

## MEETING NOTICE

### AGENDA

#### VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

**April 3, 2019**

The Planning and Zoning Commission of the Village of Hoffman Estates will hold a meeting in the Helen Wozniak Council Chambers of the Municipal Building, 1900 Hassell Road, Hoffman Estates, Illinois, at **7:00 p.m., Wednesday, April 3, 2019.**

1. **Call to Order/Roll Call**

2. **Approval of Minutes**

March 20, 2019

3. **Chairperson's Report**

4. **Old Business**

**PUBLIC HEARING** – Approval of a request by the Village of Hoffman Estates to consider text amendments to Section 9-2-1 and Chapter 9 of the Municipal Code (Zoning Code).

5. **New Business**

6. **Staff Report**

7. **Adjournment**

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, April 17, 2019 at 7:00 p.m.**



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**STAFF REPORT**

PROJECT NO.: **2018047T**

PETITIONER(S): **VILLAGE OF HOFFMAN ESTATES**

PROJECT NAME: **TEXT AMENDMENTS – CHAPTER 9 – USES & DEFINITIONS**

PUBLIC HEARING          
                                 YES            NO

MEETING DATE: **MARCH 20, 2019**

STAFF ASSIGNED: **MO KHAN**

**1.     REQUESTED ACTION(S)**

**Request by the Village of Hoffman Estates for Text Amendments to Section 9-2-1 (Definitions) of the Zoning Code regarding definitions for uses and to Chapter 9 (Zoning Code) of the Municipal Code of Hoffman Estates regarding permitted and special uses in each zoning district.**

**NOTE: No Recommending Vote is being sought at tonight’s meeting. This initial report is presented for discussion only.**

**2.     BACKGROUND**

It has been many years since the list of Permitted and Special Uses in the Village’s Zoning Code has been comprehensively reviewed. Periodic amendments affecting individual uses and the creation of new Zoning Districts have resulted in several inconsistencies, redundant, and obsolete situations in the Zoning Code. There are also certain uses that were once common and other unlisted uses that did not exist 30 to 40 years ago. Based on the direction from the Planning, Building and Zoning (PBZ) Committee, Staff has performed a comprehensive review of all uses and is proposing amendments to modernize the Zoning Code, with a goal of making it more user friendly and more effective as a tool for regulation development in a manner desired by the Village Board.

This review includes recommended amendments to the following sections:

- Section 9-2-1, Definitions
- Section 9-4-1, Agriculture (AG)
- Section 9-4-2, Forest Preserve (FP)
- Section 9-5-1, One-Family Residential (R1)
- Section 9-5-2, One-Family Residential (R2)
- Section 9-5-3, One-Family Residential (R3)
- Section 9-5-4 One-Family Residential (R4)
- Section 9-5-5, One-Family Residential (R5)
- Section 9-5-6, One-Family Residential (R6)
- Section 9-5-7, One-Family Residential (R7)
- Section 9-5-8, Two-Family Residential (R8)

- Section 9-5-9, Planned Development (R9)
- Section 9-5-10, Attached Single-Family Dwelling Residential (R10)
- Section 9-5-11, Residential Planned Development (RPD)
- Section 9-5-12, One-Family Residential Active Adult (RAA)
- Section 9-5-13, Traditional Neighborhood (TN)
- Section 9-7-1, Office (O1)
- Section 9-7-3, Office and Research Tollway (O3)
- Section 9-7-5, Office (O5)
- Section 9-8-1, Neighborhood Business (B1)
- Section 9-8-2, Community Business (B2)
- Section 9-8-3, Commercial Mixed-Use (C-MU)
- Section 9-8-4, Business (B3)
- Section 9-8-5, Business (B4)
- Section 9-9-1, Manufacturing (M1)
- Section 9-9-2, Manufacturing (M2)
- Section 9-10-1, Historic (H)

After review of the Zoning Code in respect to the Permitted and Special Uses and the Definitions Section, Staff identified multiple issues that needed to be addressed, including the following:

- A. Missing Definitions for Uses
- B. Redundant Use Types
- C. Outdated Use Types
- D. New Use Types

### 3. **PROPOSAL**

Definitions for uses that are not currently defined will be added, definitions for uses that are outdated will be revised to be consistent with current understanding of the terms, and some existing definitions will be removed if the term is no longer used in the zoning code. The Definitions section also includes other terms besides uses and these are unchanged. Proposed amendments to the Definitions sections is attached as Exhibit A.

Before evaluating which uses are permitted or special in each district, Staff analyzed how each use as labeled and is proposing changes for consistency and clarity. The proposed text amendments to permitted and special uses will consolidate uses which were similar, eliminate uses which are outdated, add new uses to the code, and eliminate inconsistencies in the code regarding use types which were both permitted and a special use within the same zoning district. The proposed amendments to the Uses as shown in Table of Uses and attached as Exhibit B.

After consolidation, elimination, and addition of use types, Staff reviewed where each of the uses were permitted or a special use. The proposed amendments are done with the following goals: one, to not create non-conforming uses; two, to allow for permitted or special uses based on the intent of the Zoning District; and three, to allow for permitted or special uses based on existing establishments within the Zoning District.

The proposed text amendments are summarized as follows.

NOTE:

1. These examples are not an exhaustive list of all the proposed amendments.
  2. The proposed amendments do not include changes to residential uses.
- A. **Definitions:** Majority of the existing uses did not have a definition provided in the Zoning Code, which allowed for open interpretation of the use. The proposed amendments provides a definition for every uses in the Zoning Code. Revisions to existing definitions were also made to either to address vagueness or remove regulations from the definitions, which will be relocated to the respective Zoning District. The proposed new definitions and revisions to existing definitions were based on definitions provided by the Planner’s Dictionary published by the American Planning Association as well as review of how the same or similar term are defined by other communities within the Chicago Metropolitan area. The proposed amendments in Exhibit A is a working draft and will continued to be reviewed by Staff based on input received by the Planning & Zoning Commission.
- B. **Consolidation of Similar Uses:** Uses that were repeated or uses which are generally similar were consolidated. The following examples for such instances:

I. Repeated Uses:

CURRENT USES	PROPOSED USES
Animal Hospitals and Veterinary Clinics (C-MU District)	Animal Hospitals or Veterinary Clinics
Animal Hospitals and Veterinary Clinics, including boarding or kennels within the Principle Building (B1, B2 District)	
Veterinary Establishments (AG District)	
Pet Shops or Animal Hospitals when conducted wholly within enclosed buildings (RPD District)	Pet Shops, not including the sale of Dogs & Cats
Pet Shops or Animal Hospitals (B1, B2 District)	Pet Shops, including the sales of Dogs & Cats
Pet Shops (B1, B2 District)	

II. Generally Similar Uses:

CURRENT USES	PROPOSED USE
Air Conditioning & Heating Sales and Service (R9 F2, RPD District)	Building Contractor’s Office
Contractor and Construction supply and shops conducted wholly within an enclosed building, including but not limited plumbing, HVAC, roofing and electrical (M1, M2 District)	
Plumbing, heating and Roofing Supply and Work Shop (RPD District)	

- C. **Elimination of Outdated Uses:** Uses that are outdated and would not be established were eliminated from the Zoning Code. Though the specific use was eliminated from the Zoning Code, it will still generally be allowed under another broader use type within the Zoning Code.

- I. Radio & Television Sales: This use was for businesses that primarily sold radio and televisions. Such a stand-alone use is very rare now. If such a business were to establish in the future it would be permitted under the Retail Consumer Goods Store & Service use type.
  - II. Bowling Alley: The establishment of only a bowling alley is becoming rare and many bowling alleys are closing down, while most new ones are part of multi-purpose entertainment/game facility. Though it is being eliminated as a separate use type in the Zoning Code it is stated as an example in the definition for Entertainment/Game Center use type.
- D. **New Use Types**: New Uses were added to the Zoning Code to reflect various businesses that are becoming more common in the area or are currently existing. Adding these uses allows for control over where these uses can be located in the Village.
- I. Specialty Food/Drink Manufacturer with On-Site Tasting Room/ Restaurant
    - a. The boom in the craft brewery, distillery and winery businesses has seen many suburban communities become the home to these type of businesses. Currently, the Zoning Code does not allow for any of these uses. The addition of these uses in the Zoning Code will make it easier to work with businesses who show an interest in open a business in the Village.
  - II. Private Schools
    - a. Private schools is not a use that is listed within the Zoning Code even though the Village has many private schools which have been operating in the Village for years
  - III. Tattoo/Piercing Studio, Psychic Readers/Advisors, Smoking Lounge, and Adult Uses
    - a. These uses are not currently listed in the Zoning Code, which would potentially allow for these uses to be established within any of the non-residential zoning or sub-zone district under the generic “All Other Uses” category. By amending the code to add these uses, the Village has more control on where these uses can be established.
- E. **Evaluation of where Uses are Permitted**: After consolidation of uses and the addition of new uses, Staff reviewed where these uses are currently permitted by right or by Special Use. The review was done based on the use, its impact on the community as a whole as well as to adjacent properties, and the purpose of each of the Zoning Districts. Through this review, Staff has proposed changes that will allow existing uses permitted by right whereas before they may have been only permitted by Special Use or not at all. There are also instances where use is no longer permitted by right due to its impact and is now permitted by Special Use or not permitted at all within the zoning district. The proposed changes will be shown in the red-line versions. The following are examples of more notable changes:
- I. Hotels & Motels: Currently Hotels & Motels are permitted in the B3, B4, O3, O4, and O5 Districts and are a special use in the B2, CMU-Commercial, CMU-Mixed Use, M1, M2, R9-F2, and RPD District. The proposed text amendment will make the use permitted in the B2 and CMU-Commercial District instead of it being a Special Use. There have been multiple requests in the past for the use in the B2 District and they have been approved, those hotels continue to operate today. Any concerns regarding the development/construction are addressed through the Village’s Site Plan Review Process.
  - II. Personal Instruction Business: This use category will now also include businesses that offer personal training/fitness classes. Currently and in the past, businesses that offered only one-

on-one training and/or group classes would be required to apply for a Special Use under the Health Club use, which was not a clear fit.

- F. **Game Uses:** The existing uses which are generally categorized as Game Uses, including Game Area, Game Room, Game Rooms (Restaurant), and Games (Common Business) will have to be further reviewed. As part of the proposed changes Game Area and Game Room have been eliminated from the list of Uses but will be allowed as part of the broader use of Entertainment/Game Centers. These uses will have to be further reviewed when future text amendments related to Accessory Uses is brought for consideration. Note that Game Uses does not include Video Gaming Machines, which are regulated through other chapters in the Municipal Code.
- G. **Clarification of “All other uses not heretofore cited”:** Currently the code allows a proposed business to request a Special Use for their business if it is not listed as a permitted or special use within a specific zoning district even if that use is permitted by right or by special use in another zoning district. The proposed amendment will clarify that such a request can only be made for uses which are not listed anywhere in the zoning code. The proposed terminology is “All other uses that are not cited in any Zoning District as a Permitted or Special Use.”

For example, if a use is specifically listed as a permitted or special use in the M-1 District, but not listed in the B-2 District. This “all other use” option cannot be used to request that use in the B-2 District.

- H. **Site Plan Review Process:** Currently in the Zoning Code, there were many uses which were very specific or which had regulations attached to them in order to regulate them by use. The Village currently has a very thorough Site Plan Review Process to address any concerns or issues that there may be regarding a specific business establishment, including parking, lighting, noise, landscaping, etc.
- I. **Restaurant Uses:** Currently in the Zoning Code, there are seven different types of restaurant uses. The different uses are based on whether the restaurant is located in a standalone or multi-tenant building, or whether it has a drive-through window, or a combination of the two. The proposed text amendment consolidates the seven different types of restaurant uses into one use, “Restaurants.” Any concerns/issues with the building, site layout, parking or how the restaurant will function will be addressed as part of the Site Plan Review Process, which is required with a new development, re-development, or change of use.
  - II. **Industrial/Manufacturing Uses:** Currently in the Zoning Code, industrial/manufacturing uses within the vicinity of residential areas are regulated through the Permitted or Special Use sections within the Manufacturing and Office Zoning Districts. An example of an existing use is *“Manufacturing, production, assembly, fabricating, cleaning, servicing and repairing of materials, good and products, however, when the property is adjacent to any residential development, the uses shall only be permitted provided all improvements on the M-2 property, including parking and other structures, are set back a minimum of 100 feet from the nearest residential property line.”*

The proposed amendment will remove language regarding setback and other regulations and move it to other sections within that district or it will be taken into consideration as part

of the Site Plan Review Process. For industrial/manufacturing uses that may have an adverse impact on adjacent properties, whether the adjacent use is residential or not, the Site Plan Review Process will allow Village control to mitigate those adverse impacts by requiring changes to the site layout and/or how the business operates.

- I. **Accessory Uses:** Currently the Zoning Code lists various accessory uses that are permitted within each zoning district when they are accessory to Permitted or Special Use within that district. These Accessory Uses may not generally be appropriate as a principal use within that district. However, allowing it as an accessory use may be appropriate.

Red-line versions of the proposed text amendments will be included as attachments to the Staff Report at future meetings. The red-line versions will provide for all proposed amendments to each of the sections.

#### 4. **TEXT AMENDMENT STANDARDS**

*Section 9-1-17 of the Zoning Code – Standards for a Text Amendment - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner.*

Text amendments to the Zoning Code involve changes to the regulations that apply to all properties in the Village as a whole. The Zoning Code text amendments meet the Standards set forth in the Zoning Code, and were developed with consideration of the entire Village holistically.

#### 5. **STAFF SUMMARY**

The proposed text amendments brought forth are meant to create a code that is both user and business friendly as well as to help Village Staff to enforce the Zoning Code in a consistent manner. At this time, Staff is requesting the Planning and Zoning Commission to further review the proposed text amendments taking into consideration the following questions:

- A. Are the proposed definitions clear and concise?
- B. Are there uses that may be further consolidated?
- C. Are there uses that need to be separated?
- D. Are the suggested Permitted and Special Uses consistent with the intent of the Zoning Code, other Village Planning Documents, and general goals of the Village?

Attachments: Legal Notice  
Proposed Definitions Text Amendments (Exhibit A)  
Proposed Uses Text Amendments (Exhibit B)

#### **REQUESTED MOTION:**

Move to Continue the Public Hearing for an Approval of a request by the Village of Hoffman Estates for Text Amendments to Section 9-2-1 (Definitions) of the Zoning Code regarding definitions for uses and to Chapter 9 (Zoning Code) of the Municipal Code of Hoffman Estates regarding permitted and special uses in each zoning district.

Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN	
Animal Hospitals and veterinary clinics	P	S	S			S	S																					S	S		P			
Kennels	S																																	
Pet Shops, not including Sale of Dogs or Cats		P	P			P	P																					S	S		P			
Pet Shops		S	S			S	S																								S			
Animal Grooming & Daycare		S	S			S	S																											
Building Contractor's Office										P	P																							
Wholesale Building material sales and storage										S	S																							
Home Improvement Store			P			P	S																											
Religious Assembly												S			S	S	S	S	S	S	S	S							S	S	S	S	S	
Meeting/ Conference Facilities		S	S	P																														
Clubhouses and other related structures under common ownership by the Homeowners Association of the subdivision.																							P	P	P	P					P	P		
Campuses of colleges, universities, and other post-secondary schools operated by public or private entities				S	P																													
Private Schools		S	S									S	S	S														S	S					
Currency Exchange			P			P																							P					
Financial Institutions, where the use is located within a larger permitted business, or where the use occupies 50% or less of the floor area of a multi-tenant building		P	P	S	P	P	P					P	P	P														P	P		P			



Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN
Financial Institutions, where the use occupies a freestanding building or more than 50% of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.		S	S	S		S	S					S	S	S														S	S		S		
Catering Business										P	P																						
Restaurants		P	P	P	P	P							P	P															P		P		
Specialty Food/Drink Manufacturer with On-Site Tasting Room				S						S	S		S	S																			
Specialty Food/Drink Manufacturer with On-Site Restaurant			S	S	S	S	S						S	S																			
Municipal Building and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Governmental Storage and Maintenance Building and Uses			S			S				P	P																						
Post Office		P	P	S	P									P														P	P				
Public Libraries		P	P	S	P	P	P							P	P	P	P	P	P	P	P	P	P							P	P		P
Public Schools, non-boarding														P	P	P	P	P	P	P	P	P								P	P		
Park District Facility				P		P	P							P	P	P	P	P	P	P	P	P								P	P		
Flex-tech uses													P																				
Landscape Material Processing Sites	S																																
Light Manufacturing Facilities				S						P	P			S																			

Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN	
Manufacturing Facilities										S	S			S																				
Mining, extraction, processing and removal of Natural Resources	S																																	
Printing and Publishing Facilities										P	P			S																				
Research and Development Facilities				S	P					P	P		P	P																				
Hospitals												P	P										S	S	S	S					S			
Medical Immediate Care Facility		P	P			P	P					P																P		P				
Medical & Dental Office		P	P		P	P	P					P	P															P	P		P			
Medical & Dental Laboratories										P	P																							
Nursing Homes or Convalescent Home																												P	P		S			
Automobile sales and service shop, located on parcels not less than two acres in size.			P			P																									S			
Automobile Body Shop										P	P																							
Automobile Repair/Service		S	P		S																								S		P			
Automobile Car Wash			S		S																								S		S			
Gas Station		S	S		S																								S		S			
Trucks and Trailer Rental Storage Yard										S	S																							
Employment Agencies			P																										P		P			
Personnel training centers including dormitory facilities													P	S																				
Professional & Service Offices		P	P	S	P	P	P			P	P	P	P	P														P	P		P			
Telephone exchanges including service center, commercial offices and uses accessory and related thereto		P	P	S	P									P																				

Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN		
Agricultural and Horticultural uses	P																																		
Cemeteries	S								P																										
Lakes, Ponds and Stormwater Detention	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Personal Instruction Business		P	P	P	P	P	P							P														P	P		P				
Laundry/Dry Cleaners, Laundromats		P	P	P	P	P	P																					P	P		P				
Funeral home, Mortuary, which can include an on-site residence for an employee			S																										S						
Massage Establishment			S			S				S	S																								
Day Care Centers		S	S	S	S	S	S					S	S	S														S	S		S				
Retail Printing and Shipping Shops			P	P	P	P	P																						P		P				
Day Spa, Beauty & Tanning salons, provided no more than 20 percent of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.		P	P	P	P	P	P																					P	P		P				
Psychic Readers & Advisors											S	S																							
Tattoo & Piercing Studio											S	S																							
Smoking Lounge											S	S																							
Amphitheater/ Auditoriums/ Band shells/ Theaters, Outdoor			S	S																															
Amphitheaters/ Auditoriums/ Band shells/ Theaters, Indoor		P	P	P	P	P								P																	P				

Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN		
Game Rooms, Restaurant (11 or more Amusement Devices)			S	P	P	S	S																												
Games, Common Business (Max 2 Amusement devices)		P	P	P	P	P	P																				P	P		P					
Golf Courses								P																						P					
Health Club or Gymnasium, provided no more than 20% of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.		P	P	P	P	P	P							P															P		P				
Entertainment/Game Center, Indoor			P	P	P	P																							P		P				
Entertainment/Game Center, Outdoor	S			S	S																										S				
Multi-Purpose Entertainment and Sport Arenas			S	P	P																														
Museums				P	P				P																										
Off-Track Betting Establishments as part of another permitted or special use				P	P																														
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hotel & Motel		P	P	P	P	P			S	S																					S				
Retail Consumer Goods & Services Store		P	P	P	P	P	P																					P	P		P				
Helistop or Helipad, but not a Heliport				S									S	S																S					
Activities necessary to manage the land and water resources on the site								P																											
Municipal Public Utility and Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	p

Use	AG	B1	B2	B3	B4	CM U-C	CMU -MU	FP	H	M1	M2	O1	O3	O5	R1	R2	R3	R4	R5	R6	R7	R8	R9A	R9B	R9C	R9D	R9E	R9F1	R9F2	R10	RPD	RAA	TN
<b>Commercial Public Utility and Service</b>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Wind energy conversion systems</b>	S							S																									
<b>Warehouse &amp; Distribution Facilities</b>										P	P																						
<b>Self-Storage Facility, which can include an on-site residence for an employee</b>										S	S																						
<b>Storage Buildings and Yards for Recreation Vehicle/Equipment, Boats and Unoccupied Trailers</b>										S	S																						
<b>Wholesale Facilities</b>										P	P																						
<b>Adult Uses</b>										S	S																						
<b>All other uses that are not cited in any Zoning District as a Permitted or Special Use</b>	S	S	S	S	S	S	S	S	S	S	S	S	S	S														S	S				

Use	Definition
Animal Hospitals and veterinary clinics	A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.
Kennels	The boarding, breeding, raising, grooming, or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises.
Pet Shops, including dogs and cats	A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals such as horses, goats, sheep, and poultry.
Pet Shops, not including dogs and cats	A retail sales establishment primarily involved in the sale of domestic animals, such as fish, birds, and reptiles, excluding dogs, cats, exotic animals and farm animals such as horses, goats, sheep, and poultry.
Animal Grooming & Daycare	An establishment that provides for the grooming and care of animals. This use does not include boarding of animals overnight.
Building Contractor's Office	A place where a contractor specializing in home repairs and improvements, such as remodeling, roofing, spouting, fencing, plastering, painting, tile, siding, storm doors and windows operates an office space, incidental interior storage space, fabrication or assembly of equipment, and which does not have any outside storage.
Wholesale Building material sales and storage	A business establishment principally engaged in selling construction and building materials to retailers, distributors, and/or contractors rather than consumers.
Religious Assembly	A place used by a group for religious worship/services with incidental related services such as administrative offices, private school, child or adult daycare, and playground.
Meeting or Conference Facility	A facility or hall available for lease for private parties or events as a principal use.
Clubhouses and other related structures under common ownership by the Homeowners Association of the subdivision.	A facility owned and operated by the Homeowner's Association of a subdivision including but not limited to a clubhouse, swimming pool, gym/fitness center, maintenance building, and tool/equipment storage shed.
Campuses of colleges, universities, and other post-secondary schools operated by public or private entities, but not including dormitory facilities	An institution for post-secondary education, public or private, offering courses in general, technical, or religious education. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers.
Private Schools	Any building or group of buildings, the use of which meets state requirements for primary and/or secondary education and which is not operated by a government/public agency.
Currency Exchange	A commercial use that exchanges common currencies, sells money orders or cashier's checks, and cashes checks as its principal business activity. This shall not include financial institutions which are required to be insured by the FDIC.

Financial Institutions, where the use is located within a larger permitted business, or where the use occupies 50% or less of the floor area of a multi-tenant building	An establishment that provides personal, commercial and retail money holding, investment and lending services including banks, savings and loans, and credit unions. The term financial institution shall not apply to currency exchange, real estate and investment broker offices. <b>(EXISTING DEFINITION)</b>
Financial Institutions, where the use occupies a freestanding building or more than 50% of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.	An establishment that provides personal, commercial and retail money holding, investment and lending services including banks, savings and loans, and credit unions. The term financial institution shall not apply to currency exchange, real estate and investment broker offices. <b>(EXISTING DEFINITION)</b>
Catering Business	An establishment that prepares and supplies food to be consumed solely off premises at public or private events.
Restaurants	An establishment primarily engaged in the preparation and sale of food and beverage for consumption on-site and/or off-site.
Specialty Food/Drink Manufacturer with On-Site Tasting Room	An establishment primarily engaged in the small-scale production of specialty food/drink products, such as craft/micro brews, liquors, and wines, and allowing on-site consumption of beverage samples.
Specialty Food/Drink Manufacturer with On-Site Restaurant	An establishment primarily engaged in the small-scale production of specialty food/drink products, such as craft/micro brews, liquors, and wines, and with an on-site restaurant, such as a Brewpub.
Municipal Building and Uses	A building or structure owned, operated, or occupied by the Village of Hoffman Estates.
Governmental Storage and Maintenance Building and Use	A building or structure owned, operated, or occupied by a governmental agency for the purpose of storage and/or use as a maintenance building.
Post Office	A facility operated by the United States Postal Service that is open to the public providing mailing/shipping services.
Public Library	A public facility operated by a government/public agency, such as a municipality or library district, for the use, but not sale, of literary, musical, artistic, or reference materials.
Public Schools, non-boarding	A public facility operated by a public school district offering primary and/or secondary education and incidental uses including but not limited to athletic fields, playgrounds, maintenance building/shed.
Park District Facility	A public facility operated by a park district that provides uses such as fitness centers, ice rinks, meeting rooms, fitness/sports classes, indoor/outdoor swimming facilities.
Flex-tech uses	An establishment consisting of a combination of any two or more of the following: office, showroom, warehouse, sales room, call center, technical support facility, light manufacturing of materials, goods or products (including assembly, servicing,

	fabricating, cleaning, processing, repair and product enhancement), research and development, and technical school, training or university. <b>(Existing Definition)</b>
Landscape Material Processing Sites	An establishment that processes solid waste solely consisting of vegetative matter resulting from landscaping maintenance, including grass clippings, branches, etc.
Light Manufacturing Facilities	An establishment that manufactures, from predominantly from previously prepared materials, finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.
Manufacturing Facilities	An establishment that engages in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials,
Mining, extraction, processing, removal, and reclamation of Natural Resources	The excavation or extraction of any earth products of natural mineral deposit, except where such excavation is for purposes of grading for a building lot or roadway, where grass sod is removed to be used for landscaping. This use includes and reclamation or restoration of said land.
Printing and Publishing Facilities	A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images for mass production. This use includes ancillary indoor storage and distribution of printed or published material.
Research and Development Facilities	An establishment which conducts research, development, or controlled production of industrial or scientific products or commodities or laboratories conducting educational or medical research or testing.
Hospitals	An establishment providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured.
Medical Immediate Care Facility	An establishment that predominantly provides medical emergency service to walk-in patients but does not provide inpatient or overnight accommodations.
Medical & Dental Office	A facility operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.
Medical & Dental Laboratories	An establishment that offers diagnostic or pathological testing and analysis of blood, blood fluids, pathological specimens, DNA sampling and analysis, and any other diagnostic test generally recognized in the healthcare industry.
Nursing Homes or Convalescent Home	An establishment licensed by the State for the aged or chronically or incurably ill persons are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.
Automobile sales and service shop, located on parcels not less than two acres in size.	An establishment that sells or leases new and/or use automobiles and has an integrated automobile service shop, as defined in this code, on the same site.



Automobile Body Shop	An establishment that provides collision repair services, including but not limited to body frame straightening, welding, fabricating, replacement of damaged parts, and painting, and may include on-site overnight storage of vehicles subject to Site Plan approval.
Automobile Service and Repair	An establishment that provides routine maintenance services, including but not limited to vehicle fluid changes, tire rotations/installations, replacement of filters, mechanical and computerized repair, and does not provide on-site overnight storage of vehicles.
Automobile Car Wash	An establishment that provides for the washing and cleaning of vehicles.
Gas Station	An establishment that provides the sale of gasoline for automobiles and may include an accessory minimart/convenience store and/or automobile car washing facility.
Trucks, Trailers and Recreational Vehicle/Equipment Storage Yard	Any building, lot or portion thereof or premises where storage of trucks, trailers, recreational vehicle and/or equipment is stored, subject to Site Plan approval.
Employment Agency	A business that provides contractual employment for individuals, whether that is for a short-term or long-term period
Personnel training centers including dormitory facilities	An establishment that provides job/skill training for business personnel and may include an on-site temporary overnight accommodation.
Professional & Service Offices	An business office that provides services to the public including but not limited to accounting, advertising agencies, architectural, engineer, real estate and law.
Telephone exchanges including service center, commercial offices and uses accessory and related thereto	<b><u>DEFINITION FOR THIS USE IS STILL UNDER CONSIDERATION</u></b>
Agricultural and Horticultural uses	The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, verticulture and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities <b>(EXISTING DEFINITION)</b>
Cemetery	Land or portion thereof used or dedicated to the burial of the dead, including mausoleums, necessary sales, and maintenance facilities.
Lakes, Ponds and Stormwater Detention	Any natural or man-made lake, pond, stream, wetland, or groundwater detention area into which stormwater runoff is directed and stored temporarily.
Personal Instruction Business	An establishment that offers personal improvement services offering informational, instructional, personal and similar services of a nonprofessional nature including but not limited yoga studios, driving schools, martial arts studios, fitness classes, music lessons.
Laundry/Dry Cleaners	An establishment that offers laundry services and washes clothing on-site or off-site.
Laundromat	An establishment where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.
Funeral home, Mortuary, which can include an on-site residence for an employee or caretaker	An establishment that offers human funeral services and may include facilities for embalming, storage of caskets, funeral urns, and other related funeral supplies and/or an

	on-site residence for an employee of the business. This use does not include cremation services on-site.
Massage Establishment	An establishment which offers massage services which occupy more than 20% of the customer accessible floor space.
Day Care Centers	A facility operated for the purpose of providing care, protection and guidance to individual(s) during only part of a 24-hour day. This term includes but is not limited to nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.
Retail Printing and Shipping Shops	An establishment that provides document printing, copying, and shipping service to the public via walk-in customers.
Day Spa, Beauty & Tanning salons, provided no more than 20 percent of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.	An establishment that provides body, facial and/or massage services by licensed aestheticians, cosmetologist, hairy stylist, massage therapist and other similarly licensed professions by the State.
Psychic Readers & Advisors	An establishment or portion thereof which provides services involving the foretelling of the future in exchange for financial or other valuable consideration.
Tattoo & Piercing Studio	An establishment who principal business activity is to place designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin and/or creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.
Smoking Lounge	An establishment that provides a space for the smoking of cigars, cigarettes and other legal smoking products.
Amphitheater/ Auditoriums/ Band shells/ Theaters, Outdoor	An outdoor or semi-outdoor establishment where presentation of performing arts, such as plays, concerts, musicals, and including viewing of motion pictures or other similar events.
Amphitheaters/ Auditoriums/ Band shells/ Theaters, Indoor	An indoor establishment where presentation of performing arts, such as plays, concerts, musicals, and including viewing of motion pictures or other similar events.
Game Rooms, Restaurant (11 or more Amusement Devices)	Any licensed restaurant of 10,000 square feet or more that contains no seating bar for alcoholic beverages where 11 or more amusement devices are located in an area or areas under the leasehold or ownership control of one person. <b>(EXISTING DEFINITION)</b>
Games, Common Business (Max 2 Amusement devices)	Any building or portion thereof within any Business District where no more than two amusement devices are located on or about the premise. <b>(EXISTING DEFINITION)</b>
Golf Courses	A lot or portion thereof used for the playing of the sport of golf and may include accessory structures such as a clubhouse, rest rooms, locker rooms, shelters and may include accessory uses such as a driving range, miniature golf course, or practice green.

Health Club or Gymnasium, provided no more than 20% of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.	An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses allowing walk-in participation. This use may include accessory uses such as classes and meetings rooms.
Entertainment/Game Center, Indoor	An establishment that provides various passive or active entertainment and/or recreational activities conducted wholly indoors. Activities include but are not limited to arcades, bowling alleys, billiards, indoor trampoline facility, car race tracks, miniature golf course, etc.
Entertainment/ Game Center, Outdoor	An establishment that provides various passive or active entertainment and/or recreational activities conducted wholly or partially outdoors. Activities include but are not limited to car race tracks, miniature golf course, driving range, obstacle course, etc.
Multi-Purpose Entertainment and Sport Arena	An open, enclosed or semi-enclosed structure with tiers of seats rising around a field or court, intended to be used primarily for the viewing of athletic events. Sports arena may also be used for entertainment and other public gathering purposes, such as conventions, circuses, or concerts.
Museum	A building having public significance by reason of its architecture or former use or occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art for the purpose of viewing by the public, with or without an admission charge.
Off-Track Betting Establishments as part of another permitted or special use	A portion of an establishment designated for the use of placing monetary wagers on competitive races including but not limited to horse derby, greyhound derby, automotive races, etc. and is licensed by the State.
Parks and Playgrounds	A lot or portion thereof designed and used to provide recreational opportunities to the public including but not limited to community or park districts parks, playground equipment, athletic fields, sports courts such as basketball or tennis courts.
Hotel, Motel	A facility offering transient lodging accommodations to the general public and may include accessory services such as restaurants, meeting rooms and recreation facilities.
Retail Consumer Goods & Services Stores	A retail establishment conducted within an enclosed which displays and sells consumer and household goods to the general public. This use includes but is not limited to grocery, electronic, appliance, tailor, shoe repair, liquor, and home improvement stores. This does not include other retail establishments that are specifically listed in this Section.
Helistop or Helipad	A certified helicopter landing pad. A Helipad may also be called a Helistop.
Heliport	A certified helicopter landing pad that additionally includes hangers and/or maintenance and fuel facilities.
Activities necessary to manage the land and water resources on the site	<b><u>DEFINITION FOR THIS USE IS STILL UNDER CONSIDERATION</u></b>

Municipal Public Utility and Service Uses	Infrastructure and Utility uses and services provided by a public agency, including but not limited to water storage facility, lift stations, public stormwater facility. This use does not include infrastructure and utility located within the right-of-way.
Commercial Public Utility and Service Uses	Infrastructure and Utility uses and services provided by a private company, including but not limited to electricity substation, telephone-switching facilities, communication towers. This use does not include infrastructure and utility located within the right-of-way.
Wind energy conversion systems	A facility or installation of windmills for producing energy for either on-site or off-site use.
Warehouse & Distribution Facilities	An establishment primarily used for the storage and/or distribution of various goods and materials.
Self-Storage Facility, which can include an on-site residence for an employee or caretaker	A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. This use may also include an on-site residential dwelling for an employee of the business.
Storage Buildings and Yards for Recreation Vehicle/Equipment, Boats and Unoccupied Trailers	A structure or lot used for the storage of recreation vehicle, recreation equipment, boats, trailers that are either owned or not owned by the property owner.
Wholesale Facilities	An establishment primarily engaged in the selling of goods, materials, supplies to retailers or distributors rather than consumers.
Adult Uses	An establishment: 1) that contains one or more adult booths; and/or 2) that as a substantial or significant portion of its business offers for sale, rental, or viewing of any adult materials
Adult Materials	Any of the following, whether new or used: <ul style="list-style-type: none"> <li>A. The following materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities: 1) books, magazines, periodicals, or other printed matter, or digitally stored materials; or 2) films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind;</li> <li>B. Instruments, novelties, devices, or paraphernalia that are designed for use in connection with specified sexual activities, or that depict or describe specified anatomical areas.</li> </ul>
All other uses that are not cited in any Zoning District as a Permitted or Special Use	Any use which is not specifically listed and does not fall under one of the uses cited in any Zoning District as a Permitted or Special Use.