

## **B4 DOWNTOWN CORE**

### **6-7D-2: - PERMITTED USES:**

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

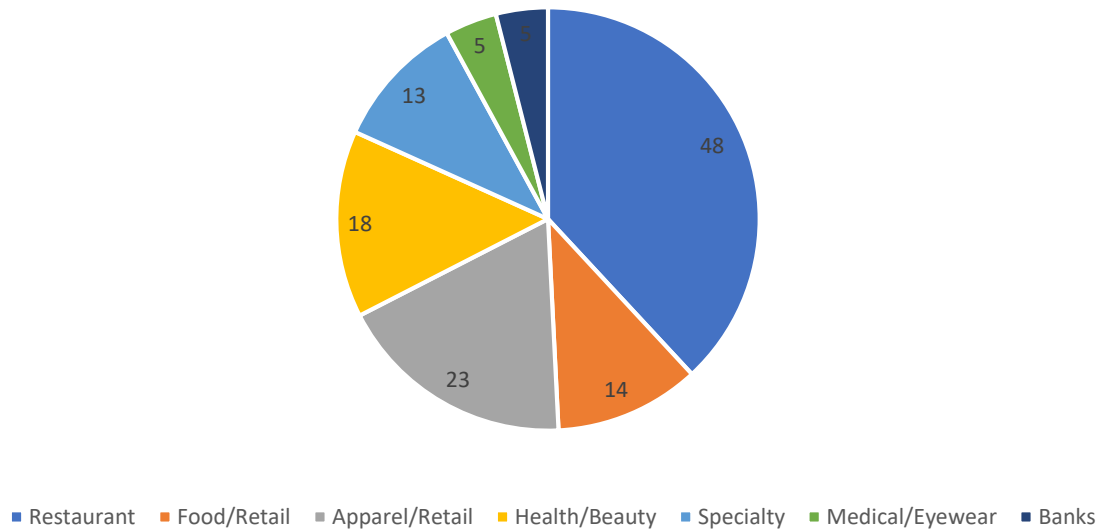
1. Automated teller machine (ATM) inset into an exterior building wall. Free-standing ATM machines may only be located within the interior of the principal building located on any parcel.
2. Commercial services (banks, barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, photography studios).
3. Eating and drinking establishments, including carryout establishments and coffee shops.
4. General retail.
5. General services (business, professional, medical or dental offices, workrooms or studios of artists, authors, interior designers, sculptors or other trades people, instruction in music, dance, fitness, home crafts and art, showroom and meeting/conference space, health spas without lodging facilities/massage establishments, and similar uses) *\*only permitted 2<sup>nd</sup> floor and above*.
6. Internet cafes.
7. Parks, playgrounds and plazas.
8. Residential units on the second floor and above of commercial buildings.
9. Specialty food establishments.
10. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator.

### **6-7D-3: - CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the goals of Naperville Downtown2030 (adopted per Ordinance 11-055), procedures outlined in Section 6-3-8 and Chapter 4 of this Title and conditions outlined in Section 6-7D-4, as appropriate:

1. Amusement establishments.
2. Farmers' markets.
3. Hotels. *\*only permitted 2<sup>nd</sup> floor and above*
4. Parking lots and garages as a principal use.
5. Planned unit developments.
6. Public and private utility facilities.
7. Public assembly uses as defined in Section 6-2-29:4 of this Title.
8. Telecommunications facilities as required by Chapter 13 of this Title.
9. Radio and television stations and studios.
10. Dormitories. *\*only permitted 2<sup>nd</sup> floor and above*

### Downtown Naperville Existing First Floor Uses (B4 District)



#### First Floor Uses (by street):

##### **Van Buren:** (# spaces in use = 9)

Bank - 1

Apparel Retail - 5

Restaurant - 2 (Hugo's, Catch 35)

Food Retail/Ice Cream - 1 (Gelato)

##### **Main Street:** (# spaces in use = 21)

Salon/Spa - 1 (Michael Graham)

Apparel Retail - 7 (Evereve to Deans, Gap to Talbots)

Restaurant - 5 (QBBQ, Sullivan's, Allegory, Giordano's, IKKAI)

Food Retail - 1 (Cinnaholic)

Home Decor - 1 (Little Luxuries)

Jewelry - 1 (Pandora)

Cosmetics/Health & Beauty - 2 (Lush, Benefit)

Eyeglass/Sunglasses - 1

Home Design - 1 (Liam Brex)

Pharmacy/Drug Store - 1

##### **Jefferson:** (# space in use = 41)

Restaurant - 11 (Lou Malnati's to Quigley's; Noodles to Jin 28)

Apparel Retail - 4 (Eddie Bauer, Francesca's, Gotskind's, Chicos)

Athletic Apparel/Retail - 2 (NRC and Annex)

Food Retail/Ice Cream - 7 (Molly's, Nutrition Hub, Kilwin's, Coldstone, Naper Nuts, Sbox, Adagio Tea)

Hair Boutique - 2 (DryBar), Czar

Cosmetics/Health & Beauty - 3 (Sephora, MAC, Bluemercury)

Electronics - 1

Home Decor/Furniture - 1 (LoveSac - to come)  
Shoe Store - 1  
Jewelry - 2  
Pet Goods - 1  
Bookstore - 1  
Toy store - 1  
Gifts/Home Items - 2 (SaraBoo, Peace)  
Medical - 2 (Riverwalk Dental, Pure Health & Wellness Chiro)

**Jackson:** (# spaces in use = 9)

Restaurant - 3 (Jackson Ave, Einstein, Egg Harbor - Sullivan's under Main).  
Home Decor - 1 (Pottery Barn)  
Cooking/Kitchen - 1 (Wms Sonoma)  
Jewelry/Gifts - 1 (Lauren Rae)  
Barbershop - 1 (Henczel's)  
Food Retail - 1 (Red Mango)  
Furniture - 1 (Beidelman)  
Apparel/Retail - 1  
Painting/Entertainment - 1

**Chicago:** (# spaces in use = 17)

Restaurant - 11 (Bangkok, Balboa, Shakou, Five Guys, Chipotle, Rosebud, Lantern, Features, Peanuts, Empire, Fat Rosie's)  
Food/Retail - 2 (Smoothie King, Cookie Dough)  
Bank/Financial - 1 (Schwab)  
Photography - 1  
Kitchen - 1 (Penzeys)  
Barbershop - 1 (Sport Clips)

**Washington:** (# spaces in use = 28)

Restaurant: 12 (Fiamme, Bistro du Bouchard, MOD, Seoul Taco, Tapville, Hizeman's, Eggs, Potbelly, Gyu-Kaku, Aloha Poke, BD Mongolian, Jimmy's Grill)  
Food/Retail - 1 - (Le Chocolat)  
Bank - 2 (NB&T; US Bank)  
Apparel/Retail - 4 (Athleta, Banana Republic, Little Barn Baby; Karisma)  
Barbershop - 2 (Cornerstone, Mackhard)  
Bookstore - 1  
Jewelry - 1 (Yaseen)  
Salon/Spa/Services - 3 (Zazu, Amber Waves; Mehndi Neo)  
Nail Salon - 2  
Eyeglass/Medical - 1

**Water:** (# spaces in use = 9, 2 unleased)

Restaurant - 4 (Vasili's, Blue Sushi, 64, Quiubo)  
Food/Retail - 1 (Sparrow)  
Salon/Spa - 1  
Jewelry - 1  
Apparel/Retail - 2

Bank - 1