	S	S
8.	Live entertainment accessory to permitted eating places or accessory to a special use granted at subsection J1 of this section	S	S	S
9.	Outdoor seating accessory to permitted eating places or accessory to a special use granted at subsection J1 of this section	S	S	S
10.	Liquor stores (592)	-	S	S
11.	Used merchandise stores (593), including used clothing stores	S	S	S
12.	Antique stores (5932)	S	S	S
13.	Pet shops (5999)	-	S	S
14.	Drive-through facilities accessory to permitted eating places, grocery stores, and drugstores and proprietary stores	S	S	S
15.	Cannabis dispensing organization	S	S	S
	Cannabis infuser organization or infuser (5912) and only subject to the following conditions:			
	a. The establishment and operation of such uses shall conform to the provisions of Title 3 "Business Licensing, Regulation, Taxation, and Fees."			
	b. Such uses shall not be located within five hundred feet (500 feet) of the property line of any school, daycare facility			
	c. Such uses shall not be located within two hundred fifty feet (250 feet) of the property line of any parks or property intended for recreational purposes.			
	The distance limitation shall be measured in a straight line from the nearest exterior structural wall of each cannabis establishment to the nearest property line of the premises of any school, child daycare facility, parks, property intended for recreational purposes.			
	d. Such uses shall not be located within 1,500 feet (state law) of any other Cannabis Business Establishment as defined in Chapter 9-24-2.			
	The distance limitation shall be measured in a straight line from the nearest exterior structural wall of each cannabis establishment to the nearest exterior structural wall of any other existing cannabis facility.			
	e. Such uses may open for operation no earlier than 6:00 a.m. and close no later than 10:00 p.m.			
	f. Such Uses shall prohibit any person who is under the age of twenty-one (21) years of age from entering such facility, except for cardholders over eighteen (18) years of age who are granted medical access under the Compassionate Use of Medical Cannabis Act.			

		g. The on-premise use of cannabis and cannabis-related products shall be prohibited.			
		h. No cannabis related uses shall be maintained or operated in a manner that causes, creates, or allows the public viewing of cannabis, or cannabis-related products from any sidewalk, public or private right of way, or any property other than the lot on which such use is located. No portion of the exterior of the facility shall utilize or contain any flashing lights, search lights, right-of-way spot lights or any similar lighting system.			
		i. All cannabis related uses shall implement and maintain a security and surveillance plan in accordance with state statute 410 ILCS 705/15-100 for such businesses.			
		These express conditions and all other requirements and conditions of state statute shall apply to these Uses, in addition to any other conditions or considerations deemed appropriate by the Village, pursuant to the existing standards for the approval of a special use under this Zoning Code.			
D.	Finance, insurance, and real estate:				
	1.	Drive-in depository and nondepository credit institutions (60-61)	S	S	S
	2.	Automatic teller machines when not attached to the principal structure on the lot	S	S	S
E.	Services:				
	1.	Laundry, cleaning, and garment services (721)	-	S	S
	2.	Funeral homes or parlors (726)	S	-	-
	3.	Massage therapy services (7299), but only subject to the following conditions:	-	S	S
		a. Such use shall be permitted only during normal business hours and never before 8:00 A.M. or after 10:00 P.M. on any day			
		b. Such services shall be performed only by trained therapists professionally certified by the Illinois Department of Financial and Professional Regulation			
	4.	Mailing, reproduction, commercial art and photography, and stenographic services (733)	S	S	S
	5.	Services to dwellings and other buildings (734)	S	S	S
	6.	Medical and miscellaneous equipment rental and leasing (7352/7359)	S	S	S
	7.	Help supply services (7363)	S	S	S
	8.	Passenger car rental and leasing (7514-7515)	-	-	S
	9.	Sign printing and lettering shops (7389)	-	-	S
	10.	Automobile parking (752), but not tow-in parking lots	-	S	S
	11.	Automotive repair shops (753), but not including top, body, and upholstery repair and painting (7532) or tire retreading (7534)	S	S	S

	12.	Car washes (7542)	-	-	S
	13.	Automobile lubricating service (7549)	-	-	S
	14.	Electrical repair shops (762), but not including refrigeration and air conditioning service and repair shops (7623)	S	-	-
	15.	Reupholstery and furniture repair (764)	-	S	S
	16.	Motion picture theaters, except drive-in establishments (7832)	-	-	S
	17.	Dance studios, schools, and halls (7911)	S	S	S
	18.	Theatrical producers (except motion picture) (792)	-	S	-
	19.	Bowling centers (793)	-	-	S
	20.	Coin operated amusement devices (7993)	S	-	S
	21.	Membership sports and recreation clubs (7997)	-	S	S
	22.	Miniature golf (799)	S	-	S
	23.	Martial arts studios (7999)	-	-	S
	24.	Children's indoor recreational facilities (7999)	-	-	S
	25.	Medical and dental laboratories (807)	-	S	S
	26.	Correspondence and vocational schools (824)	-	S	S
	27.	Child daycare services (835)	S	S	S
	28.	Business associations (861)	-	S	S
	29.	Professional membership organizations (862)	S	S	S
	30.	Labor organizations (863)	S	S	S
	31.	Civic, social, and fraternal associations (864)	S	S	S
	32.	Political organizations (865)	S	S	S
	33.	Membership organizations not elsewhere classified (869)	S	S	S
	34.	Miscellaneous services (89)	S	-	-
	35.	Towing services including impoundment, but only as part of relocation of a towing service company in business in Lake Zurich as of June 1, 2004 (7549)	S	-	-
	36.	Truck leasing, but only as part of relocation of a truck leasing company in business in Lake Zurich as of June 1, 2004 (7513)	S	-	-
	37.	Boarding, daycare, massage therapy and grooming services for pets (0752)	-	-	S
	38.	Motor vehicle licensing and inspection office - government (9621)	-	-	S
F.	Transportation and utility services:				
	1.	Local and suburban passenger transportation terminals and stations (41), but not including vehicle yards or garages	-	S	S
	2.	Marinas (4493), as specifically defined in section 9-24-2 of this title, and pursuant to the standards and provisions within section 9-7C-3 of this title	S	S	-
G.	Miscellaneous:				
	1.	Hotels (7011)	S	S	S

	2.	Dwelling units, subject to the lot area per unit requirement applicable to the R-6 District; provided, however, that no dwelling unit shall be located on the first floor of any structure	S	S	S
H.	Schools and educational services, not elsewhere classified:				
	1.	Automobile drive instruction only (8299)	-	S	S
I.	Planned unit developments		S	S	S
J.	Manufacturing:				
	1.	Beverages (208), but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087)	S	S	S

(Ord. 2018-09-269, 9-4-2018; amd. Ord. 2020-07-372, 7-6-2020; Ord. 2020-12-394, 12-21-2020; Ord. 2022-10-477, 10-5-2022; Ord. 2024-01-542, 1-15-2024)

9-4-5: TEMPORARY USES:

Temporary uses are permitted in all business districts subject to the provisions of section 9-9-2 of this title. (Ord., 10-2004)

9-4-7: SIGN REGULATIONS:

The sign regulations applicable in all business districts are set forth in the Lake Zurich Municipal Code. (Ord., 10-2004)

9-4-8: LANDSCAPING AND LIGHTING:

Landscaping and lighting standards for uses and structures in the business districts are set forth in chapter 8 of this title. (Ord., 10-2004; amd. Ord. 2016-6-137, 6-6-2016)