

ZONING
15 Attachment 1

Village of Lincolnwood

Table 4.01.1
Permitted and Special Uses in All Zoning Districts
[Amended 12-3-2009 by Ord. No. 2009-2867; 5-5-2011 by Ord. No. 2011-2948;
3-20-2012 by Ord. No. 2012-2993; 2-5-2013 by Ord. No. 2013-3038; 5-7-2013 by Ord. No. 2013-3051;
5-20-2014 by Ord. No. 2014-3096; 1-20-2015 by Ord. No. 2015-3140; 9-2-2014 by Ord. No. 2014-3128;
2-16-2016 by Ord. No. 2016-3192; 4-19-2016 by Ord. No. 2016-3202; 8-16-2016 by Ord. No. 2016-3225;
12-6-2016 by Ord. No. 2016-3242; 2-6-2018 by Ord. No. 2018-3316; 3-5-2019 by Ord. No. 2019-3381; 7-16-2019 by Ord.
No. 2019-3411; 9-3-2019 by Ord. No. 2019-3418; 4-7-2020 by Ord. No. 2020-3461; 9-9-2021 by Ord. No. 2021-3554;
6-21-2022 by Ord. No. 2022-3621; 12-20-2022 by Ord. No. 2022-3656; 6-6-2023 by Ord. No. 2023-3698; 10-15-2024 by Ord. No.
2024-3798]

Procedure for determining permitted and special uses in each district: Below is a use table for all zoning districts. For a property located in an Overlay District additional restrictions and standards may apply.

Step 1) Check the Lincoln Avenue Overlay District (§ 8.2 of this Zoning Ordinance), See the Boundary Map § 8.02.

Step 2) If your property falls within the Lincoln Avenue Overlay District, see Table 4.01.1 below for permitted or special uses and § 8.03-8.08 for additional design standards.

Step 3) If your property does not fall within the designated Overlay Boundary, refer to Table 4.01.1 below for permitted and special uses in each district.

Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
RESIDENTIAL												
Household living												
Single-family dwelling	P	P	P	P	—	—	—	—	—	—	—	
Duplex (sf semi-attached)	—	—	—	P	—	—	—	—	—	—	—	
Townhouse	—	—	—	P	S (Note 1)	—	—	—	—	—	—	§ 4.07(12)
Multi-family dwelling	—	—	—	P	S (Note 1)	—	P	—	—	—	—	§ 4.07(12)
Residential units, above 1 st floor commercial	—	—	—	—	S (Note 3)	S	P	—	—	—	—	§ 4.07(12)

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Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
Group living												
Assisted living facility (Note 4)	—	—	—	S	—	—	—	S	S	—	—	
Community residence	Note 7	Note 7	Note 7	Note 7	—	—	—	—	—	—	—	
Independent living facility or senior housing facility	—	—	—	—	—	—	—	—	S	—	—	
Nursing and personal care facility (Note 5)	—	—	—	S	—	—	—	S	S	—	—	
COMMERCIAL												
Adult use	—	—	—	—	—	—	—	—	S	—	—	
Adult use cannabis cultivation center	—	—	—	—	—	—	—	—	—	—	—	
Adult use cannabis dispensary	—	—	—	—	P	P	P	P	P	—		§ 4.07(18), § 4.08(7)
Animal services												
Animal grooming, pet sales and service	—	—	—	—	P	P	P	—	P	—	—	
Animal hospital/veterinarian's office	—	—	—	—	S	P	—	—	P	—	—	
Animal shelter/kennel	—	—	—	—	—	S	—	—	S	—	—	§ 4.07(11)
Artist studio or art gallery	—	—	—	—	P	P	P	—	P	—	—	
Cannabis craft grower	—	—	—	—	—	—	—	—	S	—		§ 4.08(8)
Cannabis infuser	—	—	—	—	—	—	—	—	P	—		
Cannabis processor	—	—	—	—	—	—	—	—	—	—		
Cannabis transporter	—	—	—	—	—	—	—	—	—	—		
Construction sales and service												
Building material sales	—	—	—	—	—	P	—	—	P	—	—	

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Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
Dry cleaning plant (serving more than one retail outlet)	—	—	—	—	—	S	—	—	P	—	—	
Dermal pigmentation establishment, permanent	—	—	—	—	—	S	—	—	S	—	—	
Eating and drinking establishments												
Restaurant, <5,000 sf	—	—	—	—	P	P	P	—	S			§ 4.07(6)
Restaurant, ≥5,000 sf	—	—	—	—	S	S	P	—	S	—	—	§ 4.07(6)
Pub, bar, lounge	—	—	—	—	S	S	P	—	S	—	—	§ 4.07(10)
Entertainment and recreation												
Banquet facility/banquet hall	—	—	—	—	—	—	—	—	S	—	—	—
Billiard club	—	—	—	—	S	S	P	—	—	—	—	
Commercial recreational facility	—	—	—	—	S	P	P	S	S	—	—	
Golf course, private	S	S	S	S	—	—	—	—	—	—	—	
Health club	—	—	—	—	S	P	P	S	S	—	—	
Entertainment venue	—	—	—	—	S	S	S	—	S	—	—	
Facility with drive-through	—	—	—	—	S	S	S	—	—	—	—	§ 4.07(8)
Financial services												
Bank, credit union, savings and loan	—	—	—	—	—	P	—	—	—	—	—	
Firearms shooting range	—	—	—	—	—	—	—	—	S	—	—	§ 4.08(5)
Food and beverage retail sales												
Convenience store	—	—	—	—	P	P	P	—	P	—	—	
Grocery store, <30,000 sf	—	—	—	—	P	P	P	—	P	—	—	
Grocery store, ≥30,000 sf	—	—	—	—	S	S	P	—	P	—	—	
Liquor store, package goods	—	—	—	—	S	S	S	—	S	—	—	
Lodging												

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Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
Bed-and-breakfast (4 or less guest rooms)	—	—	—	—	S	S	P	—	—	—	—	
Hotel/motel	—	—	—	—	S	S	P	—	S	—	—	
Short-term rental property	Note 10	Note 10	Note 10	Note 10	Note 10	—	Note 10	—	—	—	—	
Medical cannabis dispensary	—	—	—	—	S	—	—	—	S (Note 9)	—	—	§ 4.07(16)
Office (except as more specifically regulated)												
Office, general or professional	—	—	—	—	P	P	P	P	P	—	—	
Open-air parking lot	—	—	—	—	S	S	P	P	S	—	—	
Parking garage	—	—	—	—	S	S	P	P	S	—	—	
Personal service establishments												
General, <2,000 sf	—	—	—	—	P	P	P	—	P	—	—	
General, >= 2,000 sf	—	—	—	—	S	S	P	—	P	—	—	
Retail sales and service (except as more specifically regulated)												
<10,000 sf	—	—	—	—	P	P	P	—	P (§ 4.08(1))	—	—	
>=10,000 sf	—	—	—	—	S	S	P	—	P (§ 4.08(1))	—	—	
Greenhouse/nursery	S	S	S	S	—	—	—	—	S	—	—	
Services, consumer												
Car and light truck rental	—	—	—	—	—	S	—	—	P	—	—	
Car wash	—	—	—	—	—	—	—	—	S	—	—	
Catering (Note 6)	—	—	—	—	S	S	P	S	P	—	—	
Laundromat	—	—	—	—	—	P	—	—	P	—	—	
Smoke or vape shop	—	—	—	—	—	—	—	—	—	—	—	—
Vehicle sales and service												

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Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
Auto body and repair	—	—	—	—	—	S	—	—	P	—	—	
Auto service or gas station	—	—	—	—	—	S	—	S (Note 11)	P	—	—	
Auto/light truck sales and service	—	—	—	—	S	S	—	S (Note 11)	P	—	—	
Vehicle storage and towing	—	—	—	—	—	—	—	—	S	—	—	
Industry and manufacturing												
Research laboratory	—	—	—	—	—	S	—	S	S	—	—	
Support laboratory	—	—	—	—	—	S	—	S	S	—	—	
Manufacturing, light	—	—	—	—	—	—	—	P	P	—	—	
Manufacturing, medium	—	—	—	—	—	—	—	—	P	—	—	
Wholesale establishment	—	—	—	—	—	—	—	S	P	—	—	
Brewery/distillery	—	—	—	—	—	—	—	—	S	—	—	
Hydroponic agriculture	—	—	—	—	—	—	—	—	S	—	—	
Live/work spaces (Note 12)	—	—	—	—	—	—	—	—	S	—	—	
Renewable energy production	—	—	—	—	—	—	—	—	S	—	—	
Warehouse, storage, and freight												
Freight terminal, truck, rail, intermodal, distribution centers	—	—	—	—	—	—	—	—	S	—	—	
Outdoor storage	—	—	—	—	—	—	—	—	S	—	—	§ 4.07(7)
Self-storage facility	—	—	—	—	—	—	—	S	P	—	—	
Warehouse	—	—	—	—	—	—	—	S	P	—	—	
MISCELLANEOUS/INSTITUTIONAL												
Child or adult care facilities												
Child/elderly development center	—	—	—	—	P	P	P	P	S	—	—	
Day-care nursery	S	S	S	S	—	—	—	—	S	—	—	

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	Residential				Business			Office	Manufacturing/ Business	Public	Schools	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B (Note 8)	P	S	
Elderly day-care home	S	S	S	S	—	—	—	—	S	—	—	
Community facilities												
Community center	S	S	S	S	—	—	—	—	S	P	—	
Library	P	P	P	P	P	P	P	—	S	—	—	
Lodge, fraternal and civic assembly	—	—	—	—	—	S	—	—	S	—	—	
Municipal facility	P	P	P	P	P	P	P	P	S	—	—	
Parks and playground	P	P	P	P	P	P	P	P	S	P	—	§ 4.09
Postal services	—	—	—	—	S	S	P	P	S	—	—	
Educational facility												
College and university	—	—	—	—	—	—	—	S	S	—	—	
School, pre-K — 8	P	—	—	—	—	—	—	—	—	—	P	
Trade, music or dance school, for-profit	—	—	—	—	P	P	P	S	S	—	—	
Health services												
Hospital	—	—	—	S	—	S	—	S	S	—	—	
Massage therapy	—	—	—	—	S	S	P	—	—	—	—	
Medical clinic	—	—	—	—	—	S	—	P	P	—	—	
Office, medical, outpatient only	—	—	—	—	P	P	P	P	P	—	—	
Planned development	S	S	S	S	S	S	P	S	S	—	—	
Religious use												
Cemetery	S	S	S	S	—	—	—	—	—	—	—	
Religious institution, on a lot less than 1/2 acre	S	S	S	S	—	P	—	—	S	—	—	
Religious institution, on a lot 1/2 acre or greater	P	P	P	P	—	P	—	—	S	—	—	
Utilities	S	S	S	S	S	S	P	S	S	S	—	

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Note 1: Ground floor residential uses (multifamily or townhomes) are only permitted within the Business/Residential Transition Area of the Lincoln Avenue Overlay District, and only upon issuance of a special use permit therefor. See Section 8.13 of this Zoning Ordinance.

Note 2: Restrictions on commercial uses within the Business/Residential Transition Area may apply. (See Section 4.07(2) and 8.06 of this Zoning Ordinance for additional standards.)

Note 3: Upper floor residential uses are only permitted within the Lincoln-Pratt-Crawford Mixed Use hub, Devon-Lincoln Mixed Use hub and the Business/Residential Transition Area of the Lincoln Avenue Overlay District, and only upon issuance of a special use permit therefor. See Sections 8.12 and 8.13 of this Zoning Ordinance.

Note 4: An Assisted Living Facility use cannot be established on a lot not less than 100 feet in width and one acre in area.

Note 5: A Nursing and Personal Care Facility use cannot be established on a lot of less than five acres in area.

Note 6: A Catering business or activity may hold on-premise “open house” or special event tasting which do not exceed 12 per year. If such “open house” or special event tasting (or any other activity of the Caterer, Catering Establishment or Catering Service) involve the serving of alcoholic beverages, the business or activity must be licensed by the Village as an alcoholic liquor retailer and must comply with all state statutes, state regulations, Village Ordinances and regulations, and the rules and regulations established by the Local Liquor Control Commissioner governing the dispensation of alcoholic beverages.

Note 7: Community Residences are allowed in all Residential Zoning Districts only in compliance with, and pursuant to, the reasonable accommodation provisions and procedures set forth in Section 4.06(3) of this Zoning Ordinance.

Note 8: For properties located within the MBROZ Overlay Zone, uses shall be permitted, restricted, or prohibited as provided in this Table 4.01.1 for the B-2 Zoning District; provided, however, that in the event of a conflict between the regulations set forth in this Table 4.01.1 for the B-2 Zoning District and for the M-B Zoning District, the less restrictive regulation shall control.

Note 9: Medical cannabis dispensaries are only permitted within that portion of the M-B District located within the MBROZ Overlay Zone, and only upon issuance of a special use permit therefor.

Note 10: Short-term rental properties are permitted only to the extent set forth in Sections 4.06(4) and 4.07(17) of this Zoning Ordinance.

Note 11: Auto/light truck sales and service uses are only permitted within that portion of the O-1 District located within the AUOZ Overlay Zone, and only upon issuance of a special use permit therefor. No such special use permit may be issued unless: (i) the subject property is not less than two acres in size; and (ii) auto service uses are a secondary use, and not the primary use, of the subject property.

Note 12: Live/work spaces are not permitted for uses for which the Cook County Assessor has assigned a residential classification for property tax purposes.