

EXISTING LAND USE CATEGORIES

- Single-Family Residential** - Single-family residential is the largest land use category within the Village, making up 55.6% of the total land use. Single-family residences are also found in some of the unincorporated areas within Deerfield's Planning Area.
- Two-Family Residential** - This land use category contains two-family dwelling units and accounts for just 0.14% of Deerfield's land use.
- Multi-Family Residential** - Making up 3.7% of the total land area, most multi-family residential is located along Waukegan Road and Deerfield Road.
- Retail Services** - Approximately 5.1% of the total land area is devoted to commercial use. A large amount of land area at the intersection of Lake Cook Road and Waukegan Road is dedicated to this type of land use. The Village Center area also contains a significant amount of commercial development.
- Hotel** - Approximately 1.1% of total land area in Deerfield is dedicated to this type of land use.
- Office** - This land use makes up just over 10.6% of the total land area. Most of Deerfield's office development is located along Lake Cook Road and adjacent to the Tri-State Tollway.
- Light Industrial** - Industrial development comprises 0.9% of Deerfield's total land area and is located primarily north of Lake Cook Road west of Waukegan Road.
- Public** - Public land accounts for approximately 4.3% of Deerfield's total land area. Public land can be found scattered throughout the Village, with most of this land dedicated to public schools. Most of Deerfield's local government offices are located in Village Center.
- Institutional** - Institutional land accounts for 2.2% of the total land use in Deerfield and is scattered throughout the Village. Most of the institutional uses in the Village are places of worship and private schools.
- Transportation/Parking/Utilities** - Just over 1.2% of land is dedicated to this land use category. Deerfield has two Metra stations. Deerfield station is located on Deerfield Road in the center of the Village, and Lake Cook station is located in the southern portion of Deerfield along Lake Cook Road. Commuter parking lots can be found along the Metra Milwaukee North Line right-of-way.
- Open Space** - Accounting for approximately 14% of total land, Deerfield's open space is distributed among its many public parks. Briarwood Country Club is a private golf course located on Deerfield and Waukegan roads and is the largest property in the Village.
- Vacant** - Just 0.4% of land within Deerfield's municipal boundary is vacant. However, the 129 acre Baxter South property in far west Deerfield is within the mile and a half planning area and is considered a Priority Annexation Area.

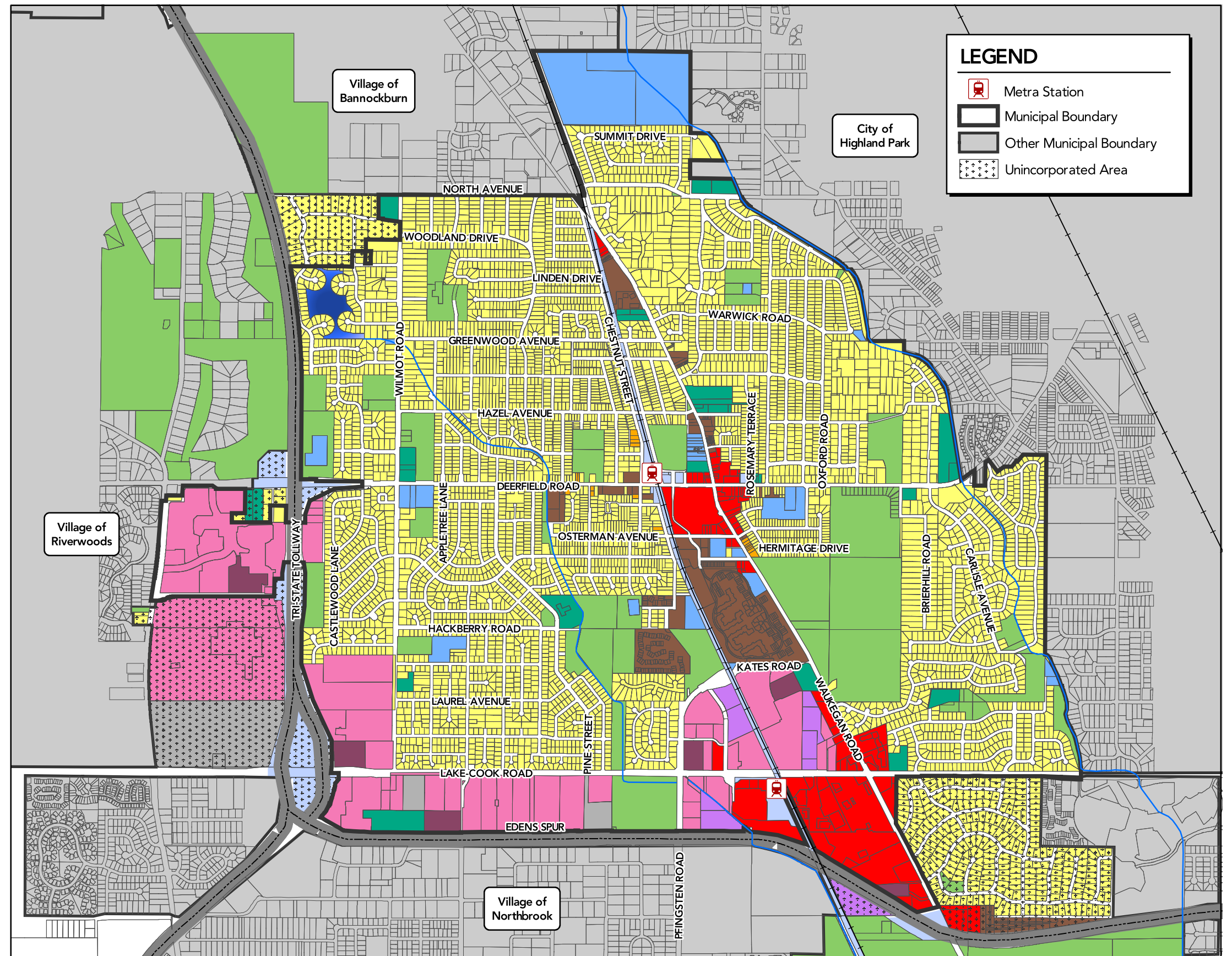


FIGURE 2.1: EXISTING LAND USE MAP

DEERFIELD COMPREHENSIVE PLAN