

ZONING

220 Attachment 2

Village of Homer Glen

TABLE 2

USE AND BULK TABLES FOR NONRESIDENTIAL DISTRICTS

[Amended 9-9-2008 by Ord. No. 08-048; 4-28-2009 by Ord. No. 09-029; 5-22-2011 by Ord. No. 12-026; 12-13-2011 by Ord. No. 11-041; 9-10-2013 by Ord. No. 13-051; 1-14-2014 by Ord. No. 14-001; 9-24-2014 by Ord. No. 14-056; 7-27-2016 by Ord. No. 16-030; 10-12-2016 by Ord. No. 16-042; 9-27-2017 by Ord. No. 17-060; 7-10-2019 by Ord. No. 19-030; 10-28-2020 by Ord. No. 20-053; 3-10-2021 by Ord. No. 21-009; 2-8-2023 by Ord. No. 23-003; 12-11-2024 by Ord. No. 24-064; 2-26-2025 by Ord. No. 25-005; 4-9-2025 by Ord. No. 25-014]

Table 2A
Permitted and Special Uses

KEY:

“S” = Special Use

“P” = Permitted Use

Blank = Not Permitted

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Residential									
Dwelling unit(s) on the second floor above commercial use	S	—	—	—	—	—	—	—	
Group living									
Long-term care facility, assisted-living facility or independent living facility	—	—	—	—	—	—	—	S	
Other group living not otherwise classified	—	—	—	—	—	—	—	S	
Public, recreational, institutional uses									
Educational facilities									
Colleges, universities, and professional schools, schools, K through high school	—	—	S	S	S	S	—	S	
Technical and trade schools	—	—	S	S	S	S	—	S	
Other schools and instruction not	—	S	S	S	S	S	S	S	

HOMER GLEN CODE

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
otherwise classified									
Institutional (including library, government buildings, and postal service)	—	—	—	—	—	—	—	P	
Other civic, cultural, and religious buildings	—	—	—	—	—	—	—	P	
Sports/recreation									
Indoor sports/recreation and entertainment, amusement arcade	P	P	P	—	—	P	P	—	
Billiard/pool hall/bowling alley	—	P	P	P	—	P	P	—	
Theater, indoor	—	P	P	P	—	P	—		
Other indoor recreation consistent with other special uses in the zoning district	—	S	S	S	S	S	S	—	
Outdoor sports/recreation and entertainment (public or private)	—	S	S	—	S	S	S	P	
Commercial/retail/service									
Animal grooming	P	P	P	—	—	—	P	—	
Animal hospital and clinic	P	P	P	—	—	—	P	—	
Animal shelter, kennel, and pound	S	S	S	—	—	—	P	—	
Motor-vehicle-related uses									
Automobile accessory store, including sales of packaged auto parts, tires and batteries (excluding repair and service)	—	P	P	P	—	—	P	—	
Automobile rental agency	—	P	P	P	—	—	P	—	
Automobile repair, service and body shop	—	S	S	S	—	—	P	—	§ 220-836
Automobile service station	—	S	S	S	—	—	S	—	
Automobile sales (indoor)	—	P	P	P	—	—	P	—	
Automobile sales (outdoor)	—	S	S	S	—	—	S	—	
Boats, campers, mobile homes, manufactured homes, motorcycle, and recreational van sales, rental and service	—	—	S	S	—	S	S	—	§ 220-842
Other motor-vehicle-related consistent with other special uses in the zoning district	—	S	S	S	—	—	S	—	

ZONING

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Bakery store where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only	P	P	P	P	—	—	P	—	
Bakery production	—	—	—	—	—	—	P	—	
Bank or other financial institution (not including drive-through facility)	P	P	P	P	P	—	—	—	
Banquet facility	—	S	P	P	P	P	—	—	
Catering establishment	P	P	P	P	—	—	P	—	
Preschool and day-care center (adults/children)	S	S	S	S	S	—	S	—	§ 220-820
Donation drop-off facility	P	P	P	P	P	P	P	P	§ 220-845
Dry-cleaning and laundry establishments	P	P	P	—	—	—	P	—	
Laundromat, laundrette, or any self-service laundry facility	—	—	S	—	—	—	S	—	
Equipment (large) rental/leasing service	—	—	—	—	—	—	S	—	§ 220-842
Equipment (small) rental/leasing service	—	P	P	P	—	—	P	—	
Funeral home	S	P	P	—	—	—	—	—	
Crematorium	—	P	P	—	—	—	—	—	
Health clubs and sports clubs (excludes rifle ranges)	P (less than 3,000 square feet only)	P	P	—	—	P	P	—	
Medical establishments									
Hospital	—	—	—	S	S	—	—	—	
Ambulance service	—	—	—	S	S	—	S	—	
Helipad, in association with a freestanding medical facility that statutorily requires a helipad	—	—	—	S	S	—	—	—	
Health clinic/office	P	P	P	P	P	—	P	—	
Treatment facility	—	—	S	S	S	—	—	—	
Nursing and residential care facility	—	—	—	—	—	—	—	S	
Hookah bar/hookah cafe/hookah lounge	—	—	—	—	—	—	—	—	§ 220-711

HOMER GLEN CODE

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Pawnshop	—	—	—	—	—	—	—	—	
Vape shop (retail only)	P	P	P	P	—	—	—	—	
Smoke shop (retail only)	P	P	P	P	—	—	—	—	
Smoking lounge (excludes vaping)	S	S	S	S	—	—	—	—	
Lodging									
Hotel/motel	—	S	P	P	P	P	S	—	
Bed-and-breakfast	—	S	—	—	—	—	—	—	
Indoor business sales, service, and retail sales of goods	P	P	P	P	S	S	—	—	
Mini mart/convenience store	P	P	P	P	—	—	—	—	
Office (business, professional, or governmental)	P	P	P	P	P	P	P	—	
Personal services	P	P	P	P	S	S	S	—	
Massage establishment	S	S	S	S	S	S	—	—	
Tattooing establishment when registered with the Illinois Dept. of Public Health	—	—	—	—	S	—	—	—	
Body piercing establishment when registered with the Illinois Dept. of Public Health	—	S	S	—	S	—	—	—	
Other personal services consistent with other special uses in the zoning district	—	S	S	S	S	S	S	—	
Eating and drinking establishments									
Craft products or wine facility	—	P	P	P	P	P	P	—	
Brewery pub	—	P	P	P	P	P	P	—	
Wine/craft beer boutique	—	P	P	P	P	P	P	—	
Restaurant (excluding drive-through service)	P	P	P	P	P	P	—	—	
Restaurant, carry-out	P	P	P	P	P	P	—	—	
Off-track betting associated with permitted restaurant	—	S	S	S	S	S	S	—	§ 220-847
Outdoor seating associated with a permitted restaurant (up to 15% of the outdoor seating for restaurants are subject to Village Board permit approval without	S	S	S	S	S	S	—	—	§ 220-835

ZONING

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
a special use permit)									
Nightclub	—	—	—	—	—	—	—	—	§ 83-45
Other									
Planned unit development	S	S	S	S	S	S	S	S	Article IX
Drive-through establishment associated with a permitted or special use	—	S	S	S	S	S	—	—	
Hours of operation (24-hour operation)	S	S	S	S	S	S	S	S	
Outdoor sales and storage	S	S	S	S	—	—	S	—	§§ 220-828 and 220-829
Industrial									
Agricultural implement sales and service	—	—	—	S	—	—	P	—	
Industry and manufacturing									
Heavy industry including chemicals and plastics	—	—	—	—	—	—	S	—	§ 220-837
Light industry including food	—	—	—	—	—	—	P	—	§ 220-837
Manufacture, storage, and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot	—	—	—	—	—	—	S	—	
Wholesale trade									
Durable and nondurable	—	—	—	—	—	—	P	—	
Greenhouse and nursery, including retail and wholesale	—	P	P	P	—	—	P	—	
Limited retail sales with less than 20% GFA	—	—	—	—	—	—	P	—	
Construction									
Contractors or building trade office	—	—	—	—	—	—	P	—	§ 220-843
Automotive and scrap salvage yard, completely enclosed	—	—	—	—	—	—	S	—	
Construction or demolition landfill	—	—	—	—	—	—	S	—	
Transportation									
Freight terminal and support activities	—	—	—	—	—	—	S	—	
Couriers and messengers	—	—	—	S	—	—	S	—	
Public garage/municipal garage	S	P	P	P	P	S	P	P	
Maintenance facility	—	—	—	—	—	—	P	P	

HOMER GLEN CODE

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Cartage/moving company/trucking terminal	—	—	—	—	—	—	S	—	
Bus passenger station transit, transportation facility	—	—	—	S	S	S	S	—	
Warehousing and storage	—	—	—	S	S	—	P	—	§ 220-844
Container storage	—	—	—	—	—	—	—	—	
Self-service storage facility	—	—	—	S	—	—	S	—	
Information services including data centers	—	—	—	—	S	—	S	—	
Commercial testing laboratory	—	—	—	S	S	—	P	—	
Research facility	—	—	—	P	P	—	P	—	
Mining extraction	—	—	—	—	—	—	S	—	§ 220-838
Printing and publishing establishment	—	P	P	P	P	—	P	—	
Rifle range, pistol range, trap and skeet range	—	—	—	—	—	S	S	—	§ 220-834
Vehicle towing service	—	—	—	—	—	—	S	—	§ 220-841
Other									
Adult uses	—	—	—	—	—	—	S	—	§ 220-827
Medical cannabis dispensing organization	—	—	—	—	—	—	S	—	
Infrastructure and utilities									
Cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant, not including solar energy systems	S	S	S	S	S	S	S	S	
Radio and television studio, station	S	S	S	S	S	S	S	S	§ 220-831
Wireless communications facility	S	S	S	S	S	S	S	S	§ 220-831
Cemeteries	—	—	—	—	—	—	—	—	
Solar energy system, building-integrated	S	S	S	S	S	S	S	S	§ 220-848
Large ground array solar energy system (solar farm)	—	—	—	—	—	—	—	—	§ 220-848
Temporary uses consistent with other permitted uses in the zoning district	P	P	P	P	P	P	P	P	

ZONING

NOTE:

Per § 220-711A(12), any parcel or lot previously zoned I-2 or I-3 under the Village's Zoning Ordinance adopted June 12, 2001, shall be governed and regulated by the provisions set forth in § 220-711.

HOMER GLEN CODE

**Table 2B
Site and Structure Bulk Requirements**

	C-1	C-2	C-3	C-4*	C-5	C-6	I-1	P-1
MINIMUM LOT SIZE (square feet)								
General	15,000	15,000	20,000	20,000	20,000	20,000	1 acre	15,000
Other (residential use)				12,000				
MINIMUM LOT WIDTH (feet)								
General	100	100	100	80	100	100	150	100
MINIMUM YARD REQUIREMENTS (feet)								
Front yard/corner side yard								
Non-dedicated right-of-way	80	80	80	130	130	80	120	80
Dedicated right-of-way	45	45	45	80	80	45	60	45
Side yard								
Adjacent to nonresidential district	20	20	20	See § 220-706	25	20	40	20
Adjacent to residential district	40	50	50		50	50	80	40
Rear yard								
Adjacent to nonresidential district	20	20	20	10% of the depth of the lot, not to exceed 40	25	20	40	30
Adjacent to residential district	40	50	50	—	50	50	80	40
Maximum height (feet)								
General	35	35	35	45	45	35	35	35
Accessory structure				15				
Maximum lot coverage								
General	65%	65%	75%	—	65%	65%	75%	50%

ZONING

	C-1	C-2	C-3	C-4*	C-5	C-6	I-1	P-1
Maximum floor area ratio								
General	0.2	0.2	0.5	0.2	0.5	0.5	0.5	0.2
Minimum landscape front yard/corner side yard (feet)								
General	30	30	30	30	30	30	30	30
Minimum transition yard (feet)								
General	25	25	25	25	25	25	25	25

NOTES:

* Not available for development.