

ARTICLE 6

INDUSTRIAL DISTRICTS

6.00 PREAMBLE

The industrial districts are established to provide adequate space in suitable locations for limited industrial, administrative, research, and other related activities which are compatible with the predominantly single-family suburban residential character of the Village. Uses shall adhere to high performance standards, low land coverage, site improvements, and landscaping so as to protect and strengthen the value of real estate throughout the Village, with particular emphasis on the adjoining residential property while improving the local economic base. In addition to the specific standards of this Ordinance, all uses shall be maintained and operated in such a manner as will not limit, restrict or impair the health, comfort, safety and welfare of adjoining property owners and the value and enjoyment of adjoining properties.

6.01 I-1 OFFICE, RESEARCH, RESTRICTED INDUSTRIAL DISTRICT

6.01-A Description of District

The I-1 Office, Research, Restricted Industrial District is intended to provide for development of office buildings, research facilities, training centers, and restricted industrial parks in suitable areas appropriately located with respect to traffic flow and developed on relatively large lots with landscaped setbacks, high performance standards and bulk regulations that will protect the environmental quality of this predominantly residential community.

6.01-B Permitted Uses

The following uses are permitted in the I-1 Office, Research, Restricted Industrial District:

1. Office Uses

- a. Administrative Offices.
- b. Business Offices, in which goods, wares or merchandise are not sold on the premises.

2. Commercial Service Establishments

- a. Bookkeeping Services.
- b. Data Processing Services.

3. Industrial Uses

- a. Research and Testing Laboratories.

6.01-C Special Uses

The following uses are permitted in the I-1 Office, Research, Restricted Industrial District when authorized in accordance with the procedures for Special Uses as set forth in Article 13, Administration and Enforcement:

1. Office Uses (Ord. O-84-62), (Ord. O-85-09)
 - a. Professional Offices, but not including medical or dental facilities and similar office uses which depend upon patient, client or customer traffic except as otherwise provided.
 - b. Medical and/or Dental Facilities when authorized as part of a Planned Unit Development in the I-1 Office, Research, Restricted Industrial District provided that the parking be provided in accordance with Article 8 hereof or at a ratio of 5.6 spaces per 1000 square feet of leasable floor space, whichever is greater.
 - c. A training facility when accessory to an office use for the training of individuals who are not employed by the company conducting the training. (Ord. O-89-50)
2. Retail Business Uses (Ord. O-85-09)
 - a. The following uses may be permitted in an office building when authorized as a Special Use and when operated primarily for the convenience of the tenants:
 - (1) Book and stationery stores.
 - (2) Office supply stores.
 - (3) Restaurants, sit-down.
 - b. Planned Unit Developments (Ord. O-85-30)
 - (1) The following uses may be permitted in office buildings within an I-1 Planned Unit Development of 20 acres or larger in addition to those uses set out in 6.01-C, 2, a, when such uses would be operated primarily for the convenience of the tenants of the buildings within the Planned Unit Development.
 - (a) Automatic teller machine
 - (b) Travel agency
 - (c) Newsstands/drug store
 - (d) Florist

- (e) Photocopy or Print Shop
- (f) Beauty Shops and Barber Shops provided that any such facility shall not be permitted to have a direct outside entrance.
- (g) Private Dining Club (Ord. O-86-57)

(2) When authorized in accordance with the provisions of 6.01-C, 2, a or b, the hours of operation of said uses shall be limited to the traditional hours of operation of an office building.

(3) The maximum amount of floor space devoted to such uses within the entire Planned Unit Development and within a particular building within the Planned Unit Development shall not be greater than that which is approved by the Village as being reasonable to serve the tenants of the buildings within the Planned Unit Development.

3. Industrial Uses

Any industrial use permitted in the I-2 Limited Industrial District, provided such use is developed as part of a Planned Industrial Development.

4. Recreational and Social Facilities (Ord. O-82-29)

- a. Health clubs, indoor, private membership only when located within an office building and operated primarily for the convenience of tenants.
- b. Health clubs, indoor private membership, when located within an office building and operated primarily for the convenience of tenants and the general public on a private membership basis.
- c. Outdoor facilities when operated primarily for the convenience of the tenants of an office building.
- d. Private Sports Training Facility and Associated Office and Summer Sports Day Camp. (Ord. O-91-34)

5. Industrial Planned Unit Developments

As regulated in Article 12, Planned Unit Developments.

6. Multiple Use Developments (Ordinance O-79-48)

Developments containing two or more permitted or Special Uses on the same zoning lot in a single structure which existed prior to the adoption of this Ordinance. Such developments shall comply with all applicable provisions of this Ordinance except those provisions pertaining to district bulk requirements.

7. Multiple-Use Development - Enlargement of Existing Structures (Ordinance O-79-48)
Developments containing two or more permitted or Special Uses on the same zoning lot in a single structure which existed prior to the adoption of this Ordinance and which may be subsequently expanded provided that all applicable provisions of the Ordinance are met.
8. Hotels (Ord. O-86-43/replaces O-84-54)
Hotel, and uses accessory to a hotel use upon the Hotel Site, provided such use is developed as part of a Planned Industrial Development of a minimum of 25 acres and further provided that such Planned Industrial Development shall be located adjacent to either Interstate Highway 294 (also known as the Tri-State Tollway) or Interstate Highway 94 (also known as the Edens Spur).
9. Educational Institutions - Evening Programs (Ord. O-88-11)
Business, Professional Graduate Schools and Universities, excluding trade and vocational schools, provided that said uses shall be limited to the lesser of 15,000 square feet in any building or 10% of net rentable space in said building and provided further that 10 parking spaces per 1,000 square feet of space devoted to said use shall be made available. Classes for said uses shall not begin prior to 6:00 P.M. on weekdays.
10. Extended Stay Lodging Facilities (Ord. O-88-13)
Extended stay lodging facilities, provided such use is developed as a part of an Industrial Planned Unit Development of a minimum of 20 acres and further provided that the parcel upon which such use is developed shall include a minimum of four acres. No extended stay lodging facility shall be located within 600 feet of the center line of Lake-Cook Road.
11. Public and Government Uses
 - a. Public Office Buildings.
12. Public Utility and Service Uses
 - a. Bus Passenger Shelters.
 - b. Essential Services provided that they are properly screened as set forth in Article 2.
 - c. Railroad Rights-of-way.
13. Automobile Claims Facility if included in an Industrial Planned Unit Development. (Ord. O-91-25)

14. Child Care Facilities
Child day care facilities when located within an office building and operated for the convenience of the employees of that office building or of other office buildings within the office development in which the day care facility is located. Such facility shall not be open to the general public. Appropriate outdoor play areas may be included as part of the facility. (Ord. O-91-45)
15. Residential Assisted-Living Facilities for the Elderly
(Ord. O-96-06)
Residential facilities for the elderly who are physically frail and/or cognitively impaired when such facilities are developed as part of an Industrial Planned Unit Development of 35 acres or more and such Planned Unit Development is located adjacent to the Interstate Highway 294 (also known as the Tri-State Tollway) and Interstate Highway 94 (also known as the Edens Spur).
- a. Accessory Uses:
(1)Administrative and Support Offices;
(2)Group Dining Areas;
(3)Food Preparation Areas;
(4)Central Laundry;
(5)Activity Rooms;
(6)Snack Shop for the residents, employees, and their guests;
(7)Lounge Areas;
(8)Beauty Shop for the convenience of the residents;
(9)Exercise Room;
(10)Similar uses.
- b. Ancillary Uses not necessarily for the convenience of the residents but related to the overall operation of the facility:
(1)Senior Day Care;
(2)Home delivered meals;
(3)Resource Center and Community Services Office; and
(4)Similar uses.
16. Private High School. (Ord. O-04-64)
A private high school, provided that such use is developed as part of a Planned Unit Development, that the parcel upon which such use is developed shall include a minimum of seven (7) acres, and that such Planned Unit Development is located adjacent to Interstate Highway 94 (also known as the Edens Spur).
17. Private Elementary and Middle School (Ord. O-05-13)
A private elementary and middle school, provided that such use is developed as part of a Planned Unit Development, that the parcel upon which such use is developed shall

include a minimum of four and one-half (4.5) acres, and that such Planned Unit Development is located adjacent to Interstate 94 (also known as the Edens Spur).

18. Religious counseling, instruction and educational activities when accessory to a religious office use. (Ord. 0-05-32)

19. Religious Institution (Ord. 0-06-55)
A religious institution, including an accessory childcare facility, provided such use is: (i) developed as part of a Planned Unit Development; (ii) the parcel on which the use is developed shall be a minimum of four (4) acres in size; and (iii) the Planned Unit Development on which the use is to be developed is located adjacent to Interstate Highway 94 (also known as Eden's Spur).

20. Continuing Care Retirement Community (Ord. 0-09-07) that would consist of assisted living facilities as allowed in Article 6.01-C 15, a nursing care facility, and independent living facilities with the following ancillary uses:

- (1) Multi-purpose room for meetings;
- (2) Entertainment;
- (3) Services and parties for residents;
- (4) Resident convenience store;
- (5) Hair salon and spa;
- (6) Library;
- (7) Rehabilitation Therapy;
- (8) Resident classrooms;
- (9) Billiards room;
- (10) Wellness center including an aerobics studio, exercise equipment room; massage rooms; therapeutic pool and spa;
- (11) Art studio;
- (12) Small movie theater;
- (13) Meeting/conference rooms;
- (14) Meditation room;
- (15) Business center;
- (16) Dining facilities and kitchen for residents and their guests including a bistro/grill, casual dining, main dining, lounge, and private dining rooms; and
- (17) Similar uses.

21. Child Care Facilities (Ord. 0-13-10)
Child day care facilities serving an I-1 Planned Unit Development and the general public when such facility is located in an office building that is part of an I-1 Planned Unit Development which is a minimum of twenty (20) acres in size and such child care facility is located adjacent to both Wilmot Road and Lake Cook

Road. Appropriate outdoor play areas may be approved as part of the child care facility. (Ord. 0-13-10)

22. Multi-Family Rental Apartment Community (Ord. 0-13-45)

A multi-family rental apartment community as part of an Industrial Planned Unit Development of 20 acres or more which contains assisted living units and is located south of Lake Cook Road on a parcel of 5 acres or more, which may include the following accessory and ancillary uses operated primarily for the benefit of the community residents.

- a. Clubhouse.
- b. Fitness center.
- c. Business center/internet café.
- d. Multipurpose party/meeting rooms.
- e. Management office.
- f. Swimming pool.
- g. Parking structure.
- h. Similar uses. (Ord. 0-13-45)

23. Free-Standing Event Center Facility (Ord. 0-14-22)

A freestanding event center facility when such facility is located in an I-1 Planned Unit Development which is a minimum of twenty-five (25) acres in size. (Ord. 0-14-22)

24. Construction and Engineering Innovation Labs (Ord. 0-18-49)

Construction and Engineering Innovation Labs, provided such use is (i) developed as part of a Planned Unit Development; (ii) the parcel on which the use is located shall be a minimum of 10 acres in size and the Planned Unit Development on which the use is to be developed is located adjacent to Interstate Highway 94 (also known as the Eden's Spur).

6.01-D Temporary Uses

Temporary uses, buildings and structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11, Temporary Uses and Structures.

In the I-1, Office, Research, Restricted Industrial District, only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds
2. Real Estate Sales Office and Model Units

6.01-E Accessory Uses

In the I-1, Office, Research, Restricted Industrial District, accessory uses, buildings and structures as regulated by Article 2 may include the following, as well as uses and structure similar to the following:

1. Fences, as regulated by Article 2, General Provisions.
2. Garages, Carports and Other Parking Facilities.
3. Signs, as regulated by Article 9, Signs.
4. Tool Sheds and Similar Storage Structures.
5. Vending Machines, indoor only.
6. Water Retention and Detention Areas.
7. I-1 Hotels (Ord. 0-84-54), when part of an I-1 PUD, the following uses (in addition to those uses provided primarily for registered hotel guests which are customarily and historically accessory to a hotel use when located within the hotel or when located on the hotel grounds, (excluding the service and/or storage of alcoholic beverages) and/or operated primarily for the use of the registered guests of the hotel:
 - a. Restaurant.
 - b. Banquet and ballroom facilities (including food and/or liquor service when required).
 - c. Liquor service including:
 - (1) Lounge areas and
 - (2) Freestanding complimentary service areas when limited to regular and specified hours of daily service and located as provided on the Final Development Plan for the I-1 PUD.
 - d. Live entertainment.
 - e. Recreational and social facilities (swimming pool, exercise areas limited to hotel guests and their visitors).
 - f. Meeting/conference rooms.
 - g. Convenience item shops.
 - h. Laundry and housekeeping facilities.
 - i. Vending machines.
 - j. Public dancing in banquet, restaurant, lounge and meeting room areas. (Ord. 0-88-62)
 - k. An airline ticketing facility when accessory to a hotel use (Ord. 0-90-11).
 - l. A car rental facility. (Ord. 0-03-01)

6.01-F Bulk Regulations

In the I-1, Office, Research, Restricted Industrial District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area
 - a. A minimum lot area of five (5) acres is required for each permitted use.
 - b. For Special Uses, minimum lot areas greater than five (5) acres may be required as a condition for authorization.
 - c. For a Residential Assisted-Living Facility when such facilities are developed as part of an I-1, Planned Unit

Development, a minimum lot area of 10 acres may be required as a condition for authorization. (Ord. 0-96-06)

2. Minimum Lot Width

- a. For each permitted use, there shall be provided a minimum lot width of two hundred (200) feet.
- b. For Special Uses, minimum lot widths greater than two hundred (200) feet may be required as a condition for authorization.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard
A front yard of not less than one hundred (100) feet.
- b. Interior Side Yard
A side yard on each side of the principal building of not less than fifty (50) feet.
- c. Corner Side Yard
A side yard along the side street of not less than one hundred (100) feet.
- d. Rear Yard
A rear yard of not less than fifty (50) feet.
- e. Exceptions
 - (1) For Special Uses, minimum yards of greater depth may be required as a condition for authorization.
 - (2) Side and rear yards adjoining a residence district shall be not less than one hundred (100) feet.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings shall not exceed thirty-five (35) percent of the total area of the lot.

5. Maximum Building Height

- a. No building or structure shall be erected or structurally altered to exceed forty-five (45) feet in height.
- b. No building or structure for a Residential Assisted-Living Facility may be erected or structurally altered to exceed 75 feet in height when such a facility is part of

an I-1, Planned Unit Development having buildings of 75 feet in height. (Ord. O-96-06)

6.01-G District Standards

All of the property located in the I-1 Office, Research, Restricted Industrial District is subject to the general standards and regulations of this Ordinance. Property located in this district is also subject to the following:

1. Operations within Enclosed Buildings
The operations and activities of all uses within this district, including the storage of materials but excluding off-street parking, shall be conducted within completely enclosed structures.
2. Truck Parking
No trucks in excess of one and one-half (1 ½) tons shall be parked as an accessory use within one hundred fifty (150) feet of a residential district.
3. Landscaping
 - a. All yards and open space between and about buildings, structures, off-street parking and loading areas and areas along exterior and interior streets within the I-1 Office, Research, Restricted Industrial District shall be landscaped. All landscaping shall be properly and continually maintained by the owner and/or tenant of the premises.
 - b. So as to ensure an overall landscaping scheme the developer shall prepare a landscaping plan for submission to the Village prior to the issuance of a Building Permit. Such plan shall include the location, size and species of all trees, shrubs and all plant material.
 - c. Undeveloped areas shall be continually mowed and kept free of debris until developed.
4. Screening
Screening shall be provided as set forth in Article 2, General Provisions.
5. Underground Utility Systems, Transformers and Metering Equipment
All on-site utility lines including power and telephone lines but excluding high tension lines shall be located underground. All transformer and terminal equipment and equipment for metering the usage of water, natural gas, electricity, etc. shall be located underground or within buildings or shall be effectively screened from view from

streets and adjacent properties as required in Article 2, General Provisions.

6. Lighting

All exterior lighting, parking lot lights, exterior building lights and landscape lighting shall be directed away from adjoining highways, streets and properties.

7. Performance Standards

It is the intent of these regulations to limit the use of land and buildings in the I-1 Office, Research, Restricted Industrial district to those uses which will not create any dangerous, injurious, noxious or otherwise objectionable conditions. Neither will they create any fire, explosive, radioactive or other kind of hazardous conditions, nor will they produce noise, vibrations, smoke, dust, odor or other forms of air pollution. Electrical disturbances, glare, heat or any other conditions, substances or elements that are in a manner or amount so as to adversely affect the community will not be permitted. Specifically, all uses shall operate in conformance with the Municipal Code and shall be limited by the following:

a. Noise

No noise from operations (other than that emanating from vehicular traffic), either continuous or intermittent, shall be detectable at the limits of the tract on which the use is located.

b. Glare or Heat

No glare or heat shall be detectable at the limits of the tract on which the use is located.

c. Vibrations

No vibrations shall be detectable at the limits of the tract on which the use is located.

d. Toxic Matter, Odors, Particulate Matter

No toxic matter, noxious matter, smoke or gas and no odorous or particulate matter shall be detectable at the limits of the tract on which the use is located.

e. Fire and Explosive Hazards

Materials that present potential fire and explosive hazards shall be stored and used only in conformance with all applicable Village ordinances.

f. Radiation Hazards

Materials that present potential radiation hazards shall be stored and used only in conformance with the most restrictive of the applicable municipal, state and federal regulations.

g. Electromagnetic Interference

Electromagnetic interference shall not adversely affect the operation of any equipment other than that belonging to the creator of such interference and must conform to the regulations of the Federal Communications Commission.

8. Parking and Loading Requirements

Off-street parking and loading spaces shall be provided in accordance with Article 8, Off-Street Parking and Loading.

9. Signs

Signs shall conform to the applicable regulations as set forth in Article 9, Signs.

6.02 I-2, LIMITED INDUSTRIAL DISTRICT (Ord. O-93-23)

6.02-A Description of District

The provisions of the I-2 Limited Industrial District are intended to provide opportunities within the outlying areas of the Village for a range of manufacturing, warehousing, and data processing/telecommunication uses which are compatible with the predominately residential framework of the Village. This district should be situated in locations accessible to major transportation facilities.

6.02-B Permitted Uses

The following uses are permitted in the I-2 Industrial District:

1. Production, processing, assembly, and/or fabricating of previously processed goods, materials or products but not including food products. Any use requiring the utilization of drop forges or similar equipment is prohibited.
2. Cleaning, repairing, restoring, servicing, assembly and/or testing of machinery, artwork and other similar items.
3. Printing and Publishing Facilities.
4. Warehouse and distribution facilities excluding moving van or motor freight terminals and those facilities which involve the bulk storage of explosives, fats, oils, gas or other fuel, wood and other building materials, or any goods or products, or materials which have not been previously processed. Notwithstanding the foregoing, any storage of fats, oils, gas or other fuel or wood and other building materials will be permitted if incidental and accessory to the principal use of the property.

5. Administrative and business offices when associated with and accessory to another permitted use.
6. Mail order and telephone sales offices when associated with any accessory to another permitted use, but not including sales to customers on the premises except as otherwise provided in this Ordinance.
7. Research and development, laboratory facilities including those facilities which utilize samples collected off-site but excluding any facility which utilizes live animals of any type. Any and all equipment shall be stored and utilized completely within enclosed structures except as otherwise provided in the ordinance.
8. Contractors' Offices and Shops including those which provide services such as, but not limited to, pest control, carpet cleaning, lawn care, and swimming pool maintenance. All equipment and materials used in the business must be stored within enclosed structures.

6.02-C Special Uses

The following uses are permitted in the I-2 Limited Industrial District when authorized in accordance with the procedures for Special Uses as set forth in Article 13, Administration and Enforcement:

1. Display and/or Sales Area (not including warehouse sales), accessory to a permitted or Special Use when such sales area exceeds 5% of the total area of the principal use or 150 square feet, whichever is greater.
2. Consumer Service Establishments, accessory to a permitted or Special Use, provided that such service uses shall not occupy more than five (5) percent of the total floor area of the principal use.
3. Contractors' Offices and Shops which include outside storage of materials and equipment when located not less than five hundred (500) feet from a residential district.
4. Outdoor Recreational and Social Facilities solely for the convenience of the tenants and/or employees of any business(s) operating within the building or development.
5. Industrial Planned Unit Developments, as regulated in Article 12, Planned Unit Developments.
6. Multiple-Use Developments (Ordinance O-79-48) Developments containing two or more permitted or Special Uses on the same zoning lot in a single structure which existed prior to the adoption of this Ordinance. Such developments shall

comply with all applicable provisions of this Ordinance except those provisions pertaining to district bulk requirements.

7. Multiple-Use Developments - Enlargement of Existing Structures (Ord. O-79-48)
Developments containing two or more permitted or Special Uses on the same zoning lot in a single structure which existed prior to the adoption of this Ordinance and which may be subsequently expanded provided that all applicable provisions of this Ordinance are met.
8. Indoor Storage Facility for boats, campers, vehicles, and other similar items.
9. Food Processing Facilities
10. Public and Governmental Uses
 - a. Public Elevated Water Tanks
 - b. Public Buildings and Uses
 - c. Public Parks and Playgrounds
11. Public Utility and Service Uses
 - a. Bus Passenger Shelters
 - b. Essential Services, provided that they are properly screened as set forth in Article 2, General Provisions
 - c. Railroad Rights-of-way
12. Flexible-Use Office/Industrial Facilities (Ordinance O-87-40)
Flexible use office/industrial facilities; provided, however, that the following conditions are met:
 - a. Said flexible use facilities are located within an I-2 Industrial Planned Unit Development.
 - b. Use of said flexible use structure or structures is limited to any combination of the following uses: Office uses (which are not accessory to any other permitted or Special Use), any use described in Article 6.02-B, Article 6.02-E,10 and 6.02-C,2 of this Zoning Ordinance.
 - c. Not more than 60% of the total area of said flexible use structure or structures may be devoted to office uses (which are not accessory to any other permitted or Special Use); provided, however, that said maximum percentage shall not include office uses which are accessory to permitted or Special Uses as described in Section 6.02-B,5 hereof. The Village Board may reduce said maximum percentage where it deems appropriate.

- d. The number of parking spaces to be provided in connection with said flexible use structure or structures shall be calculated in accordance with the provisions of Article 8 of this Ordinance.
13. Self-Service Storage Facilities (Ord. O-87-40)
Self-service storage facilities, when said facilities are located within an I-2 Industrial Planned Unit Development. Parking shall be provided in accordance with Article 8 of this Ordinance.
14. Automatic Teller Machines (Ord. O-89-36)
Automatic Teller Machine drive-thru facilities, provided such use is developed as a part of an Industrial Planned Unit Development of a minimum of 40 acres and further provided that a stacking lane to accommodate not less than six vehicles is provided.
15. Child Care Facilities
Child day care facilities when located within a building and operated primarily for the convenience of the employees of that building or of other buildings within the I-2 development in which the day care facility is located. Appropriate outdoor play areas may be included as part of the facility. Adequate parking and a safe drop-off area must be provided.
16. Engraving Facilities
17. Data Processing/Telecommunication facilities within totally enclosed buildings including sending and receiving devices located outside of the building either on the roof or at ground level provided, however, such devices are fully screened. Except as otherwise provided, a minimum of 40% of the floor area of the facility shall be devoted to the equipment, machinery or devices used in the operation of the facility. The Board of Trustees upon recommendation of the Plan Commission may increase or decrease this minimum floor area if it can be shown that such an increase or decrease would not adversely impact the health, safety and general welfare of the Village nor would it create a nuisance.
18. Personal Fitness Training Center (Ord. O-96-36)
Personal Fitness Training Center which shall provide not less than one parking space for each employee on duty plus one parking space for each 600 square feet of gross floor area.
19. Self Improvement Facilities (Ord. O-02-33)
Self improvement facilities, including dance, physical education and sports training schools.

20. Medical Cannabis Dispensary (Ord. 0-15-11)

A medical cannabis dispensary, operated by a registered dispensing organization as a distribution facility as provided in the Compassionate Use of Medical Cannabis Pilot Program Act, provided that: (i) no such facility may be located within five hundred feet of the property line of any public park; (ii) such facility shall be established and operated in strict accordance with the regulations for medical cannabis dispensaries set forth in Article 2 of this Ordinance; and (iii) not more one (1) special use permit shall be issued or outstanding at any time for a medical cannabis dispensary within the Village of Deerfield. (Ord. 0-15-11)

6.02-D Temporary Uses

Temporary Uses, buildings or other structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11, Temporary Uses and Structures.

In the I-2 Limited Industrial District, only the following uses may be permitted as Temporary Uses:

1. Construction Office and Equipment Sheds
2. Real Estate Sales and Leasing Offices and Model Units

6.02-E Accessory Uses

In the I-2 Limited Industrial District, accessory uses, buildings or other structures as regulated in Article 2, may include the following:

1. HVAC/Air Conditioning Equipment provided such equipment is fully screened when located outside in accordance with the provisions of the Ordinance.
2. Antennas Provided, however, that all telecommunication devices whether of a signal sending or receiving type including satellite dish antennae shall be fully screened in accordance with the provisions of this ordinance when located on the ground or on the roof of a building.
3. Fences, as regulated by Article 2, General Provisions.
4. Garages, Carports and Other Parking Facilities.
5. Storage Sheds and Similar Structures.
6. Truck Parking, provided each vehicle is operable.

7. Vending Machines, indoor.
8. Water Retention and Detention Areas.
9. Indoor Social and Recreational Facilities when operated totally within the building and operated solely for the convenience of the employees of the business operating within the building.
10. Display and/or Sales Areas accessory to a Permitted or Special Use provided, however, that such retail use shall not occupy more than 5% of the total floor area of the principal use or 150 square feet, whichever is greater.

6.02-F Bulk Regulations

In the I-2 Limited Industrial District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area
 - a. For every permitted use, there shall be provided a lot having an area of not less than five (5) acres.
 - b. For Special Uses, minimum lot areas greater than five (5) acres may be required as a condition for authorization.
 - c. Exception: Permitted and Special Uses may be constructed on lots of not less than two (2) acres, if so authorized as part of an Industrial Planned Unit Development.
2. Minimum Lot Width
 - a. For every permitted use, there shall be provided a minimum lot width of one hundred fifty (150) feet.
 - b. For Special Uses, minimum lot widths greater than one hundred fifty (150) feet may be required as a condition for authorization.
 - c. Exception: Permitted and Special Uses may be constructed on lots of not less than seventy-five (75) feet, if so authorized as part of an Industrial Planned Unit Development.
3. Minimum Yards

The following minimum yards shall be provided and maintained:

 - a. Front Yard

A front yard of not less than one hundred (100) feet.

b. Side Yard

A side yard on each side of the principal building of not less than twenty-five (25) feet.

c. Corner Side Yard

A side yard along the side street of not less than one hundred (100) feet.

d. Rear Yard

A rear yard of not less than twenty-five (25) feet.

e. Exceptions

(1) Where a front or corner side yard adjoins a street or private thoroughfare which only serves uses in the I-2, Limited Industrial District, there shall be required a yard having a depth of not less than sixty (60) feet.

(2) Where a side or rear yard adjoins a residential district, there shall be a yard having a depth of not less than one hundred (100) feet.

(3) Where a side or rear yard adjoins another non-residential district, there shall be a yard having a depth of not less than fifty (50) feet.

(4) Where a side or rear yard adjoins another use in the I-2, Limited Industrial District and both uses are part of an Industrial Planned Unit Development, there may be no minimum yard required depending upon the conditions for authorization.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings shall not exceed forty (40) percent of the total area of the lot.

5. Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

6.02-G District Standards

1. Purpose

The predominant land use in the Village of Deerfield is residential with the majority of the dwelling units being detached single family units. People select Deerfield as

their home community because of the suburban atmosphere which is free from objectionable noise, smoke, odors, vibrations and other irritants. The standards contained in this ordinance are designed to minimize operations which would disrupt the existing suburban atmosphere.

2. Applicability

All of the buildings and uses established in the I-2 Limited Industrial District are subject to the general standards and regulations of this ordinance. Properties in the I-2 Limited Industrial District are subject to the following:

3. Permits

An occupancy permit shall be required for any change in occupancy or use for all properties located in the I-2 Limited Industrial District. No occupancy permit or any building permit for properties in the I-2 Limited Industrial District shall be issued unless the applicant provides a written description of the activity to be conducted on the site. Said description shall include a plot plan which indicates:

- a. the location of any storage areas, waste disposal areas, abatement devices, and other facilities necessary for the activity proposed,
- b. a description of the products, materials, or goods which will be utilized on the site and in the operation of the use proposed,
- c. any other data or certifications as may be reasonably required by the Department of Community Development to reach a determination that the use/occupancy proposed will not violate any applicable codes or ordinances of the Village,
- d. changes in any of the above information must be filed with the Community Development Department. The property owner/tenant is responsible for making sure such occupancy permit is updated.

4. Special Policies

a. Environmental

Any and all occupancies or uses located in the I-2 Limited Industrial District shall at all times conform to all of the requirements of those codes and ordinances of

all jurisdictions having authority over any occupancy or use, including but not limited to the National Fire Code, OSHA, IEPA, etc. Violations of the provisions of such codes or ordinances may result in the revocation of the occupancy permit for said use or occupancy if, in the opinion of the Director of Community Development, the occupancy or use poses a threat to the health, safety, or welfare of the Village.

b. Customer Sales

Except as otherwise provided in this ordinance, direct sales to customers on the premises are prohibited.

c. Outside Storage and Warehousing

Except as specifically otherwise provided in this ordinance, all outside storage of goods and/or machinery whether in containers or not is prohibited. All containers used in the operation of any distribution facility shall at all times be stored totally within a building.

d. Operation Within Enclosed Structure

All servicing, testing, repairing, cleaning and display of goods, products, machinery or anything used in the conduct of the business allowed on the property shall take place completely within enclosed structures except as otherwise provided.

e. Truck and Equipment Parking

Trucks and equipment loaded on vehicles used in the operation of the business allowed by virtue of the provisions of this ordinance may only be parked outside of an enclosed structure if the parking area is located not less than 150 feet from a residential district. In no event shall any truck or other vehicle stand or be parked within 150 feet of a residential area with its engine, compressor, or any other motor running except for that period of time necessary to load or unload the truck or vehicle.

f. Contractor's Outside Storage

All outside storage of materials used in the conduct of business may only be stored outside of any principal or accessory structures if the storage area is screened on all sides by solid fencing or densely planted evergreens of a height not less than seven (7) feet.

g. Chemical Products

Any processing, compounding and/or blending of chemical products including any poisons or insecticides is prohibited except as may be incidental and accessory to the principal use.

h. Review of Permits

In order to ensure the public safety, prior to the issuance of a building permit to establish any permitted use, the specifics for pedestrian and vehicular ingress and egress shall be approved by the Board of Trustees after review and recommendation from the Plan Commission.

i. Engineering Review - Effluents

Prior to the establishment of any use which would introduce non-domestic waste into the Village's sanitary sewer system, the operator or owner must submit a report to the Village Engineer specifying the type and characteristics of the industrial waste proposed and the impacts said waste will have on the Village's sewage treatment facility. If, in the Village Engineer's opinion, the industrial waste proposed cannot be adequately and safely handled by Deerfield's sewage treatment facility or is in some manner detrimental to the operation of the facility, the use proposed will be prohibited. Any and all uses introducing industrial waste into the Deerfield sewage system may only do so if approved by the Village Engineer.

j. Landscaping

- (1) All yards and open space between and about buildings, structures, off-street parking and loading areas, and areas along exterior and interior streets within the I-2 Limited Industrial District shall be landscaped. All landscaping shall be properly and continually maintained by the owner and/or tenant of the premises.
- (2) So as to ensure an overall landscaping scheme, the developer shall prepare a landscaping plan for submission to the Village prior to the issuance of a Building Permit. Such plan shall include the location, size and species of all trees, shrubs and all plant material.
- (3) Undeveloped areas shall be continually mowed and kept free of debris until developed.

k. Screening

Screening shall be provided as set forth in Article 2, General Provisions.

l. Underground Utility Systems, Transformers and Metering Equipment

All on-site utility lines including power and telephone lines, but excluding high tension lines, shall be located underground. All transformer and terminal equipment and equipment for metering the usage of water, natural gas, electricity, etc., shall be located underground or within buildings or shall be effectively screened from view from streets and adjacent properties, as required in Article 2, General Provisions.

m. Lighting

All exterior lighting, parking lot lights, exterior building lights and landscape lighting shall be directed away from adjoining highways, streets and properties.

n. Parking and Loading Requirements

Off-street parking and loading spaces shall be provided in accordance with Article 8, Off-Street Parking and Loading.

o. Signs

Signs shall conform to the applicable requirements set forth in Article 9, Signs.