

Skokie, Illinois, Zoning >> Chapter 118 - ZONING >> APPENDIX A - USE TABLE >>

APPENDIX A - USE TABLE

P:	Permitted use
S:	Special use
A:	Accessory use
R:	Restricted in the district regulations or referenced sections

USE	Residential					Mixed-Use				Business						Industrial			
	R1	R2	R3	R4	R5	NX	TX	CX	retail street	B1	B2	B3	B4	B6	H1	M1	M2	M3	OR
RESIDENCE OR ACCOMMODATION																			
<i>Private Households</i>																			
Residence, detached	P	P	P																
Residence, detached - only on a lot that abuts a lot containing an existing detached residence				P															
Residence, duplex			P	P															
Residence, funeral home						S	S	S			S	S							
Residence, multifamily, 2-unit			P	P															
Residence, multifamily, 3 or more units, north of Jarvis Avenue							P	P				P							P
Residence, multifamily, 3 or more units, with site plan approval in accordance with Article II				P															
Residence, multifamily, upper-story over nonresidential use						P	P	P											

	<small>(Ord. No. 03-6-Z-3187, app. A, 6-16-2003; Ord. No. 03-10-Z-3212, § 2, 10-20-2003; Ord. No. 04-1-Z-3244, § 1, 1-5-2004; Ord. No. 05-8-C-3375,</small>															
Residence, townhouse																
<i>Housing Services of the Elderly or Disabled</i>																
Assisted-living facilities, in accordance with § 118-89				S		S	S	S			S	S		S		
Congregate living facilities-permanent residences with state licenses/certificates, in accordance with § 118-88	P	P	P	P		P	P	P								
Congregate living facilities-temporary residences or facilities without state licenses/certificates, in accordance with § 118-88	S	S	S	S		S	S	S								
Elderly and disabled housing, with site plan approval in accordance with Article II					P	P	P	P								
Skilled nursing facilities				S			S	S			S	S		S		
<i>Hotels, Motels, and Other Accommodation Services</i>																
Dormitory	A	A	A	A		S	S	S								
Hotels						S	S	S	R							P
Hotels and motels											S	S	P			
GENERAL SALES OR SERVICES																
<i>Retail Sales or Service</i>																

§ 1, 8-1-2005; Ord. No. 05-11-C-3400, § 1, 11-21-2005; Ord. No. 06-1-C-3409, § 1, 1-17-2006; Ord. No. 06-3-C-3422, § 4, 3-6-2006; Ord. No.																	
Automobile Sales or Service Establishment:																	
Motor vehicle and boat sales										S	S			S	S	S	
Motor vehicle body repair facility														S			
Motor vehicle body repair facility-including repair of motor vehicles in excess of 8,000 pounds gross weight															S	S	
Motor vehicle gas station						S	S			S	S					S	
Motor vehicle hand car wash						S	S			S	S	S			S	S	S
Motor vehicle laundry											S				S	S	S
Motor vehicle parking areas-where a dedicated alley separates a commercially zoned site from an adjacent residentially zoned site, both in common ownership	S	S	S														
Motor vehicle parking facility				S		P	P	P			P	P	P	P	P		
Motor vehicle parking facility-including vehicles with a gross weight in excess of 8,000 pounds gross weight															S	S	S
Motor vehicle parking lot				P		S	S	S		P	P	P	P	P	P	P	P
Motor vehicle parts and accessories store						P	P	P	R	S	P	P					

	1-16-2007; Ord. No. 07-13-C-3491, § 1, 3-5-2007; Ord. No. 07-3-C-3492, § 1, 3-5-2007; Ord. No. 07-4-C-3499, § 1, 4-4-2007; Ord. No. 07-12-																	
Camera and photographic supplies							P	P	P	P	P	P	P					
Clothing, jewelry, luggage, shoes, etc.							P	P	P	P	P	P	P					
Computer and software							P	P	P	P	P	P	P					
Gift shop							P	P	P	P	P	P	P		P			
Sporting goods, toy and hobby, and musical instruments							P	P	P	P	P	P	P					
Other consumer goods:																		
Antique and thrift shop							P	P	P	P	P	P	P					
Art dealer, supplies, sales, and service							P	P	P	P	P	P	P					
Auction house							S	S	S			S	S					
Collector's items shop							P	P	P	P	P	P	P					
Florist							P	P	P	P	P	P	P					
Mail order or direct selling establishment							P	P	P			P	P	P		P	P	P
Monument dealer												S	S	S			P	P
Tobacco or tobacconist establishment							P	P	P	P	P	P	P					
Food establishments, in accordance with Section 118-85:																		
Beer, wine, and liquor store (package only)							S	P	P	P		S	P	P				
Convenience store (except those with fuel pumps)							P	P	P	P	P	P	P		P			
Farmers market as permitted by Chapter 26, Article XIII									P									

	C-3566, § 1, 12-3-2007; Ord. No. 08-2-C-3600, § 1, 2-19-2008; Ord. No. 08-3-C-3604, § 1, 3-17-2008; Ord. No. 08-11C-3649, § 1, 11-3-2008;																
Fruit and vegetable store						P	P	P	P	P	P	P					
Grocery store, supermarket, or bakery						P	P	P	P	P	P	P					
Specialty food store						P	P	P	P	P	P	P					
Health and personal care:																	
Pharmacy or drug store						P	P	P	P	P	P	P		P			
Cosmetic and beauty supplies						P	P	P	P	P	P	P					
Optical						P	P	P	P		P	P	P		P		
Other medical supplies						P	P	P	P		P	P	P		P		
<i>Finance and Insurance</i>																	
Bank, credit union, or other savings institution, including currency exchanges						P	P	P	P		P	P	P		S	S	S
Financial institutions, except banks, credit unions, other savings institutions, or loan offices						P	P	P		P	P	P	P	P	P	P	P
Loan offices						P	P	P			P	P	P				
<i>Real Estate and Leasing</i>																	
Real estate services						P	P	P		P	P	P	P				
Property management services:																	
Commercial property-related						P	P	P		P	P	P	P	P			
Rental housing-related						P	P	P		P	P	P	P				

Ord. No. 09-1-C-3657, § 2, 1-5-2009; Ord. No. 09-1-C-3659, § 1, 1-5-2009; Ord. No. 09-3-C-3669, § 1, 3-16-2009; Ord. No. 09-7-C-3687, § 2,															
<i>Business, Professional, Scientific, and Technical Services</i>															
Professional services:															
Accounting, tax bookkeeping, and payroll services					P	P	P			P	P	P	P	P	
Advertising, media, and photography services					P	P	P			P	P	P	P	P	
Architectural, engineering, and related services					P	P	P			P	P	P	P	P	
Consulting services (management, environmental, etc.)					P	P	P			P	P	P	P	P	
Graphic, industrial, interior design services					P	P	P			P	P	P	P	P	
Legal services					P	P	P			P	P	P	P	P	
Research and development services (scientific, etc.)-including limited research-related production													P	P	P
Veterinary services					S	P	P			S	S	P	P		S
Administrative services:															
Office and administrative services					P	P	P			P	P	P	P	R	P
Facilities support services					P	P	P			P	P	P	P	P	
Employment agency					P	P	P			P	P	P			
Business support services					P	P	P	P		P	P	P	P		P

7-6-2009; Ord. No. 09-7-C-3690, § 1, 7-20-2009; Ord. No. 09-8-C-3700, § 1, 8-17-2009; Ord. No. 10-2-C-3734, § 2, 2-1-2010; Ord. No.																				
Electronic answering services, collections, or telemarketing																				
Travel arrangement and reservation services																				
Investigation and security services																				
Services to buildings and dwellings:																				
Carpet and upholstery cleaning																				
Extermination and pest control																				
Janitorial																				
Landscaping																				
Packing, crating, and convention trade show services																				
<i>Food Services, in accordance with Section 118-85</i>																				
Bar or drinking place																				
Caterer																				
Restaurant, carryout																				
Restaurant, full service																				
Restaurant, limited service—with drive-through (except carryout restaurants)																				
Restaurant, limited service—without drive-through (except carryout restaurants)																				
<i>Personal Services</i>																				

10-2-C-3736, § 3, 2-1-2010) Barbershops and beauty parlors or similar personal service shops					P	P	P	P	P	P	P	P						
Dry-cleaning and laundry establishments; not more than 3,500 square feet of floor area shall be devoted to dry-cleaning, laundry, and pressing processes.					P	P	P	P	P	P	P	P						
Dry-cleaning/laundry establishment-only with a dry-cleaning/laundry plant															S	S	S	
Dry-cleaning/laundry plant															P	P	P	
Laundromat					P	P	P		P	P	P	P						
Massage therapy					P	P	P			P	P	P						
Tattoo parlor						S	S				S							
<i>Pet and Animal Sales and Services</i>																		
Pet sales					P	P	P	P		S	P	P						
Pet services (except kennels)					P	P	P	P		S	P	P						
Pet services (except kennels)-dog day care only										S	P	P				S		
Pet supplies sales					P	P	P	P		P	P	P						
Taxidermist										P	P	P						
Veterinary services (see professional services)																		
<i>Other Retail</i>																		

Limited retail uses, subject to § 118-171(1)f																S	S	S	
Service-commercial and auxiliary uses serving the immediate convenience needs of persons engaged in activities when located within buildings containing permitted uses																			P
MANUFACTURING AND WHOLESALE TRADE																			
<i>Food, Textiles, and Related Products</i>																			
Food and beverages																	P	P	P
Textiles					R	R	R	R	R	R	R	R					P	P	P
Leather and allied products, except tanning and curing																	P	P	P
<i>Wood, Paper, and Printing Products</i>																			
Wood products establishment, except furniture, veneers, plywood, paper, pulp or paperboard products, and other laminated wood products																	P	P	P
Printing materials																	P	P	P
Furniture and related products																	P	P	P
<i>Chemicals, and Metals, Machinery, and Electronics Manufacturing</i>																			

Chemicals, plastics and rubber products, except rubber production															S			P	P			
Nonmetallic mineral products, except mining																			P	P		
Primary metal manufacturing																		R	P	P		
Machinery manufacturing																			P	P		
Electrical equipment, appliance, and component manufacturing																		P	P	P		
Transportation equipment																		R	P	P		
<i>Miscellaneous Manufacturing</i>																						
Jewelry and silverware						R	R	R	R	R	R	R							P	P	P	
Dolls, toys, games, and musical instruments																			P	P	P	
Office supplies, inks, etc., except paper																			P	P	P	
Signs						P	P	P		S	P	P							P	P	P	
Dental laboratories						R	R	R		P	P	P	P			P			P	P	P	
Miscellaneous manufacturing, not otherwise listed																			R	R	R	
<i>Wholesale Trade Establishment</i>																						
Wholesale trade establishments																			P	P	P	
<i>Warehouse and Storage Services</i>																						
Storage, self-service																			S	S	S	
Warehouse, conventional																			P	P	P	

TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES																			
<i>Transportation Services</i>																			
Helipad, medical															P				
Road, ground, passenger, and transit transportation																			
Local transit systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Interurban and charter bus establishments							S	S								S	P	P	
School and employee bus transportation																S	S	P	
Taxi and limousine service																P	P	P	
Truck and freight transportation services																S	S	P	
Courier and messenger services						P	P	P			P	P	P						
Postal services (U.S. Post Offices)						P	P	P	P	P	P	P	P						
<i>Communications and Information</i>																			
Publishing:																			
Newspaper, books, periodicals, etc., except printing						P	P	P		P	P	P	P	P		P	P	P	P
Software publishing						P	P	P		P	P	P	P	P		P	P	P	P
Motion pictures and sound recording:																			
Motion picture and video production, publishing, and distribution establishments						P	P	P		P	P	P	P						

Motion picture viewing and exhibition services (includes movie theaters)						S	S	R		S	S	S							
Sound recording, production, publishing, and distribution establishments						P	P	P		P	P	P	P			P			
Video, music, software, and other intellectual property rental						P	P	P	P	P	P	P	P						
Information services and data processing industries:																			
Computer services establishments						P	P	P	P	P	P	P	P						
Libraries and archives	S	S	S	S		P	P	P	P	P	P	P	P	P					
Newspaper syndicate						P	P	P		P	P	P	P						
Online information services						P	P	P		P	P	P	P	P		P	P	P	P
<i>Utilities and Utility Services</i>																			
Antennas, non-public utility or non-government																S	P	P	
Antennas, public utility or government	S	S	S	S		P	P	P	P	S	S	S	S	P	P	P	P	P	
Construction and demolition debris recycling facility-not within 500 feet of residentially used property, an arterial, or the Edens Expressway																	S	S	
Natural gas, petroleum, fuels, etc. distribution																S	S	S	

Public utility distribution facility	S	S	S	S		S	S			S	S	S		P		P	P	P	
Public works facility																P	P	P	
Sewage treatment plants and lift stations																S	S	P	
Storm water detention facilities	P	P	P	P	P	P	P	P	R	P	P	P	P	P	P	P	P	P	P
Water works																P	P	P	
ARTS, ENTERTAINMENT, AND RECREATION																			
Bowling, billiards, pool halls, etc.						S	P	P	R		S	S	P						
Games arcade establishment						S	S	S	S			S	P						
Golf course	S	S	S	S															
Health and fitness centers						S	S	P	R		S	S	P						P
Museums	S	S	S	S		P	P	P	R	S	P	P	P						P
Park	P	P	P	P		P	P	P	R	P	P	P	P	P	P	P	P	P	P
Public recreation facility	P	P	P	P		P	P	P	R	P	P	P	P		P	S	S	S	
Recreation facility: dance halls, racquetball, handball, and tennis courts											S	S	P						
Skating rinks, roller rinks, etc.							S				S	S	P						
Theater, dance, or music establishment							S	S	R		S	S	S						
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, & OTHER INSTITUTIONS																			
<i>Educational Services</i>																			
Grade schools:																			
Alternative education												P							
Elementary	P	P	P	P			P	P			P	P							

Middle and junior high	P	P	P	P			P	P			P	P							
Senior high	P	P	P	P															
Colleges and universities	S	S	S	S			P	P	R	S	P	P		P					P
Technical and trade:																			
Driving education						S	S				S	S							
Fine and performing arts education						P	P	P		P	P	P	P						
Sports and recreation education						P	P	P		P	P	P	P						
Other technical, trade, and specialty school							P	P			P	P	P	S		P	P	S	
<i>Public Administration</i>																			
Legislative and executive functions						P	P	P		P	P	P	P			P	P	P	P
Courts								P											P
<i>Public Safety Uses</i>																			
Emergency response															P	P	P	P	
Fire and rescue	S	S	S	S		P	P	P		P	P	P	P			P	P	P	P
Police	S	S	S	S		P	P	P	P	P	P	P	P			P	P	P	P
<i>Health and Human Services</i>																			
Ambulatory or outpatient care:																			
Clinics and outpatient care centers						P	P	P		S	P	P	P	S	P				P
Medical and diagnostic laboratories						P	P	P		P	P	P	P	P	P	P	P	P	P
Blood and organ banks						P	P	P			P	P	P	P	P				P
Home hospice and home health care agencies						P	P	P		P	P	P	P		P	P	P	P	P
Hospital															P				

Social assistance, welfare, and charitable services:																			
Child and youth services						P	P	P		P	P	P	P		P				P
Child day care in residences, in accordance with Section 118-86	R	R	R	R		R	R	R		R	R	R							R
Child day care not in residences, in accordance with Section 118-86	R	R	R	R		S	S	S	S	S	S	S	P	P	P	S	S	S	
Community food services	S	S	S	S	P	P	P	P		P	P	P	P		P				
Services to the elderly and disabled, except primarily office uses	P	P	P	P	P	S	S	S		S	S	S			P				
Services to the elderly and disabled, primarily office uses						P	P	P		P	P	P	P		P				P
<i>Religious Institutions</i>																			
Convents and monasteries	S	S	S	S															
Religious assembly	P	P	P	P		S	S	S		S	S	S							
<i>Death Care Services</i>																			
Funeral homes and services							S	S	R		S	S							
Cemeteries	S	S	S	S				S											
Cremation services																S	S	S	
Mortuary, not associated with a funeral home															P		P	P	
<i>Associations, Non-Profit Organizations, etc.</i>																			

Business associations and professional membership organizations					P	P	P			P	P	P	P	P	P	P	P	P	P
Civic, social, and fraternal organizations					S	S	S				S	S							
Labor and political organizations					P	P	P			P	P	P	P						
CONSTRUCTION-RELATED BUSINESSES																			
<i>Building, developing, and general contracting (office uses only)</i>																			
Industrial, commercial, and institutional building construction					P	P	P			P	P	P	P	P		P	P	P	P
Land development and subdivision					P	P	P			P	P	P	P	P		P	P	P	P
Residential construction	S	S	S	S	P	P	P	R		P	P	P	P			P	P	P	P
<i>Other construction related businesses</i>																			
Heavy construction business					P	P	P			S	P	P				P	P	P	
Machinery related contractor																P	P	P	
Special trades contractors					P	P	P			S	P	P				P	P	P	
AGRICULTURE, FORESTRY, FISHING, AND HUNTING																			
<i>Crop Production</i>																			
Greenhouse, nursery, and floriculture:																			
Floriculture production						S	S							P					
Food crops grown under cover						S	S							P					

HYBRID AND OTHER USES																				
Adult uses, in accordance with § 118-90							S				S									
Drive-through facilities, except restaurant uses as listed in this table and those uses that specifically prohibit such facilities					S	S	S	R			S	S	S							
Junk yards-not within 500 feet of residentially used property, an arterial, or the Edens Expressway																	S	S		
Office, not otherwise listed						P	P	P			P	P	P	P	R		P	P	P	P
Planned developments, with site plan approval in accordance with § 118-77 and Article II						P	P	P	P		P	P	P				P	P	P	
Planned developments, in accordance with § 118-77. In addition to detached residences, any residence permitted in the R4 General residential district shall be permitted.	S	S	S																	
Planned developments, in accordance with § 118-77. In addition to detached residences, any residence permitted in this district shall be				S																

permitted.																		
Public assembly uses, not otherwise listed:																		
Convention and exhibition halls							S	R		S	P	P						
Meeting halls						S	S			S	S	S						
Retail planned developments, subject to § 118-171(1)(g)														S	S	S		
Transit oriented developments											P							