



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION AGENDA • MAY 18, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 4, 2021 7:00 PM

III. PUBLIC HEARING

1. Text amendments to Article 3 –Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts). These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION MINUTES • MAY 4, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Absent	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 2, 2021 7:00 PM - **Accepted**

Mr. Noonan made a motion to approve the minutes from the March 2, 2021 meeting; seconded by Mr. Friedman.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

Minutes Acceptance: Minutes of May 4, 2021 7:00 PM (Approval of Minutes)

2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM - **Tabled**

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

RESULT:	TABLED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

Minutes Acceptance: Minutes of May 4, 2021 7:00 PM (Approval of Minutes)

3. Plan Commission - Regular Meeting - Apr 6, 2021 7:00 PM - **Tabled**

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

RESULT:	TABLED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

Minutes Acceptance: Minutes of May 4, 2021 7:00 PM (Approval of Minutes)

4. Plan Commission - Regular Meeting - Apr 20, 2021 7:00 PM - **Tabled**

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

RESULT:	TABLED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

Minutes Acceptance: Minutes of May 4, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32) - **Recommended to Approve**

Chairman Dwyer explained the purpose of the meeting was to discuss a staff analysis of the Northwest Highway business district and what the challenges are in trying to develop the area.

Chairman Dwyer explained tonight's meeting is a continuation of the public hearing from April 20, 2021 so no public notice or exhibits need to be read into record.

Sworn in Staff: Ms. Katie Rivard

Ms. Rivard explained the purpose of tonight's meeting is to focus on specific areas and identifying the developmental challenges and recommendations. She explained the goal is to go through the development history of the sub area plan, identify current and past development patterns, possible development challenges, sites that are ideal for redevelopment and what the land use considerations and recommendations are.

Ms. Rivard went through presentation slides going through a brief overview of the study area's current lot conditions and zoning characteristics. She spoke to the current land use and comprehensive plan recommendations and developments challenges.

Ms. Rivard referred to the slides to show the specific areas and their specific recommendations and challenges including the following:

- Camelot Sub Area
 - 1550-1568 W Northwest Hwy & 1935-1979 W Dundee
 - Palatine Stables -1504-1520 W Northwest Hwy
 - Former Camelot property- 1502-1504 W Northwest Hwy & 1675 W Dundee Rd
 - 1494 W Northwest Hwy
- Northwest Hwy and Palos to Countryside- 1400 through 1466 W Northwest Hwy
 - 1468 W Northwest Hwy
 - 1420-1450 W Northwest Hwy (vacant as plaza)
 - 1400 W Northwest Hwy (YMCA)
- N Countryside Drive and W Northwest Hwy-Countryside Commercial
 - 1204-1332 W Northwest Hwy (Countryside Commercial)
 - 1200 W Northwest Hwy (New Life Church)
 - 835,855,865 N Sterling (Sterling Corner)
 - 1100-1124 W Northwest Hwy (Hidden Cove Shopping Center)
 - Southwest Corner of Sterling and Northwest Hwy
- 755 W Northwest Hwy through 814 N Martin Drive
 - 862 N Quentin (and unincorporated 848 N Quentin Rd owned by same owner)
 - Northwest corner of Northwest Hwy and Quentin
 - Southwest Corner of Northwest Hwy and Quentin

- Northeast Corner of Northwest Hwy and Quentin
- Southwest corner of Northwest Hwy and Quentin
- 736 & 728 Northwest Hwy and 840 & 841 N Martin Drive
- 315-473 W Northwest Hwy
- 395-473 W Northwest Hwy (Whitehall Plaza, WestPoint Plaza)
- 315-385 W Northwest Hwy (Century Plaza)
- 92-275 W Northwest Hwy
- Northwest Corner of Northwest Hwy and Smith Street (vacant parcel west of CVS)
- Southeast corner of Northwest Hwy and Smith Street
- 80 W Northwest Highway
- 80 W Northwest Hwy (Little Sister of the Poor)
- 185-501 E Northwest Highway
- Renaissance Resub division
- Renaissance Resub Division (different ownerships)
- 185-501 E Northwest Highway
- 185-501 E Northwest Hwy (Palatine Plaza)

Mr. Hansen asked about the location of the outlet development that was contemplated.

Ms. Rivard explained it is within the shipping center

Chairman Dwyer spoke to general constraints and challenges asking if the railroad tracks should be added. He pointed out it can't be developed unless Union Pacific goes out of business. He spoke to the shallowness of lot and how it is a big challenge which does not lead to significant development.

Mr. Hansen asked what Chairman Dwyer thinks they will lead to

Chairman Dwyer stated if he would try to develop he would want to acquire the properties behind to make deeper to allow for sufficient parking and more businesses within one area.

Mr. Bettenhausen spoke to the inconsistencies of signage along Northwest Hwy. He pointed out the lack of address boards and how they would be helpful. He stated Palatine Plaza had the best and thinks it would help other plazas.

Mr. Kolososki pointed out the recommendations are for office or business but people are not going to offices anymore. He spoke to Algonquin Road and Euclid where they are tearing down offices and building apartments or condos. Mr. Kolososki stated a duplex type residential building can possibly work with the shallow lots. He spoke to the need to add consistent façade along the highway. He stated thinking business type properties at the moment are not viable. He spoke to the lack of demand for the small shops in the centers.

Chairman Dwyer spoke to the tax revenue benefits from either from sales or residential

Mr. Kolososki pointed out nothing is still nothing.

Chairman Dwyer stated auto dealers generate the most

Mr. Kolososki spoke to the office properties that look like townhomes at Colfax and Northwest Hwy. He stated they are always filled up being a single use for a single company but has a residential contemporary look.

Chairman Dwyer agreed they are a good attractive use.

Mr. Bettenhausen asked about the small lot next to CVS. He stated it would be nice for the grassy area to be a park with benches and picnic table

Discussion how to access

Mr. Hansen asked about horse paths through Deer Grove

Ms. Rivard answered yes

Discussion on access to cross Dundee from the stables

STAFF RECOMMENDATION:

After the initial presentations and discussions, Staff is recommending accepting the Northwest Highway Phase II Corridor Analysis and forwarding it to the Village Council for additional consideration, review, and policy direction regarding any specific recommendations on a particular site.

Mr. Kolososki asked if the Village ever contacts property owners

Ms. Rivard stated not at this time. She explained as staff did with phase 1 the properties within and surrounding the subarea will be noticed. She explained this meeting is an initial discussion and workshop and the next step would be a public hearing.

Mr. Friedman asked what happens after the public hearing. He asked if it would be an overlay to the comprehensive plan or stay separate.

Ms. Rivard explained it is considered an amendment to the comprehensive plan.

Chairman Dwyer clarified this isn't exactly recommendations but rather an analysis and then it goes to Village Council to decide how to proceed.

Mr. Hansen made a motion to close the public hearing; seconded by Mr. Noonan

DISCUSSION:

Mr. Kolososki stated he thinks it is a great idea to analyze and decide what is wanted.

Pat agreed with Mr. Kolososki

Mr. Noonan made a motion to approve and push to the next phase; seconded by Mr. Friedman

The motion was unanimously approved

Ms. Rivard clarified notice will go out to the surrounding property owners before

this goes to Council to give them an opportunity to review the plan.
Discussion on the next meeting.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Ms. Williams made a motion to adjourn; seconded by Mr. Noonan

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/18/21 07:00 PM

CASE STAFF STATEMENT (ID # 6807)

Text amendments to Article 3 –Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts). These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

CASE NUMBER: 21-44

PETITIONER: Village of Palatine

PROPOSAL:

Text amendments to Article 3 -Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts).

These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed amendments would reclassify Take-out Restaurants, Restaurants with 25 or fewer seats and without a local liquor license or drive-through, and restaurants without a local liquor license or drive through as a permitted uses; and text amendments regarding attached signage in business and manufacturing districts.

ZONING AND LAND USE:

Business and manufacturing districts for attached signage and restaurants

BACKGROUND:

On an ongoing and as identified basis, Staff reevaluates and reviews the current language of the Zoning and Subdivision Ordinances for amendment to either address

an emerging circumstance or recognize a necessary modification.

In this instance, Staff is proposing a series of modifications to eliminate restaurants from their current review process as a Special Use, under certain circumstances.

For the Plan Commission's review and recommendation and ultimately the Village Council's consideration, Staff is proposing the following text amendments:

- 1) Allow take-out restaurants as permitted uses.
- 2) Allow restaurants with up to 25 seats and without a local liquor license or drive through, as permitted uses.
- 3) Allow restaurants, without a local liquor license or drive-through, as permitted uses.

Note - the restaurant text amendments are being presented to the Plan Commission and Village Council in a menu style format. This will allow the Plan Commission to review and deliberate the three initial contemplations and ultimately the Village Council to evaluate the merits of the amendment and make the final decision.

Additionally, Staff has reviewed the existing limitations for attached signs in the business and manufacturing districts and, specifically, the maximum square footage allowed for an attached sign to determine if an expansion of the maximum size is warranted.

ANALYSIS:

Restaurants as permitted uses:

- Presently the zoning ordinance reviews all restaurants as special uses in the business districts and manufacturing district. This includes take-out only restaurants. The zoning ordinance definition of restaurant is as follows:

Restaurant. Any food service establishment in which food or drink is prepared for sale or for service on the premises or elsewhere (including but not limited to restaurant, coffee shop, cafeteria, short order cafe, luncheonette, grill, tea room, sandwich shop, soda fountain, roadside stand, drive-in, or similar place).

- The Special Use process typically takes 7-9 weeks to process through the Public Hearing and Village Council review. In addition to the application fees, there are certified mailing costs and site and floorplan development requirements. Over

the years, Staff has reviewed numerous restaurants through the Special Use process and the overwhelming majority have been both recommended for approval and ultimately approved.

- In reviewing the zoning ordinance history for requiring special uses for restaurants, Staff notes that they were previously permitted uses within the B-1 and B-2 districts in the 1957 (last revised in 1963) Palatine Zoning Ordinance. At that time, there were only two commercial business districts within the Ordinance.
- Restaurants were then included in the special use category in the 1968 Zoning Ordinance. In reviewing the background and commentary for amending restaurants from permitted uses to special uses, it appears that the Village was attempting to address specific proliferation problems and issues with the building, construction, or occupancy of restaurants, at that time.
- While those measures may have addressed the specific concerns, Staff also notes that fifty-three years later, there are a host of additional measures and requirements to safeguard against the previous concerns and issues. In addition to requiring a business license, the Environmental Health Division and the Permanent Food Establishment Permit process, which requires both preliminary application and subsequent ongoing inspections are all components of the requirements to establish a restaurant in the Village. The building code and inspection review requirements have also evolved over the years.
- In reviewing other comparable municipal regulations in the area, there are many municipalities that allow restaurants as permitted uses. Arlington Heights modified the Special Use requirements to grant a waiver and not require a special use for take-out restaurants and sit down restaurants 4,000 square feet or less. Mount Prospect (permitted uses is all commercial districts, excepting the business office district), Schaumburg (permitted uses up to 4,500 square feet inline tenant space, including take out and/or cafeteria style service), and Buffalo Grove permits restaurant without a drive through in the many of the business districts. The Northwest Municipal Conference survey is included in the packet for review.

Attached wall signs in the business and manufacturing districts:

- The sign code regulate attached signs, as a function of both the amount of linear feet of frontage (total signage calculation) and a maximum of 100 square feet,

regardless of the acreage of the site or building size.

- Staff incorrectly approved an attached wall sign at the Amazon distribution center on S. Hicks Road. The sign was permitted and ultimately installed on the façade. In notifying the building owner of the omission, a revised plan in compliance with the maximum square footage was presented for Staff review. Concurrently, Staff began reviewing the existing Code requirements and reviewing other municipal requirements to determine whether an amendment should be contemplated.
- It should be noted that the Subject Building is approximately 162,000 square feet and the wall elevations are 43 feet tall to the parapet.
- In reviewing other comparable municipal regulations in the area, there are many municipalities that allow attached wall signs to be greater than Palatine's limitation of 100 square feet.
- Arlington Heights allows wall signs up to 150 square feet, with an additional potential maximum allowed of 187.5 square feet, depending upon the setback of the building from the right-of-way. Schaumburg allow a maximum of 10% of the wall area, or 200 square feet, whichever is less. Wheeling permits wall signs in the business and manufacturing districts to be up to 400 square feet, depending upon the linear feet of frontage. Mount Prospect allows attached signs to be 150 square feet and up to 180 square feet in certain circumstances.
- In review of most of the surrounding municipalities allowing larger attached signs than the existing 100 square foot maximum, Staff believes that a text amendment is warranted.
- Many of the commercial shopping centers have attached signs which exceed 100 square feet and are regulated as planned developments, with a separate sign code.
- Staff is recommending that attached sign for commercial and manufacturing properties, with single-user buildings of 100,000 square feet or more be allowed to have a maximum 200 square foot sign.

RECOMMENDATIONS:

Staff recommends approval of the text amendments as outlined.

:

ATTACHMENTS:

- EXHIBIT - Revised Zoning Ordinance Language
- Public Notice - Text amendments to the Village of Palatine Zoning Ordinance
- Restaurant survey

ARTICLE VIII. SIGNAGE

[Editor's Note: Ordinance 0-127-06, passed on July 17, 2006 replaced Article VIII in its entirety]

8.01. General requirements.

8.03. Permanent signage in business districts.

(a) *Single user lots.* The following regulations shall apply to all signage on single user lots in all business districts.

(1) Total signage.

- a. The total gross surface area of all signage shall not exceed one square foot for each linear foot of lot frontage, except:
 - i. In B-2 Districts: One and one-half (1.5) feet for each linear foot of lot frontage.
 - ii. In B-5 Districts, where a single user lot is less than two (2) acres in lot area: Two (2) feet for each linear foot of lot frontage.
- b. A minimum of forty (40) square feet shall be maintained for all lots.

(2) Freestanding signs.

- a. Number of signs. Only one freestanding sign shall be permitted per lot, except:
 - i. In B-4 Districts where a lot is greater than two (2) acres in lot area: Two (2) freestanding signs are permitted.
 - ii. In B-5 Districts where a single user lot is greater than two (2) acres in lot area: Two (2) freestanding signs are permitted.
- b. Display. A sign shall display only information pursuant to the business conducted on the single user lot.
- c. Gross surface area. A single freestanding sign shall not exceed one hundred (100) square feet in gross surface area, except:
 - i. In the B-3 District: Eighty (80) feet.
 - ii. In B-5 Districts where a single user lot is greater than two (2) acres in lot area:
 - aa. Single sign. A single freestanding sign shall not exceed one hundred twenty (120) square feet.
 - bb. Two (2) signs. If two (2) freestanding signs are erected, the gross surface area of the second sign shall not exceed sixty (60) square feet.
- d. Height. The height of a freestanding sign shall not exceed twenty (20) feet, except:
 - i. In B-5 Districts where a single user lot is greater than two (2) acres in lot area:
 - aa. Single sign. A single freestanding sign shall not exceed twenty-five (25) feet.
 - bb. Two (2) signs. If two (2) freestanding signs are erected, the height of the second sign shall not exceed twenty (20) feet.

(3) Attached signs.

- a. Display. A sign shall display only the name information pursuant to the business conducted on the single user lot.
- b. Gross surface area. A single attached sign shall not exceed one hundred (100) square feet in gross surface area, except in B-5 Districts where a single user lot is greater than two (2) acres in lot area, a single attached sign shall not exceed one hundred twenty (120) feet in gross surface area.
- c. **Gross surface area for single-user buildings 100,000 square feet or larger, in all of the business districts, shall not exceed 200 square feet for a single attached sign.**

8.04. Signage in "M", Manufacturing Districts.

(1) *Total signage.* The total gross surface area of all signage shall not exceed one square foot for each linear foot of lot frontage. A minimum of forty (40) square feet shall be maintained for all lots.

(2) *Freestanding signs.*

- a. Number of signs. Only one freestanding sign shall be permitted per lot.
- b. Display. A freestanding sign shall display only the name of the business conducted on the lot.
- c. Gross surface area. A single freestanding sign shall not exceed one-hundred (100) square feet in gross surface area.
- d. Height. The height of a freestanding sign shall not exceed twenty (20) feet.

(3) *Attached signs.*

- a. Display. An attached sign shall display only the name of the business conducted on the lot.
- b. Gross surface area. A single attached sign shall not exceed one-hundred (100) square feet in gross surface area, **unless the building is at least 100,000 square feet or larger and occupied by a single user, in which case it shall not exceed 200 square feet for a single attached sign.**

11.02. B-1, Shopping Center District.

(a) *Legislative intent.* The purpose of the B-1, Shopping Center District is to provide for retail shopping and financial services within a unified shopping center.

(b) *Permitted uses.* The following uses are permitted:

- (6) Bakeries; manufacturing of goods limited to those retailed on the premises.
- (13) Candy, confectionery and ice cream stores; with no on-site manufacturing of goods.
- (54) Railroad passenger station.

(55) **Restaurants, within the following categories:**

- a) **Restaurants without a local liquor license.**
- b) **Restaurants without a drive-thru.**
- c) **Restaurants with 25 or fewer seats.**
- d) **Take-out only restaurants.**

~~(55)~~ **(56)** Second hand thrift shops.

~~(56)~~ **(57)** Sewing machine sales and service; household machines only.

~~(57)~~ **(58)** Shoe stores.

~~(58)~~ **(59)** Sporting goods stores.

~~(59)~~ **(60)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(60)~~ **(61)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village board at least ten (10) days before the event.

~~(61)~~ **(62)** Ticket agencies; amusement.

~~(62)~~ **(63)** Toy stores.

~~(63)~~ **(64)** Travel agencies, bureaus and transportation ticket offices.

~~(64)~~ **(65)** Mixed uses; combination of economically compatible permitted uses listed above.

~~(65)~~ **(66)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §4, 6/26/06)

~~(66)~~ **(67)** Tanning Salons. (Ord. 0-22-02 §6, 2/25/02)

~~(67)~~ **(68)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(19) Restaurants **within the following categories:**

- a) **Restaurants with a local liquor license.**
- b) **Restaurants with a drive-thru.**

c) **Restaurants with more than 25 seats.**

(20)~~(22)~~ School office buildings; not including the parking or storage of buses.

(21) ~~(23)~~ Taverns or bars.

(31) ~~(24)~~ Drive-Thru (Ord. 0-142-04, §2, 7/6/04)

11.03. B-2, General Business District.

(a) *Legislative intent.* The purpose of the B-2, General Business District is to provide areas for business establishments which offer retail convenience goods and services to residents located in the general vicinity of the district.

(b) *Permitted uses.* The following uses are permitted: (Ord. No. O-19-20, 03/09/20)

(8) Bakeries; manufacturing of goods limited to those retailed on the premises.

(20) Candy, confectionery and ice cream stores; with no on-site manufacturing of goods.

(74) Railroad passenger station.

~~(75)~~ Restaurants **within the following categories:**

- a) **Restaurants without a local liquor license.**
- b) **Restaurants without a drive-thru.**
- c) **Restaurants with up to 25 seats.**
- d) **Take-out only restaurants.**

~~(75)~~~~(76)~~ Sales and service of the following items; with a retail showroom:

- a. Electrical.
- b. Flooring.
- c. Glass.
- d. Heating and ventilation.
- e. Painting.
- f. Paper hanging.
- g. Plumbing.
- h. Roofing.

~~(76)~~ ~~(77)~~ Second hand thrift shops.

~~(77)~~ ~~(78)~~ Sewing machine sales and service; household machines only.

~~(78)~~ ~~(79)~~ Shoe stores.

~~(79)~~ ~~(80)~~ Sporting goods stores.

~~(80)~~ ~~(81)~~ Swimming pool sales and service.

~~(81)~~ ~~(82)~~ Taxidermists.

~~(82)~~ **(83)** Ticket agencies; amusement.

~~(83)~~ **(84)** Toy stores.

~~(84)~~ **(85)** Travel agencies, bureaus and transportation ticket offices.

~~(85)~~ **(86)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(86)~~ **(87)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village board at least ten (10) days before the event.

~~(87)~~ **(88)** Mixed uses; combination of economically compatible permitted uses listed above.

~~(88)~~ **(89)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §6, 6/26/06)

~~(89)~~ **(90)** Tanning Salons. (Ord. 0-22-02 §7, 2/25/02)

~~(90)~~ **(91)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)
(c) *Accessory uses.*

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village council subject to the standards set forth in section 14.05 of this ordinance: (Ord. No. O-19-20, 03/09/20)

(26) Restaurants **within the following categories.**

a) **Restaurants with a local liquor license.**

b) **Restaurants with a drive-thru.**

c) **Restaurants with more than 25 seats.**

~~(26)~~ School office buildings; not including the parking or storage of buses.

~~(27)~~

~~(27)~~ **(28)** Restaurants; with or without drive-through.

~~(28)~~ **(29)** Taverns or bars.

~~(29)~~ **(30)** Truck rental.

~~(30)~~ **(31)** Trailer rental.

~~(31)~~ **(32)** Undertaking establishments and funeral homes; which may include one attached residential unit. Water based cremation or alkaline hydrolysis is also permitted as an accessory use to the funeral home. (Ord. No. O-40-21; 04/12/21)

~~(32)~~ **(33)** Wind energy conversion systems.

~~(33)~~ **(34)** Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.

~~(34)~~ **(35)** Homeless day facility. (Ord. 0-115-00 22, 9/25/00]

~~(35)~~ **(36)** Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 25, 10-23-00)

~~(36)~~ **(37)** Food stores, grocery stores, meat markets and frozen foods. (Ord. 0-104-01 26 7-23-01)

- ~~(37)~~ **(38)** Car rental facilities. (Ord. 0-22-02, 34, 2/25/02)
- ~~(38)~~ **(39)** Dry Cleaners. (Ord. 0-41-03, 37, 2-03-03)
- ~~(39)~~ **(40)** Liquor Stores; package stores only. (Ord. 0-50-03, §6, 2/18/03)
- ~~(40)~~ **(41)** Tobacco Shops and electronic cigarette stores. (Ord. 0-14-04, §6, 2/2/04, Ord. No. 0-123-15, §1, 10/19/15)
- ~~(41)~~ **(42)** Drive-Thru (Ord. 0-142-04, §3, 7/6/04)
- ~~(42)~~ **(43)** Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists. (Ord. 0-84-05, §9, 4/18/05; O-135-17, 12/11/17)

11.04. B-3, Central Business District.

(a) *Legislative intent.* The purpose of the B-3, Central Business District is to provide a centrally located shopping and service area within Palatine for the retail sale of small items and essential services.

(b) *Boundaries.* Only the following described property in the village, and none other, shall be eligible for B-3, Central Business District zoning:

All property bounded by Wood Street on the north, Johnson street on the south, Plum Grove Road on the east, and Smith Street on the west.

(c) *Reserved.* (Ord. 0-83-10, §3, 7/19/10)

(d) *Permitted uses.* The following uses are permitted:

- (5) Bakeries; manufacturing of goods limited to those retailed on the premises.
- (13) Candy stores.

- (64)** Restaurants **within the following categories:**
 - a) **Restaurants without a local liquor license.**
 - b) **Restaurants without a drive-thru.**
 - c) **Restaurants with up to 25 seats.**
 - d) **Take-out only restaurants.**

~~(64)~~ **(65)** Second hand thrift shop.

~~(65)~~ **(66)** Sewing machine sales and service; household machines only.

~~(66)~~ **(67)** Sporting good stores.

~~(67)~~ **(68)** Telephone exchanges.

~~(68)~~ **(69)** Ticket agencies; amusement.

~~(69)~~ **(70)** Toy stores.

~~(70)~~ **(71)** Travel agencies, bureaus and transportation ticket offices.

~~(71)~~ **(72)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

- (72) ~~(73)~~ Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village board at least ten (10) days before the event.
- (73) ~~(74)~~ Mixed uses; combination of economically compatible permitted uses listed above provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.
- (74) ~~(75)~~ Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §7, 6/26/06)
- (75) ~~(76)~~ Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(f) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

- (12) ~~Restaurants, excluding drive-in or drive-through facilities.~~
Restaurants within the following categories:
 - a) **Restaurants with a local liquor license.**
 - b) **Restaurants with a drive-thru.**
 - c) **Restaurants with more than 25 seats.**
- (13) Taverns and bars.
- (14) Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-3 District.
- (15) Wind energy conservation system.
- (16) Copy changes, pursuant to Section 8.01(f) (4). (Ord. 0-133-00 37, 10-23-00)
- (17) Food stores, grocery stores, meat markets and frozen foods. (Ord. 0-104-01 39 7-23-01)
- (18) Dry Cleaners. (Ord. 0-41-03, 39, 2-03-03)
- (19) Liquor Stores; package stores only. (Ord. 0-50-03, §9, 2/18/03)
- (20) Tobacco Shops and electronic cigarette stores. (Ord. 0-14-04, §9, 2/2/04, Ord. No. 0-123-15, §1, 10/19/15)
- (21) Drive-Thrus (Ord. 0-142-04, §4, 7/6/04)
- (22) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists. (Ord. 0-84-05, §11, 4/18/05, Ord. O-135-17, 12/11/17)

11.06. B-5, Highway Business District.

(a) *Legislative intent.* The purpose of the B-5, Highway Business District is to provide for intensive retail or wholesale sales with appeal on a regional basis.

(c) *Permitted uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

- (40) Public garages.
- (41) Restaurants within the following categories:**

- a) Restaurants without a local liquor license.
- b) Restaurants without a drive-thru.
- c) Restaurants with up to 25 seats.
- d) Take-out only restaurants.

- (41) (42) Studios; commercial, photographic, recording, radio and television.
- (42) (43) Second hand thrift stores; if conducted wholly within a completely enclosed building.
- (43) (44) Sign painting establishments.
- (44) (45) Snowmobile sales and service.
- (45) (46) Taxicab dispatching office facility; including accessory communications equipment.
- (46) (47) Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.
- (47) (48) Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village board at least ten (10) days before the event.
- (48) (49) Mixed uses; combination of economically compatible permitted uses listed above, provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.
- (59) (50) Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §9, 6/26/06)
- (50) (51) Delicatessens (Ord. 0-67-00 §1, 7/17/00)
- (51) (52) Bakeries (Ord. 0-67-00 §1, 7/17/00)
- (52) (53) Tanning Salons. (Ord. 0-22-02 §8, 2/25/02)
- (53) (54) Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(e) *Special uses*. The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

- (24) Restaurants. **Restaurants within the following categories:**
 - a) **Restaurants with a local liquor license.**
 - b) **Restaurants with a drive-thru.**
 - c) **Restaurants with more than 25 seats.**
- (25) Trailer rental.
- (26) Truck rental.
- (27) Unique uses.
- (28) Wind energy conservation systems.
- (29) Used auto and machinery party.
- (30) Hotels, motels, and lodging houses. (Ord. No. O-19-20, 03/09/20)
- (31) Sales and service uses; with a retail sales showroom and storage conducted within a totally enclosed building;
 - a. Electrical.
 - b. Flooring.
 - c. Glass.
 - d. Heating and ventilation.
 - e. Masonry.
 - f. Painting.
 - g. Paper hanging.
 - h. Plumbing.
 - i. Refrigeration.
 - j. Roofing.
- (32) Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 311 10-23-00)
- (33) Car rental facilities. (Ord. 0-22-02, §5, 2/25/02)
- (34) Dry Cleaners (Ord. 0-41-03, §10, 2-03-03)
- (35) Liquor Stores; package stores only. (Ord. 0-50-03, §10, 2/18/03)
- (36) Tobacco Shops and electronic cigarette stores. (Ord. 0-14-04, §11, 2/2/04, Ord. No. 0-123-15, §1, 10/19/15)
- (37) Drive-Thru (Ord. 0-142-04, §5, 7/6/04)
- (38) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists. (Ord. 0-60-06, §15, 4/3/06)

- (39) Gold and Silver dealers (as defined within Division 16 of the Palatine Code of Ordinances), whose gross business receipts result in 20% or more from the purchase of gold or silver. (Ord. No. 0-144-11, §1, 11/21/11)
- (40) Piercing studios and stores, operating in a manner that is not exempted under the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/). This shall not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using the pre-sterilized, single-use stud and clasp piercing system. (Ord. No. 0-144-11, §1, 11/21/11)
- (41) Physical and health services: including health clubs greater than 3,000 square feet, swimming pools, and masseuses. (Ord. 0-89-16; 7/11/16; Ord. O-135-17, 12/11/17)
- (42) Adult-Use Cannabis Dispensing Establishment as defined in Section 3.02. (Ord. O-111-19, 12/9/19)

12.01. General requirements of all manufacturing districts.

(a) *Legislative intent.* The manufacturing district is intended to accommodate manufacturing activities which are most appropriate when located apart from or well buffered from residential development and which meet the general requirements and performance standards contained in this article.

12.01 (h) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to standards set forth in section 14.05 of this ordinance.

- (16) Restaurants **within the following categories:**
 - a) **Restaurants with a local liquor license.**
 - b) **Restaurants with a drive-thru.**
 - c) **Restaurants with more than 25 seats.**
- (17) Towing services within 200 feet of a residential use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)
- (18) Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris, and Wood Waste. (Ord. 0-38-05, §1, 3/7/05)
- (19) Unique Uses in compliance with the District's performance standards. (Ord. 0-72-07, §6, 5/14/07)
- (20) Wind energy conservation system.
- (21) Reserved (Ord. 0-111-06, §10 6/26/06)
- (22) Adult-Use Cannabis Dispensing Establishment as defined in Section 3.02. (Ord. O-111-19, 12/9/19)

PUBLIC NOTICE

A public hearing will be held before the Village of Palatine Plan Commission on Tuesday, May 18, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 3--Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts). These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the permitted and special uses for restaurants in the B-1, B-2, B-3, B-5 districts, and Manufacturing district, to allow the following as permitted uses: 1) take-out only restaurants, 2) restaurants with 25 seats or less and without a local liquor license or drive through, and 3) restaurants without a liquor license or drive-through. The amendments would also establish the requirements and parameters for the outdoor seating requirements for restaurants on private property. The amendments would also increase the maximum allowable square footage for attached signs from 100 square feet to 200 square feet, in the business and manufacturing districts, within certain parameters. The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-44

VILLAGE OF PALATINE

Dennis Dwyer, Chair,

Palatine Plan Commission

DATED: This 3rd day of

May 2021.

Published in Daily Herald

May 3, 2021 (4562942)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/03/2021 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4562942

Attachment: Public Notice - Text amendments to the Village of Palatine Zoning Ordinance (Text Amendments to the Zoning Ordinance -

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Arlington Heights	No.		Yes.	No.		Yes.	Yes.	In B-5, Downtown District only.
Barrington	Yes.	B-1 General Business/Service; B-4 Village Center (no drive-through are allowed).		Yes.	B-1 General Business/Service; B-4 Village Center (no drive-through are allowed)		Yes.	B-1 General Business/ Service; B-4 Village Center.
Buffalo Grove	Yes.	Any Business District.	N/A.	Yes.	All Business Districts as well as the Industrial District as a special use.		Yes.	All Business Districts as well as the Industrial District as a special use.
Carpentersville	Yes.	C-1 Neighborhood Commercial, C-2 General Commercial, C-2-A Randall Road Commercial.		Yes.	C-1, C-2, C-2-A.		Yes.	An outdoor dining area accessory to a principal use serving alcoholic liquor for consumption on the premises is allowed in C-2 and C-2-A with the approval of a special use permit. An outdoor dining area accessory to a principal use that does not serve alcoholic liquor is allowed by right in C-2 and C-2-A.
Cary	Yes.	Commercial, Manufacturing.		Yes.	Commercial.		Yes.	Commercial.
Des Plaines	Yes.	C-1, C-2, C-3, C-4, C-5 (treated as Specialty Food).		Yes.	C-3, C-4, C-5, C-6 (Class A Restaurant).		Yes.	Outdoor seating allowed accessory to restaurant.

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Evanston	No.		Yes. Special use in all Business, Commercial, D2, D3, D4, I2, I3, RP	Yes.	All Business, Commercial, and Downtown districts, as well as the I1, O1 and RP.	Yes. Special use in I2, I3.	Yes.	Allowed in accordance with restaurant zoning regulations if on private property. Require City Council approval on public property (not through special use process).
Hoffman Estates	Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.		Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.		Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.
Mount Prospect	Yes.	B3-B5,.		Yes.	B3-55		Yes.	B3-B5
Northbrook	Yes.	Allowed as permitted uses in commercial districts, and special uses in office districts, light industrial district, and mixed use districts.		Yes.	Allowed as permitted uses in commercial districts and office districts , and special uses in light industrial district and mixed use districts.		Yes.	Allowed as permitted uses in commercial districts, office districts, light industrial district, and mixed use districts.
Palatine	No.		Yes.	No.		Yes.	No.	

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Park Ridge	Yes.	Commercial (B-1, B-2, B-3, B-4 Uptown Core, B-4 Uptown Commercial).		Yes.	Same as above, there is no differentiation between carry-out and sit-down.		Yes.	Same as above, no specific distinction for outdoor cafes.
Rolling Meadows	Yes.	Rolling Meadows does not distinguish between carry-out and sit-down restaurants.		Yes.	T-1 Transitional, T-2, C-1, C-2 Commercial.		Yes.	Temp outdoor seating - < 12 seats; does not serve alcohol; does not require additional parking or construction - allowed in districts for restaurants.
Schaumburg	No.		Yes.	No.		Yes.	No.	
Skokie	Yes.	Permitted use: NX, TX, CX, B1, B2, B3, B4. Special Use: MI, Restricted Use: or (must be within another approved building).	N/A.	Yes.	Full Service - permitted: NX, TX, CX, B2, B3, B4 Special Use: B1, MI Restricted: OR Limited Service - Permitted: NX, TX, CX, B2, B3, B4, H1 Special use BI, MI Restricted: OR, B6 (limits or % of total floor area).	N/A.	Yes.	See all of 118-85(e) attached.
Streamwood	Yes.	All commercial districts.		Yes.	All commercial districts.		Yes.	All commercial districts.
Vernon Hills	Yes.	B-1 General Business.		Yes.	B-1 General Business.		Yes.	B-1 General Business with Board approval of an Outdoor dining Permit.
Wheeling	No.		Yes.	No.			No.	

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Wilmette	No.		Yes.	Yes.	All commercial districts.		Yes.	All properties in commercial districts not adjacent to residential districts.

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Arlington Heights		No.		Yes.
Barrington		No.		Yes.
Buffalo Grove		Yes.	Permitted Use in the B-3 District; Special Use in B-2; B-4 ; B-5 and the Industrial District.	
Carpentersville	Yes.		Drive-through establishments accessory to a restaurant are allowed in C-2 with the approval of a special use permit.	Yes.
Cary		No.		Yes.
Des Plaines		No.		Yes. (C-3, C-4, C-5)

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Evanston		No.		Yes.
Hoffman Estates		No.	(The drive-through requires a Special Use in the B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.)	Yes.
Mount Prospect		No.		Yes.
Northbrook		No.	Only allowed as special uses in the commercial districts, office districts, and mixed use districts.	Yes.
Palatine	Yes.	No.		Yes.

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Park Ridge		Yes.	Any drive-through facility (not specific to restaurants) only allowed in B-2 or B-3.	
Rolling Meadows	Yes. Special use if seating exceeds 12 or serve alcohol or requires construction or additional construction.	No.		Special use.
Schaumburg	Yes.	No.		Yes.
Skokie	N/A.		Limited service restaurants only - special use: B2, B3, M1.	N/A.
Streamwood		No.		Yes.
Vernon Hills		No.	B-1 General Business.	Yes.
Wheeling	Yes.	No.	Yes.	

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Wilmette		No.		Yes.