

## MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner II

DATE: February 5, 2026

RE: Approval of 2026 Zoning Map

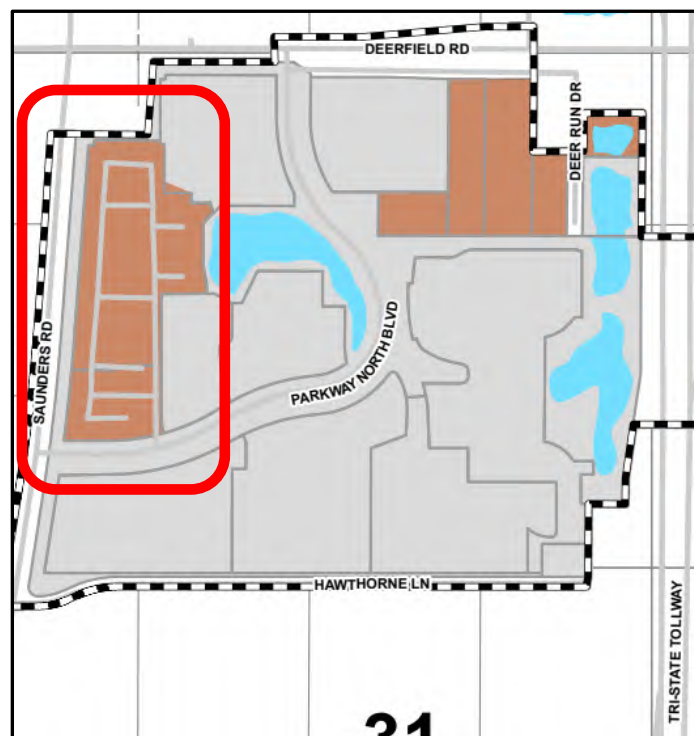
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VILLAGE OF DEERFIELD

Each year the Village must publish a new zoning map by March 31 reflecting the changes for the preceding calendar year. This year's zoning map will show the following change:

- Rezoning of 5 and 8 Parkway North from I-1 Office Research Restricted Industrial District to R-5 General Residence District.



There are no other changes to the 2026 Zoning Map.



# Village of Deerfield

## 2026 Zoning Ordinance Map

### Lake and Cook Counties, Illinois

## Zoning Classifications

SYMBOL	DIST.	PERMITTED USES	MIN. LOT AREA	MIN. LOT WIDTH	MAX LOT COVERAGE	PARKING REQUIREMENTS
	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES	20,000	100	35%	SEE ARTICLE 8, Z.O.
	R-2	SINGLE FAMILY DISTRICT SAME AS R1	12,000	80	35%	"
	R-3	SINGLE FAMILY DISTRICT SAME AS R1	9,000	75	35%	"
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES	1-F - 9,000 2-F - 12,000	75	35%	"
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES	1-F - 5,000 2-F - 13,000 M.F. - SEE Z.O.	S-F & 2-F - 75 M.F. - 100	35%	"
	C-1	VILLAGE CENTER	NOT APPL. (2,500 S.F. MIN.)	NOT APPL.	75%	"
	C-2	OUTLYING COMMERCIAL	NOT APPL.	NOT APPL.	30%	"
	C-3	LIMITED COMMERCIAL OFFICE	NOT APPL.	NOT APPL.	25%	"
	C-4	ENTERTAINMENT AND LIMITED RETAIL BUSINESS DISTRICT	5 ACRES	200 FT	35%	"
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRIAL	5 ACRES	200 FT	35%	"
	I-2	LIMITED INDUSTRIAL	5 ACRES	150 FT	40%	"
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES	NOT APPL.	NOT APPL.	40%	NOT APPL.

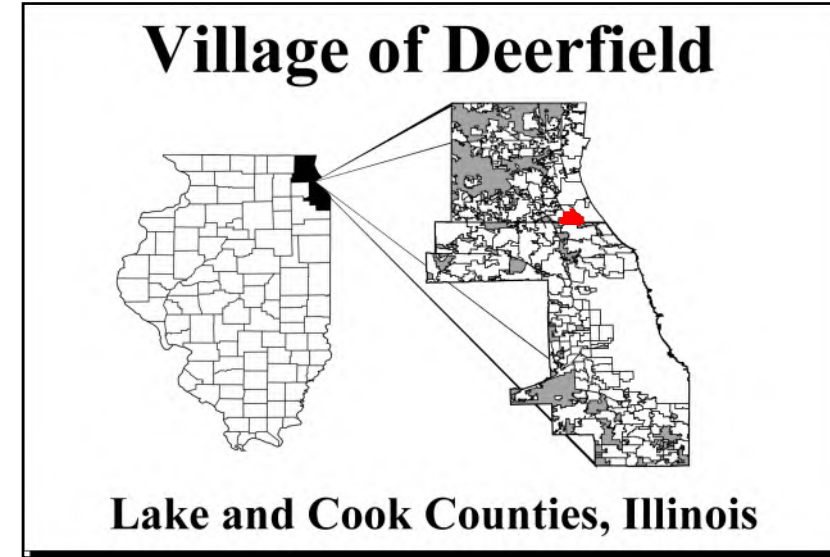
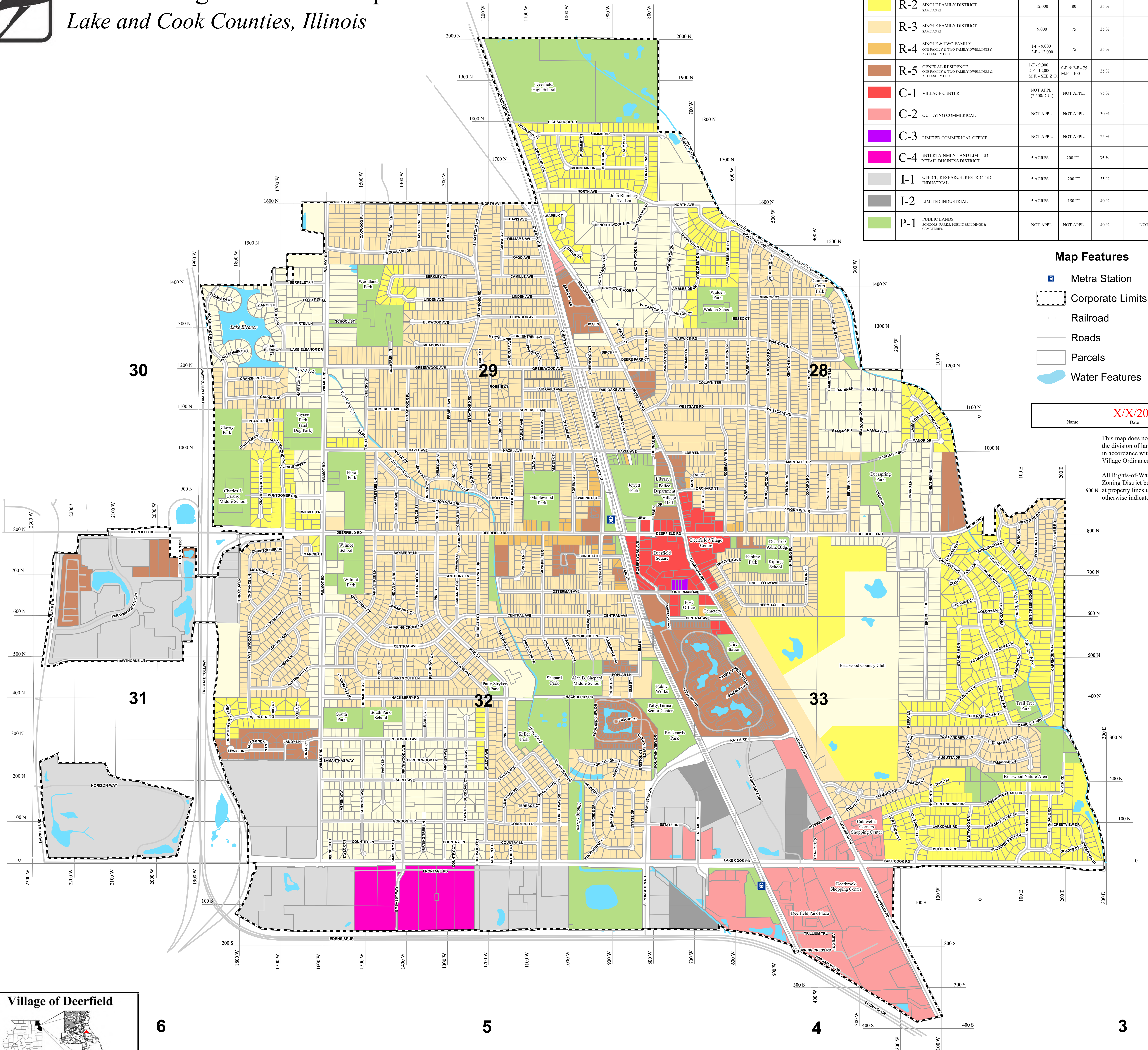
### Map Features

- Metra Station
- Corporate Limits
- Railroad
- Roads
- Parcels
- Water Features

Name	X/X/2026
Date	

This map does not reflect the division of land in accordance with the Village Ordinances.

All Rights-of-Way are unzoned. Zoning District boundaries end at property lines unless otherwise indicated.



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