

**Village of East Dundee, Illinois  
Business Districts Amendments  
Adopted April 1, 2013  
Ordinance # 13-\_\_\_\_\_**

**§ 157.050 GENERAL REQUIREMENTS**

*Delete* 157.050(B)(2)

*Replace sub-section (F) with the following:*

(F) *Allowable use of land and buildings.*

(1) *Allowable uses table.* Permitted uses, special uses, accessory uses, and temporary uses in the business districts shall be as indicated on the following table. All other provisions of this chapter to the contrary notwithstanding, the Building Inspector shall determine whether a proposed use that is not specifically listed on the table is most similar to and compatible with one or more permitted uses, special uses, accessory uses, temporary uses, or prohibited uses and classify the use accordingly. Such determinations shall be recorded in writing and maintained on file in the Village Clerk's office.

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
<b>(a) Agriculture and natural resource uses.</b>					
1. <i>Resource conservation.</i>					
2. <i>Cultivation.</i>					
3. <i>Livestock.</i>					
4. <i>Agricultural support.</i>					
Farm and garden supply store			P		
Feed store			P		

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5. <i>Mineral extraction and batch operations.</i>					
<b>(b) Residential uses.</b>					
1. <i>Single-family and two-unit dwellings.</i>					
2. <i>Multiple-family dwellings.</i>					
Residential units above the first floor of any business; subject to the provisions of § 157.050(F)(2)(a)	P	S	S		S
3. <i>Group living facilities.</i>					
<b>(c) Retail uses.</b>					
1. <i>General merchandise.</i>					
Art and school supply store	P	P	P		
Appliance store	P	P	P		
Art gallery	P	P	P		
Bicycle store; includes sales, retail and repair	P	P	P		
Book and stationery store	P	P	P		
Building material sales			S		
Casket and casket supplies sales			P		
Catalog store	P	P	P		
China and glassware store	P	P	P		
Clothing and art needlework store; includes production, alteration and repair for on-site retail sale	P	P	P		
Coin, philatelic, stamp and numismatic store	P	P	P		
Department store	P	P	P		
Direct selling establishment where products are stored			P		
Drapery store	P	P	P		
Drug store or pharmacy	P	P	P		
Floor covering store; includes rugs, linoleum and carpets	P	P	P		

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Flower shop	P	P	P		
Furniture store; includes upholstering when conducted as part of the retail operation and secondary to the principal use	P	P	P		
Furrier shop; includes incidental storage & conditioning of furs	P	P	P		
Gift shop	P	P	P		
Gun shop			S		
Hearing aid store	P	P	P		
Hobby shop	P	P	P		
Jewelry and watch store; includes production, alteration and repair for on-site retail sale	P	P	P		
Leather goods and luggage store	P	P	P		
Millinery shop	P	P	P		
Music shop	P	P	P		
Office supplies and stationery	P	P	P		
Orthopedic and medical appliance store; does not include the assembly or manufacture of articles			P		
Paint and wallpaper store	P	P	P		
Pet shop	P	P	P		
Sewing machine sales and service	P	P	P		
Sporting goods store; does not include the sale of firearms as defined in this chapter	P	P	P		
Tack shop	P	P	P		
Tile store; includes wall and floor	P	P	P		
Tombstone and monument sales			P		
Toy store	P	P	P		
Trading stamp store	P	P	P		
Variety and notion store	P	P	P		
<b>2. Food and beverage.</b>					
Bakery; includes manufacture of goods for on-site retail sale only	P	P	P		

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Butcher shop	P	P	P		
Candy and confectionery store	P	P	P		
Dairy products store	P	P	P		
Grocery and food store	P	P	P		
Package liquor store	S	S	S		
Roadside stand			S		
<b>3. Greenhouses and nurseries.</b>					
Greenhouse and nursery; retail and wholesale			P		
<b>(d) Clubs, restaurants, taverns and lodging uses.</b>					
<b>1. Clubs, lodges and meeting halls.</b>					
Clubs, lodges and meeting halls; private, fraternal or religious with no live entertainment or dancing	P	P	P		P
Clubs, lodges and meeting halls; private, fraternal or religious with live entertainment or dancing	S	S	S		S
<b>2. Restaurants, specialty foods and taverns.</b>					
Delicatessen	P	P	P	P	S
Ice cream shop	P	P	P	P	S
Restaurant; no live entertainment or dancing	P	P	P	P	S
Restaurant; with live entertainment or dancing	S	S	S	P	
Restaurant; drive-in or drive-through facilities		S	S	P	
Taverns	P	P	P		S
<b>3. Lodging.</b>					
Hotel; includes apartment hotel, dining room and meeting rooms			S	S	S
Motel			S	S	

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
<b>(e) Recreation and entertainment uses; public and private.</b>					
<i>1. Indoor recreation and entertainment.</i>					
Billiard and pool hall			<b>S</b>		
Bowling alley			<b>S</b>		
Commercial sports and entertainment establishment; subject to the licensure requirements of Chapter 118 of the East Dundee Code of Ordinances			<b>S</b>		
Community center buildings, public or non-profit; includes clubhouses, recreation buildings, gymnasiums, swim clubs, swimming pools, tennis clubs, tennis courts, roller skating and ice skating rinks		<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>
Game rooms; employing amusement devices commonly known as pinball machines, shuffleboards, bowling machines and coin-operated games of skill subject to the licensure requirements of Chapter 112 of the East Dundee Code of Ordinances, but does not include regulation bowling alleys or pool or billiard tables	<b>S</b>	<b>S</b>	<b>S</b>		
Museum			<b>P</b>		<b>S</b>
Shooting range			<b>S</b>		
Theater	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	
<i>2. Outdoor recreation and entertainment.</i>					
Drive-in theater				<b>S</b>	
Outdoor private amusement establishment; includes trampoline center, miniature golf course, kiddy park and the like			<b>S</b>		
Parks and playgrounds, not-for-profit	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>
Parks and playgrounds, public	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Swimming clubs and pools			<b>P</b>		<b>P</b>
Tennis clubs and courts			<b>P</b>		<b>P</b>
<b>(f) Service, contracting, storage and broadcasting uses.</b>					
<i>1. Personal services.</i>					

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Barber shop	P	P	P		S
Beauty parlor	P	P	P		S
<i>2. Dry cleaning and laundry services.</i>					
Dry cleaning and laundry establishment, without drive-through; employing not more than 5 persons where on-site equipment for dry cleaning does not exceed units of 30-pound capacity	P	P	P		S
Dry cleaning and laundry establishment, with drive-through; employing not more than 5 persons where on-site equipment for dry cleaning does not exceed units of 30-pound capacity			S		S
<i>3. Finance, insurance and real estate services.</i>					
Automatic teller machine as stand-alone structure		S	S	S	S
Bank	P	P	P		P
Credit agency	P	P	P		P
Currency exchange		P	P		P
Financial institution	P	P	P		P
Insurance agency	P	P	P		P
Investment company	P	P	P		P
Loan company	P	P	P		P
Real estate office	P	P	P		P
Savings and loan	P	P	P		P
Security and commodity broker	P	P	P		P
<i>4. General services.</i>					
Auction room			S	S	
Catering establishment			P		
Clothing and costume rental store	P	P	P		
Detective agency	P	P	P		P
Employment agency	P	P	P		P

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Photographic studio; includes developing and printing as part of the retail business	P	P	P		S
Picture framing; conducted for retail trade	P	P	P		
Printing shop; limited to presses having not more than 14 inches by 20 inches in size	P	P	P		P
Secretarial service	P	P	P		P
Scientific research agency	P	P	P		P
Shoe repair shop	P	P	P		
Tailor, hat and clothes repair or dressmaker shop	P	P	P		
Taxidermist			P		
Testing laboratory			S		
Travel bureau and transportation ticket office	P	P	P	P	P
Undertaking establishment and funeral parlor			P	P	
<i>5. Contractor and repair shops and showrooms.</i>					
Artists and industrial design studio	P	P	P		P
Furniture repair and upholstery			P		
General minor repair or fix it shop	P	P	P		
Interior decorating studio; includes upholstery and making draperies, slip covers and other similar articles when conducted as a secondary activity to the principal use	P	P	P		
Lawn mower repair shop		S	P	S	
Locksmith	P	P	P		
Building services and supplies; no outside storage		S	P	S	
Contractor shop; no outdoor storage		S	P	S	
Electrical shop and supply shop		S	P	S	
Exterminating service		S	P	S	
Heating and air conditioning retail sales and service		S	P	S	
Plumbing and heating showroom and shop		S	P	S	
Refrigeration shop, service and repair		S	P	S	

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Swimming pool sales and service			P		
Sewer cleaning and rodding shop			P		
Sign contractor; no outside storage		S	P	S	
Window cleaning firm		S	P	S	
<b>6. Equipment and supplies.</b>					
Bottled gas dealer			P	P	
Business machines store	P	P	P		
Equipment and appliance repair shop			P		
Equipment rental and leasing service			P		
Milk machine sales			P		
Water softener service			P		
Water sales and bottling			P		
<b>7. Storage, transport and mail order sales.</b>					
Ambulance service			S	S	
Frozen food locker			P		
Limousine service	P	P	P	P	S
Mail order sales and warehousing			P		
Storage, warehousing and wholesale establishments; does not include fuel oil, gasoline and other flammable material			S		
<b>8. Broadcasting facilities and recording studios.</b>					
Radio and television broadcasting studio			P		S
Recording studio			P		S
<b>(g) Automotive and related uses.</b>					
<b>1. Accessory sales.</b>					
Automobile accessory, tire and battery stores		S	S	P	
<b>2. Fuels sales, service and repair.</b>					



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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Automobile fuel sales; with or without service		S	S	S	
Automobile and truck service without fuel sales; includes car washes, oil change service, repair facilities, and related uses not otherwise listed		S	S	S	
Body and fender shop			S	S	
Paint shop			S	S	
<b>3. Parking.</b>					
Parking lot; commercial	S	S	P	P	S
<b>4. Vehicle sales and rental.</b> In districts where the following uses require a special use permit, the provisions of § 157.050(F)(2)(b) also shall apply.					
Boat dealer			S	P	
Camper dealer (sales)			S	P	
Mobile home dealer			S	P	
Motor vehicle dealer, new or used			S	P	
Motor vehicle dealer; used only		S	S	P	
Motorcycle sales			S	P	
Recreation vehicle sales or rental			S	P	
Snowmobile, sales and service			S	P	
Trailer sale or rental			S	P	
<b>(h) Office uses.</b>					
<b>1. Professional offices.</b>					
Accounting, auditing and bookkeeping	P	P	P		P
Attorney and law office	P	P	P		P
Business and professional office	P	P	P		P
Business office in which goods, wares or merchandise are displayed and sold on the premise	P	P	P		P
Engineering and architectural service	P	P	P		P

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Land surveyor	P	P	P		P
Landscape architect	P	P	P		P
Newspaper office; does not include printing	P	P	P		
Professional Consultant	P	P	P		P
<b>2. Organizations.</b>					
Better Business Bureau	P	P	P		P
Chamber of Commerce	P	P	P		P
Charitable organization	P	P	P		P
Civic association	P	P	P		P
Labor union and organization	P	P	P		P
Merchants association	P	P	P		P
News syndicate	P	P	P		P
Political organization	P	P	P		P
Professional membership association	P	P	P		P
Real estate board	P	P	P		P
Social service and fraternal association	P	P	P		P
Trade association	P	P	P		P
<b>(i) Healthcare and veterinary uses.</b>					
<b>1. Medical and dental offices, clinics and labs.</b>					
Chiropractor's office and podiatrist's office	P	P	P		P
Chiropractor's office	P	P	P		P
Dentist's office	P	P	P		P
Doctor's, surgeon's and/or physician's office	P	P	P		P
Laboratory, medical and dental	P	P	P		P
Medical and dental clinic	P	P	P		P
Optician's office	P	P	P		P
Osteopath's office	P	P	P		P

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	<b>2. Hospitals and care homes.</b>				
Convalescent center, nursing home, geriatric center and rest home			S		S
Hospitals or sanitariums			S		S
<b>3. Veterinarian offices, hospitals and kennels.</b>					
Veterinary clinic and animal hospital; without outdoor kennels	P	P	P		P
Veterinary clinic and animal hospital; with outdoor kennels			S		
<b>(j) Manufacturing uses.</b>					
<b>1. Manufacturing.</b>					
<b>(k) Public, educational and institutional uses.</b>					
<b>1. General public.</b>					
Library and branch library	S	S	S	S	S
Police or fire station	S	S	S	S	S
Post office and post office sub-station	S	S	S	S	S
Public service or municipal garage				S	
<b>2. Educational.</b>					
Dancing school or studio	P	P	P		P
Music school with sales	P	P	P		P
Schools, public or private; non-boarding elementary, middle, high, college and university					P
Schools, business, trade or vocational; non-boarding public or private			P	P	P
<b>3. Childcare.</b>					
Nursery school; includes children's day school, day nursery child care center and day care center – must have at least 150 square feet of outdoor play area for each child that is cared for	S	S	S		S

**Allowable uses of land and buildings:**

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	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
<b>4. Institutional and assembly.</b>					
Church, chapel, temple and synagogue	S	S	S		P
Convention hall and center			S		S
Religious reading room	P	P	P		P
<b>(l) Transportation, utility and solid waste uses.</b>					
<b>1. Transportation.</b>					
Public transportation facilities; includes shelters, terminals, parking areas and service buildings			S	S	
Transit and transportation passenger shelter	S	S	S	S	S
<b>2. Utility.</b>					
Public utility and public service use; subject to the provisions of § 157.050(F)(2)(c)	S	S	S	S	S
Telephone booth	S	S	S	S	S
<b>3. Solid waste.</b>					
<b>(m) Accessory uses.</b>					
<b>1. Accessory to agricultural uses.</b>					
<b>2. Accessory to residential uses.</b>					
Accessory uses provided in accordance with the provisions of § 157.085	P	P	P		P
<b>3. Accessory to commercial uses.</b>					
Accessory uses provided in accordance with the provisions of § 157.085	P	P	P	P	P
Offices ancillary to any permitted or special use	P	P	P	P	P
Open sales lot				S	

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Pet crematorium; operated as an accessory use to a permitted principal use providing services to household pets such as a kennel, veterinary clinic, animal hospital, or pet groomer.			S		
Residential dwelling unit for the owner or manager of the principal business; all other village ordinances must be complied with including fire and life safety codes	S	S	S		S
Storage yard; materials or equipment for on-site sales only				S	
4. <i>Accessory to manufacturing uses.</i>					
5. <i>Other accessory uses.</i>					
<b>(n) Temporary uses.</b>					
1. <i>Temporary uses.</i>					
Temporary building for construction purposes; not to exceed the duration of the construction	P	P	P	P	P
<b>(o) Other special uses.</b>					
1. <i>Other special uses.</i>					
Planned unit development	S	S	S	S	S
Similar and compatible uses to those listed as special uses	S	S	S	S	S
Twenty-four hour per day operation of any permitted or special use	S	S	S		

(2) *Use-specific requirements.* The following uses shall comply with all listed requirements in addition to all other requirements specified in this chapter. In the event of a conflict between a requirement listed hereunder and that of another section of this chapter, the more restrictive requirement shall prevail.

(a) *Residential units above the first floor of any business.*

1. Shall comply with all other village ordinances including fire and life safety codes; and

2. Shall provide not less than one off-street parking space for each unit on the same lot as the residential use.

(b) *Vehicle Sales and Rental.*

1. Shall be located on parcels sufficiently large enough to fully comply with the following:

- a. A minimum lot area of 40,000 square feet; and
- b. The applicable perimeter landscaping and buffering requirements contained in § 158.04(D).

(c) *Public utility and public service use.*

1. Uses and facilities include: electric sub-stations and booster stations; telephone exchanges, repeater stations, micro-wave relay towers and stations, antenna towers and other outdoor equipment essential to the operation of the exchange in the interest of the public convenience; potable water well head stations, well separators, pumping stations, water filtration plants, reservoirs, and storage tanks and towers; natural gas regulator stations and similar above the ground facilities customarily used for the distribution, transmission or storage of natural gas as a part of the operation of a public utility; and satellite dishes as accessory to any of the above.

2. The use shall be located more than 200 feet from the boundary of a residential use.

3. Natural gas equipment and other installations may be in completely enclosed buildings or in the open, but along with electric substations and booster stations, must be completely enclosed behind two-inch or less mesh chainlink fence or equal, no less than six feet in height.

**Replace** 157.051(B) “*Permitted uses.* See § 157.050(F).”

**Replace** 157.051(C) “*Accessory uses.* See § 157.050(F).”

**Replace** 157.051(D) “*Special uses.* See § 157.050(F).”

**Replace** 157.051(E) “*Temporary uses.* See § 157.050(F).”

**Replace** 157.052(B) “*Permitted uses.* See § 157.050(F).”

**Replace** 157.052(C) “*Accessory uses.* See § 157.050(F).”

**Replace** 157.052(D) “*Special uses.* See § 157.050(F).”

**Replace** 157.052(E) “*Temporary uses.* See § 157.050(F).”

**Replace** 157.053(B) “*Permitted uses.* See § 157.050(F).”

**Replace** 157.053(C) “*Accessory uses.* See § 157.050(F).”

**Replace** 157.053(D) “*Special uses.* See § 157.050(F).”

**Replace** 157.053(E) “*Temporary uses.* See § 157.050(F).”

**Replace** 157.054(B) “*Permitted uses.* See § 157.050(F).”

**Replace** 157.054(C) “*Accessory uses.* See § 157.050(F).”

**Replace** 157.054(D) “*Special uses.* See § 157.050(F).”

**Replace** 157.054(E) “*Temporary uses.* See § 157.050(F).”

**Replace** 157.055(B) “*Permitted uses.* See § 157.050(F).”

**Replace** 157.054(C) “*Special uses.* See § 157.050(F).”

**Replace** 157.054(D) “*Accessory uses.* See § 157.050(F).”