

ZONING CODE

156 Attachment 7

Village of Coal City

Table 7: Permitted and Conditional Uses in Commercial Districts
[Amended 11-12-2001 by Ord. No. 01-03; 7-25-2005 by Ord. No. 05-31;
7-12-2010 by Ord. No. 10-22; 6-8-2016 by Ord. No. 16-12; 7-27-2016 by Ord. No. 16-16;
10-9-2024 by Ord. No. 24-23]

Group J: Permitted Uses in All Commercial Districts
C-1, C-2, C-3, C-4 and C-5

- (1) Accessory uses, buildings, and structures to all permitted uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Automated teller machines.
- (3) Bakeries, retail.
- (5) Beauty shops.
- (6) Candy shops.
- (7) Confection shops.
- (8) Construction buildings or trailers, temporary, for construction purposes for a period not to exceed the duration of construction.
- (9) Convenience marts with limited food preparation on premises.
- (10) Dairy stores.
- (11) Delicatessens.
- (12) Donut shops.
- (13) Drug stores.
- (14) Dry cleaning stores, processing done off-site.
- (15) Fish markets.
- (16) Food stores under 5,000 square feet, including meats.
- (17) Grocery stores under 5,000 square feet.
- (18) Hair styling salons. (See “beauty shops.”)

COAL CITY CODE

- (19) Health food stores.
- (20) Ice cream shops.
- (21) Insurance offices. (See “offices, business, professional, governmental, institutional or political.”)
- (22) Interior decorators.
- (23) Laundries, small retail with processing done off-site.
- (24) Laundromats.
- (25) Leather goods shops.
- (26) Libraries.
- (27) Liquor stores (package goods only).
- (28) Locksmiths.
- (29) Meat markets.
- (30) Museums.
- (31) Newspaper and magazine shops.
- (32) Nut shops.
- (33) Offices, business, professional, governmental, institutional or political, unless specifically listed.
- (34) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open spaces.
- (35) Permitted public uses, as defined in § 156-3.
- (36) Photography studios.
- (37) Picture framing shops.
- (38) Popcorn shops.
- (39) Real estate offices. (See “offices, business, professional, governmental, institutional or political.”)

ZONING CODE

- (40) Restaurants and cafes, eat-in or carry-out; but not including live entertainment, dancing, serving of alcoholic beverages, or restaurants that are drive-in establishments, as defined in § 156-3.
- (41) Sewing machine sales and service.
- (42) Streets and alleys.
- (43) Tax preparation offices. (See “offices, business, professional, governmental, institutional or political.”)
- (44) Tourist information centers.
- (45) Travel agencies.
- (46) Water softener services.
- (47) Yogurt shops.

Group K: Conditional Uses in All Commercial Districts C-1, C-2, C-3, C-4 and C-5

- (1) Accessory uses, buildings, and structures to all conditional uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Clinics.
- (3) Conditional public uses, as defined in § 156-3.
- (4) Educational institutions, as defined in § 156-3.
- (5) Fire stations.
- (6) Gas (service) stations, automobile.
- (7) Golf courses and country clubs, private.
- (8) Golf courses, publicly owned.
- (9) Hospitals.
- (10) Institutions, educational. (See “educational institutions.”)
- (11) Philanthropic and charitable institutions, as defined in § 156-3.
- (12) Planned unit developments.

COAL CITY CODE

- (13) Police stations.
- (14) Religious institutions, as defined in § 156-3.

Group L: Additional Conditional Uses in C-1 Commercial District

- (1) Music stores and instrument repair shops.
- (2) Music studios.
- (3) Taxidermists.

Group M: Additional Permitted Uses in C-2 Commercial District

- (1) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock.
- (2) Art and graphic supply stores.
- (3) Bookstores.
- (4) Card shops.
- (5) Custom dressmaking and repair shops.
- (6) Dentist offices.
- (7) Financial institutions, as defined in § 156-3.
- (8) Florists.
- (9) Gift shops.
- (10) Graphics and drafting services.
- (11) Hat shops and repair.
- (12) Jewelry and watch sales and repair stores.
- (13) Luggage shops.
- (14) Medical offices.
- (15) Music stores and instrument repair shops.

ZONING CODE

- (16) Newspaper distribution agencies.
- (17) Office supply stores.
- (18) Optometry offices.
- (19) Paint stores.
- (20) Pet grooming (does not include kenneling).
- (21) Photo processing stores, except kiosks.
- (22) Print shops with six or fewer employees.
- (23) Shoe shops and repair.
- (24) Stationary stores.
- (25) Tailor shops and repair.
- (26) Ticket offices, theater and amusement.
- (27) Ticket offices, transportation.
- (28) Tile stores.
- (29) Wallpaper stores.
- (30) Yard goods stores, notions and sundries.

Group N: Additional Conditional Uses in C-2 Commercial District

- (1) Bars without live entertainment or dancing.
- (2) Currency exchanges.
- (3) Day-care centers, as defined in § 156-3.
- (4) Drive-in establishments, as defined in § 156-3.
- (5) Game rooms, as defined in § 156-3.
- (6) Garage, public, as a principal use.
- (7) Kiosks, as defined in § 156-3.
- (8) Parking lots as a principal use.

COAL CITY CODE

- (9) Plazas and public spaces.
- (10) Pubs without live entertainment or dancing.
- (11) Recreational institutions, as defined in § 156-3.
- (12) Restaurants serving alcoholic beverages but without live entertainment or dancing.
- (13) Saloons without live entertainment or dancing.
- (14) Taverns without live entertainment or dancing.

Group O: Additional Permitted Uses in C-3 Commercial District

- (1) Animal hospitals.
- (2) Antique shops.
- (3) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock.
- (4) Art studios.
- (5) Art and graphic supply stores.
- (6) Auto parts and accessory stores.
- (7) Bicycle sales, rental, and repair shops.
- (8) Bookstores.
- (9) Business machine sales, rental, and service.
- (10) Camera shops.
- (11) Camping equipment sales.
- (12) Card shops.
- (13) Carpet and rug stores (retail sales).
- (14) Catering services.
- (15) China and glassware shops.
- (16) Clothing stores.

ZONING CODE

- (17) Clubs or lodges, private.
- (18) Coin and stamp stores.
- (19) Computer sales and service.
- (20) Custom dressmaking shops and repair.
- (21) Dance studios.
- (22) Dental offices.
- (23) Department stores.
- (24) Discount department stores.
- (25) Employment agencies.
- (26) Exterminating services.
- (27) Financial institutions, as defined in § 156-3.
- (28) Florists.
- (29) Frozen food stores, excluding locker rental.
- (30) Furniture stores.
- (31) Furrier shops, including incidental storage and cleaning of furs.
- (32) Garden supply stores.
- (33) Gift shops.
- (34) Gunsmith shops.
- (35) Gymnastic centers. (See “tumbling, rebound tumbling and gymnastic centers.”)
- (36) Hardware stores.
- (37) Hat shops and repair.
- (38) Hobby and craft shops.
- (39) Ice sales.
- (40) Jewelry and watch sales and repair.

COAL CITY CODE

- (41) Kennels, as defined in § 156-3.
- (42) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (43) Luggage shops.
- (44) Medical offices.
- (45) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles, snowmobiles or motorcycles.
- (46) Music stores and instrument repair shops.
- (47) Music studios.
- (48) Newspaper distribution agencies.
- (49) Office supply stores.
- (50) Optometry offices.
- (51) Orthopedic and medical appliance stores (retail sales only).
- (52) Paint stores.
- (53) Pet grooming (does not include kenneling).
- (54) Pet shops.
- (55) Photo processing stores, except kiosks.
- (56) Post offices.
- (57) Print shops with six or fewer employees.
- (58) Produce markets.
- (59) Propane bottle exchanges.
- (60) Secondhand stores.
- (61) Shoe shops and repair.
- (62) Sporting goods stores.
- (63) Stationary stores.

ZONING CODE

- (64) Supermarkets.
- (65) Tailor shops and repair.
- (66) Tanning salons.
- (67) Taxidermists.
- (68) Ticket offices, theater and amusement.
- (69) Ticket offices, transportation.
- (70) Tile stores.
- (71) (Reserved)*
- (72) Toy stores.
- (73) Tumbling, rebound tumbling or gymnastic centers.
- (74) Variety stores.
- (75) Veterinary offices.
- (76) Video sales or rental.
- (77) Wallpaper stores.
- (78) Yard goods stores, notions and sundries.

*Tobacco shops are not a permitted use of property.

Group P: Additional Conditional Uses in C-3 Commercial District

- (1) Amusement establishments, indoor, as defined in § 156-3.
- (2) Bars with live entertainment or dancing.
- (3) Bars without live entertainment or dancing.
- (4) Bowling alleys.
- (5) Currency exchanges.
- (6) Dance halls.
- (7) Day-care centers, as defined in § 156-3.

COAL CITY CODE

- (8) Drive-in establishments, as defined in § 156-3.
- (9) Game rooms, as defined in § 156-3.
- (10) Garages, public, as principal use.
- (11) Greenhouses, commercial.
- (12) Health clubs, as defined in § 153-3.
- (13) Hotels and motels.
- (14) Kiosks, as defined in § 156-3.
- (15) Meeting and banquet halls.
- (16) Mortuaries, as defined in § 156-3.
- (17) Motor vehicle body shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (18) Motor vehicle repair shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (19) Parking lots as principal use.
- (20) Pawn shops.
- (21) Photo film development.
- (22) Plazas and public spaces.
- (23) Pool halls.
- (24) Printing and publishing plants.
- (25) Propane sales.
- (26) Pubs with live entertainment or dancing.
- (27) Pubs without live entertainment or dancing.
- (28) Recreational institutions, as defined in § 156-3.
- (29) Restaurants serving alcoholic beverages, with live entertainment or dancing.
- (30) Restaurants serving alcoholic beverage, but without live entertainment or dancing.

ZONING CODE

- (31) Saloons with live entertainment or dancing.
- (32) Saloons without live entertainment or dancing.
- (33) Skating rinks.
- (34) Swimming pools, commercial.
- (35) Taverns with live entertainment or dancing.
- (36) Taverns without live entertainment or dancing.
- (37) Theaters, indoor.
- (38) Union halls.

Group Q: Additional Permitted Uses in C-4 Commercial District

- (1) Antique shops.
- (2) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock.
- (3) Art studios.
- (4) Art and graphic supply stores.
- (5) Auto parts and accessories stores.
- (6) Bicycle sales, rental and repair shops.
- (7) Bookstores.
- (8) Business machine sales, rental and service.
- (9) Camera shops.
- (10) Camping equipment sales.
- (11) Card shops.
- (12) Carpet and rug stores (retail sales).
- (13) Catering services.
- (14) China and glassware shops.

COAL CITY CODE

- (15) Clothing stores.
- (16) Coin and stamp stores.
- (17) Computer sales, rental and service.
- (18) Custom dressmaking shops and repair.
- (19) Dance studios.
- (20) Dental offices.
- (21) Department stores.
- (22) Discount department stores.
- (23) Dwelling units above ground floor.
- (24) Employment agencies.
- (25) Exterminating services.
- (26) Financial institutions, as defined in § 156-3.
- (27) Florists.
- (28) Frozen food stores, excluding locker rental.
- (29) Furniture stores.
- (30) Furrier shops, including incidental storage and cleaning of furs.
- (31) Garden supply stores.
- (32) Gift shops.
- (33) Graphics and drafting services.
- (34) Gunsmith shops.
- (35) Hardware stores.
- (36) Hat shops and repair.
- (37) Hobby and craft shops.
- (38) Ice sales.

ZONING CODE

- (39) Jewelry and watch sales and repair.
- (40) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (41) Luggage shops.
- (42) Medical offices.
- (43) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles.
- (44) Music stores and instrument repair shops.
- (45) Newspaper distribution agencies.
- (46) Office supplies stores.
- (47) Optometry offices.
- (48) Orthopedic and medical appliance stores (retail sales only).
- (49) Paint stores.
- (50) Pet grooming (does not include kenneling).
- (51) Pet shops.
- (52) Photo processing stores, except kiosks.
- (53) Post offices.
- (54) Print shops with six or fewer employees.
- (55) Produce markets.
- (56) Propane bottle exchanges.
- (57) Radio stations and studios.
- (58) Recording studios.
- (50) Secondhand stores.
- (60) Shoe shops and repair.
- (61) Sporting goods stores.
- (62) Stationary stores.

COAL CITY CODE

- (63) Supermarkets.
- (64) Tailor shops and repair.
- (65) Tanning salons.
- (66) Taxidermists.
- (67) Television stations and studios.
- (68) Ticket offices, theater and amusement.
- (69) Ticket offices, transportation.
- (70) Tile stores.
- (71) Toy stores.
- (72) Tumbling, rebound tumbling or gymnastic centers.
- (73) Variety stores.
- (74) Veterinary offices.
- (75) Video sales or rental.
- (76) Wallpaper stores.
- (77) Yard goods stores, notions and sundries.

Group R: Additional Conditional Uses in C-4 Commercial District

- (1) Amusement establishments, indoor, as defined in § 156-3.
- (2) Animal hospitals.
- (3) Automobile laundries.
- (4) Bars with live entertainment or dancing.
- (5) Bars without live entertainment or dancing.
- (6) Bowling alleys.
- (7) Clubs, lodges, private.

ZONING CODE

- (8) Custom cabinet shops.
- (9) Dance halls.
- (10) Day-care centers, as defined in § 156-3.
- (11) Drive-in establishments, as defined in § 156-3.
- (12) Game rooms, as defined in § 156-3.
- (13) Garages, public, as principal use.
- (14) Greenhouses, commercial.
- (15) Health clubs, as defined in § 156-3.
- (16) Hotels and motels.
- (17) Kiosks, as defined in § 156-3.
- (18) Meeting and banquet halls.
- (19) Mortuaries, as defined in § 156-3.
- (20) Motor vehicle body shops, including cards, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (21) Motor vehicle repair shops, including cards, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (22) Music studios.
- (23) Parking lots as principal use.
- (24) Pawn shops.
- (25) Plazas and public spaces.
- (26) Pool halls.
- (27) Printing and publishing plants.
- (28) Pubs with live entertainment or dancing.
- (29) Pubs without live entertainment or dancing.
- (30) Recreational institutions, as defined in § 156-3.

COAL CITY CODE

- (31) Restaurants serving alcoholic beverages but without live entertainment or dancing.
- (32) Restaurants serving alcoholic beverages with entertainment or dancing.
- (33) Saloons with live entertainment or dancing.
- (34) Saloons without live entertainment or dancing.
- (35) Skating rinks.
- (36) Swimming pools, commercial.
- (37) Taverns with live entertainment or dancing.
- (38) Taverns without live entertainment or dancing.
- (39) Theaters, indoor.
- (40) Welding shops.

Group S: Additional Permitted Uses in C-5 Commercial District

- (1) Antique shops.
- (2) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock.
- (3) Art studios.
- (4) Art and graphic supply stores.
- (5) Auto parts and accessory stores.
- (6) Automobile laundries.
- (7) Bicycle sales, rental and repair shops.
- (8) Boat repairs. (See “motor vehicles.”)
- (9) Bookstores.
- (10) Bottled gas dealers.
- (11) Building materials and products sales.
- (12) Business machine sales, rental and service.

ZONING CODE

- (13) Camera shops.
- (14) Camping equipment sales.
- (15) Card shops.
- (16) Carpet and rug stores (retail sales).
- (17) Catering services.
- (18) China and glassware shops.
- (19) Clothing stores.
- (20) Clubs, lodges, private.
- (21) Coin and stamp stores.
- (22) Computer sales, rental and service.
- (23) Contractors and construction offices.
- (24) Custom dressmaking shops and repair.
- (25) Dance studios.
- (26) Dental offices.
- (27) Department stores.
- (28) Discount department stores.
- (29) Electrical showrooms and shops.
- (30) Employment agencies.
- (31) Equipment rental.
- (32) Exterminating services.
- (33) Financial institutions.
- (34) Florists.
- (35) Frozen food stores.
- (36) Furniture stores.

COAL CITY CODE

- (37) Furrier shops, including incidental storage and cleaning of furs.
- (38) Garden supply stores.
- (39) Gift shops.
- (40) Gunsmith shops.
- (41) Hardware stores.
- (42) Hat shops and repair.
- (43) Hobby and craft shops.
- (44) Ice sales.
- (45) Jewelry and watch sales and repair.
- (46) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (47) Laundry plants, commercial.
- (48) Luggage shops.
- (49) Medical offices.
- (50) Monument sales.
- (51) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles.
- (52) Music stores and instrument repair shops.
- (53) Newspaper distribution agencies.
- (54) Office supplies stores.
- (55) Optometry offices.
- (56) Orthopedic and medical appliance stores (retail sales only).
- (57) Paint stores.
- (58) Pet grooming (does not include kenneling).
- (59) Pet shops.
- (60) Photo processing stores, except kiosks.

ZONING CODE

- (61) Plumbing and heating sales.
- (62) Post offices.
- (63) Print shops with six or fewer employees.
- (64) Produce markets.
- (65) Propane bottle exchanges.
- (66) Radio stations and studios.
- (67) Recording studios.
- (68) Secondhand stores.
- (69) Sewer cleaning and rodding services.
- (70) Shoe shops and repair.
- (71) Sporting goods stores.
- (72) Stationary stores.
- (73) Supermarkets.
- (74) Tailor shops and repair.
- (75) Tanning salons.
- (76) Taxidermists.
- (77) Television stations and studios.
- (78) Ticket offices, theater and amusement.
- (79) Ticket offices, transportation.
- (80) Tile stores.
- (81) Toy stores.
- (82) Tumbling, rebound tumbling or gymnastic centers.
- (83) Variety stores.
- (84) Veterinary offices.

COAL CITY CODE

- (85) Video sales or rental.
- (86) Wallpaper stores.
- (87) Yard goods stores, notions and sundries.

Group T: Additional Conditional Uses in C-5 Commercial District

- (1) Amusement establishments, indoor, as defined in § 156-3.
- (2) Animal hospitals.
- (3) Auction houses.
- (4) Bars with live entertainment or dancing.
- (5) Bars without live entertainment or dancing.
- (6) Bowling alleys.
- (7) Campgrounds.
- (8) Convention centers.
- (9) Currency exchanges.
- (10) Custom cabinet shops.
- (11) Dance halls.
- (12) Day-care centers, as defined in § 156-3.
- (13) Drive-in establishments, as defined in § 156-3.
- (14) Dry-cleaning plants.
- (15) Flea markets.
- (16) Game rooms, as defined in § 156-3.
- (17) Garages, public, as principal use.
- (18) Garages, storage, as defined in § 156-3.
- (19) Greenhouses, commercial.

ZONING CODE

- (20) Group homes.
- (21) Kiosks, as defined in § 156-3.
- (22) Mail order houses.
- (23) Mini-warehouses, as defined in § 156-3.
- (24) Mortuaries, as defined in § 156-3.
- (25) Motor vehicle body shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (26) Motor vehicle repair shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (27) Music studios.
- (28) Nursing homes.
- (29) Open sales lots, as defined in § 156-3.
- (30) Outdoor amusement establishments, including archery ranges, miniature golf, and similar facilities.
- (31) Outdoor storage associated with a permitted or conditional use in the district.
- (32) Parking lots, as principal use.
- (33) Pawn shops.
- (34) Plazas and public spaces.
- (35) Pool halls.
- (36) Printing and publishing plants.
- (37) Pubs with live entertainment or dancing.
- (38) Pubs without live entertainment or dancing.
- (39) Recreational institutions, as defined in § 156-3.
- (40) Restaurants with live entertainment or dancing.
- (41) Restaurants without live entertainment or dancing.
- (42) Saloons with live entertainment or dancing.

COAL CITY CODE

- (43) Saloons without live entertainment or dancing.
- (44) Skating rinks.
- (45) Storage garages. (See “garages, storage.”)
- (46) Storage units, as defined in § 156-3.
- (47) Swimming pool sales.
- (48) Swimming pools, commercial.
- (49) Taverns with live entertainment or dancing.
- (50) Taverns without live entertainment or dancing.
- (51) Truck stops.
- (52) Welding shops.
- (53) Wholesaling, as defined in § 156-3.