

ZONING CODE

*156 Attachment 9*

**Village of Coal City**

**Table 9: Permitted and Conditional Uses in Office and Industrial Districts**  
**[Amended 5-12-2003 by Ord. No. 03-20; 11-23-2009 by Ord. No. 09-32;**  
**7-27-2016 by Ord. No. 16-16; 12-11-2019 by Ord. No. 19-46; 5-26-2021 by Ord. No. 21-16]**

**Group U: Permitted Uses in All Office Districts, O-1 and O-2**

- (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) Art supply stores and graphic supplies.
- (3) Automated teller machines.
- (4) Bakeries, retail.
- (5) Construction buildings or trailers, temporary, for construction purposes for a period not to exceed the duration of construction.
- (6) Contractor and construction offices.
- (7) Convenience marts with limited food preparation on premises.
- (8) Delicatessens.
- (9) Dental offices.
- (10) Donut shops.
- (11) Insurance offices. See “Offices, business, professional, governmental, institutional or political.”
- (12) Libraries.
- (13) Medical offices.
- (14) Museums.
- (15) Offices, business, professional, governmental, institutional or political, unless specifically listed in the table.
- (16) Office supply stores.
- (17) Optometry offices.

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- (18) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open space.
- (19) Permitted public uses, as defined in § 156-3.
- (20) Photography studios.
- (21) Plazas and public spaces.
- (22) Post offices.
- (23) Radio stations and studios.
- (24) Real estate offices. See “Offices, business, professional, governmental, institutional or political.”
- (25) Recording studios.
- (26) 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.
- (27) Stationary stores.
- (28) Streets and alleys.
- (29) Tax preparation offices. See “Offices, business, professional, governmental, institutional or political.”
- (30) Television stations and studios.
- (31) Travel agencies.

### **Group V: Conditional Uses in All Office Districts O-1 and O-2**

- (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) Air rights development.
- (3) Clinics.
- (4) Conditional public uses, as defined in § 156-3.
- (5) Day-care centers, as defined in § 156-3.

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- (6) Educational institutions, as defined in § 156-3.
- (7) Financial institutions, as defined in § 156-3.
- (8) Fire stations.
- (9) Golf courses and country clubs, private.
- (10) Golf courses, publicly owned.
- (11) Hospitals.
- (12) Institutions, educational. See “Educational institutions.”
- (13) Philanthropic and charitable institutions, as defined in § 156-3.
- (14) Planned unit developments.
- (15) Police stations.
- (16) Recreational institutions, as defined in § 156-3.

### **Group W: Conditional Uses in O-1 Districts**

- (1) Printing and publishing plants.

### **Group X: Additional Permitted Uses in O-2 District**

- (1) Business machine sales, rental, and service.
- (2) Clubs or lodges, private.
- (3) Computer sales, rental, and service.
- (4) Dance studios.
- (5) Employment agencies.
- (6) Graphics and drafting services.
- (7) Gunsmith shops.
- (8) Health clubs, as defined in § 156-3.
- (9) Hotels and motels.

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- (10) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (11) Music studios.
- (12) Newspaper distribution agencies.
- (13) Printing and publishing plants.
- (14) Research and development facilities within a completely enclosed building.
- (15) Theatrical instruction studios.
- (16) Tumbling, rebound tumbling or gymnastic centers.
- (17) Union halls.

### **Group Y: Additional Conditional Uses in O-2 District**

- (1) Airports or aircraft landing fields, in conformance with Federal Aviation Administration standards.
- (2) Convention centers.
- (3) Garages, public as principal use.
- (4) Garages, storage, as defined in § 156-3.
- (5) Meeting and banquet halls.
- (6) Mental health centers.
- (7) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles, snowmobiles or motorcycles.
- (8) Nursing homes.
- (9) Parking lots, as principal use.
- (10) Pubs without live entertainment or dancing.
- (11) Radio towers.
- (12) Restaurants, serving alcoholic beverages but without live entertainment or dancing.
- (13) Saloons without live entertainment or dancing.

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- (14) Storage units, as defined in § 156-3.
- (15) Taverns without live entertainment or dancing.
- (16) Television towers.

### **Group Z: Permitted Uses in 1-1 Industrial District**

- (1) Agricultural uses, as defined in § 156-3.
- (2) 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.
- (3) Bakery plants.
- (4) Bottled gas dealers.
- (5) Building materials and product sales.
- (6) Commercial vehicles, as defined in § 156-3, "Repair."
- (7) Construction buildings or trailer, temporary, for construction purposes for a period not to exceed the duration of construction.
- (8) Contractor and construction offices.
- (9) Dry-cleaning plants.
- (10) Dwelling unit of caretaker of guard.
- (11) Educational institutions, as defined in § 156-3.
- (12) Equipment rental.
- (13) Fuel storage, bulk.
- (14) Garages, storage, as defined in § 156-3.
- (15) Graphics and drafting services.
- (16) Health clubs, as defined in § 156-3.
- (17) Ice sales.
- (18) Industry, light, as defined in § 156-3.

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- (19) Institution, educational. See “Educational institution.”
- (20) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (21) Laundry plants, commercial.
- (22) Libraries.
- (23) Mail order houses.
- (24) Motor vehicle body shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (25) Motor vehicle repair shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (26) Museums.
- (27) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open space.
- (28) Permitted public uses, as defined in § 156-3.
- (29) Plumbing and heating sales.
- (30) Printing and publishing plants.
- (31) Radio stations and studios.
- (32) Radio towers.
- (33) Recording studios.
- (34) Research and development facilities.
- (35) Research and development facilities within a completely enclosed building.
- (36) Sewer cleaning and rodding services.
- (37) Storage garages. See “Garages, storage.”
- (38) Storage units, as defined in § 156-3.
- (39) Streets and alleys.
- (40) Swimming pool sales.

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- (41) Television studios and stations.
- (42) Television towers.
- (43) Truck stops.
- (44) Tumbling, rebound tumbling or gymnastic centers.
- (45) Warehousing, and distribution facilities.
- (46) Wholesaling, as defined in § 156-3.

### **Group AA: Conditional Uses in I-1 Industrial District**

- (1) Abattoirs.
- (2) 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.
- (3) Acid manufacture treatment.
- (4) Adult uses.
- (5) Air rights development.
- (6) Airports or aircraft landing fields, in conformance with Federal Aviation Administration standards.
- (7) Arsenals.
- (8) Asphalt plants.
- (9) Cannabis craft grower.<sup>1</sup>
- (10) Cannabis cultivation center.<sup>1</sup>
- (11) Cannabis dispensary, medical.<sup>1</sup>
- (12) Cannabis infuser.<sup>1</sup>
- (13) Cannabis processor.<sup>1</sup>
- (14) Cannabis transporter.<sup>1</sup>

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- (15) Cargo containers, as defined in § 156-3, provided they meet the criteria set forth in Table 9A.
- (16) Cemeteries.
- (17) Coal processing or refineries.
- (18) Concrete, cement, mortar plants.
- (19) Conditional public uses, as defined in § 156-3.
- (20) Creosote manufacture, treatment.
- (21) Detonable material, storage or utilization, over 5 pounds.
- (22) Dumps.
- (23) Electric service facilities.
- (24) Fat rendering.
- (25) Feed storage.
- (26) Fertilizer manufacture, treatment.
- (27) Financial institutions, as defined in § 156-3.
- (28) Flour storage.
- (29) Freight terminals, motor, rail, or air.
- (30) Garage, public, as principal use.
- (31) Gas (service) stations, automobile.
- (32) Golf courses and country clubs, private.
- (33) Golf courses, publicly owned.
- (34) Grain drying, provided no buildings or structures are located nearer than 660 feet to an existing dwelling or a residence district boundary line.
- (35) Grain storage when not accessory to the pursuit of agriculture, on a lot not less than one acre in area.
- (36) Gravel manufacturing.
- (37) Gravel pits.

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- (38) Industry, heavy uses such as manufacturing, fabricating, processing, cleaning, servicing, testing, repair, or assembly facilities that are not listed elsewhere as permitted or conditional uses, including facilities for abrasive products, boilers and tanks, chemicals, clay, coal, coke, and tar products, fiberglass, foundries, glass, metal, textiles, transportation equipment, and any other facilities that are able to conform to the performance standards herein.
- (39) Junkyards.
- (40) Landfills, solid waste.
- (41) Meat locker rental.
- (42) Mining, loading and hauling of coal, clay, sand, gravel or other aggregate or minerals, and oil or gas well drilling, including equipment, buildings or structures for screening, crushing, mixing, washing or storage, provided that:
- (43) Oil processing and refining.
- (44) Ore reduction.
- (45) Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities.
- (46) Outdoor storage associated with any permitted or conditional use in the district.
- (47) Parking lot, as principal use.
- (48) Petroleum processing or refining.
- (49) Planned unit developments.
- (50) Police stations.
- (51) Pumping stations.
- (52) Quarries.
- (53) Railroad rights-of-way and trackage.
- (54) Recycling centers, solid waste.
- (55) Rubber manufacture or treatment.
- (56) Salt works.
- (57) Sand manufacture.

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- (58) Sand pits.
- (59) Shooting ranges.
- (60) Slaughterhouses.
- (61) Smelters.
- (62) Soap manufacture or treatment.
- (63) Stockyards.
- (64) Synthetic polymer manufacture.
- (65) Tallow, grease, or lard manufacture.
- (66) Tanning, curing, or storage of rawhides or skins.
- (67) Tar distillation.
- (68) Transfer stations, solid waste.
- (69) Welding shops.
- (70) Wrecking yards, as defined in § 156-3.

<sup>1</sup> In addition to reviewing the characteristics of a proposed conditional use set forth in § 156-233 and evaluating the proposed conditional use for satisfaction of the approval criteria set forth in Table 24, this use shall be subject to the additional regulations set forth in § 156- 237 of the Village Code.

### **Group BB: Permitted Uses in I-2 Industrial District**

- (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) Agriculture uses, as defined in § 156-3.
- (3) Bakery plants.
- (4) Bottled gas dealers.
- (5) Building materials and product sales.

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- (6) Construction buildings or trailers (temporary) for construction purposes for a period not to exceed the duration of construction.
- (7) Contractor and construction offices.
- (8) Dry-cleaning plants.
- (9) Equipment rental.
- (10) Garages, storage, as defined in § 156-3.
- (11) Health clubs, as defined in § 156-3.
- (12) Industry, light, as defined in § 156-3.
- (13) Laundry plants, commercial.
- (14) Libraries.
- (15) Mail order houses.
- (16) Motor vehicle body shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (17) Motor vehicle repair shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.
- (18) Museums.
- (19) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open space.
- (20) Permitted public uses, as defined in § 156-3.
- (21) Plumbing and heating sales.
- (22) Research and development facilities.
- (23) Research and development facilities within a completely enclosed building.
- (24) Sewer cleaning and rodding services.
- (25) Storage garages. See “Garages, storage.”
- (26) Storage units, as defined in § 156-3.
- (27) Streets and alleys.

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- (28) Swimming pool sales.
- (29) Tumbling, rebound tumbling or gymnastic centers.

### **Group CC: Conditional Uses in I-2 Industrial District**

- (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) Cannabis craft grower.<sup>1</sup>
- (3) Cannabis cultivation center.<sup>1</sup>
- (4) Cannabis dispensary, medical.<sup>1</sup>
- (5) Cannabis infuser.<sup>1</sup>
- (6) Cannabis processor.<sup>1</sup>
- (7) Cannabis transporter.<sup>1</sup>
- (8) Cargo containers, as defined in § 156-3, provided they meet the criteria set forth in Table 9A.
- (9) Cemeteries.
- (10) Commercial vehicles, as defined in § 156-3, "Repair."
- (11) Concrete, cement, mortar plants.
- (12) Conditional public uses, as defined in § 156-3.
- (13) Fuel storage, bulk.
- (14) Garages, public, as principal use.
- (15) Gas (service) stations, automobile.
- (16) Golf courses and country clubs, private.
- (17) Golf courses, publicly owned.
- (18) Ice sales.

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- (19) Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities.
- (20) Outdoor storage associated with any permitted or conditional use in the district.
- (21) Parking lots, as principal use.
- (22) Planned unit developments.
- (23) Police stations.
- (24) Radio towers.
- (25) Television towers.
- (26) Truck stops.
- (27) Warehousing facilities and distribution.
- (28) Welding shops.
- (29) Wholesaling, as defined in § 156-3.

<sup>1</sup> In addition to reviewing the characteristics of a proposed conditional use set forth in § 156-233 and evaluating the proposed conditional use for satisfaction of the approval criteria set forth in Table 24, this use shall be subject to the additional regulations set forth in § 156- 237 of the Village Code.