

## SECTION 12A SPECIAL DEVELOPMENT DISTRICT

12A.1 General Purpose: The SD Special Development District is designed to promote high quality development of large sites, which due to close access to the regional transportation network, can support uses having regional significance. Because of the nature and size of such sites, full development potential can only be achieved by accommodating a mix ' or uses on the site. Thus, this district is intended to provide for mixed use flexibility while maintaining appropriate design standards for the individual uses allowed in the district. The SD Special Development District is also intended to establish design standards and development controls that are appropriate for regionally significant development sites.

12A.1-1 Procedures" Standards & Requirements: A SD Special Development District may be located as provided in Section 12A.2 below, subject to the procedures and standards set forth in this Section. For any SD Special Development District, the regulations and standards set forth in this Section may be substituted for the general regulations and standards set forth elsewhere in this Ordinance. The procedure to establish a SD Special Development District shall require an application to reclassify property under Section 15 of this Ordinance. Once established, an SD Special Development District shall be governed by the procedures set forth in this Section and no further zoning approval shall be required as a prerequisite to the development of any portion or the property. All SD Special Development Districts shall be serviced by a sanitary sewerage system and a public water supply system.

12A.2 District Location Standards: To ensure that the SD District is properly applied, the location of mapped SD Districts shall meet the following locational standards.

1. The SD District may be applied to sites of unified ownership 100 acres in size or larger at the time of initial zoning.
2. The SD District may be applied to sites not farther than 1 mile from an interstate highway interchange, or located on a strategic regional arterial as designated by the Illinois Department of Transportation.

12A.3 Establishment of Use Areas: To adequately control the development of mixed uses, *Use Areas* are established as a method to control the grouping of uses. Use Areas, as defined herein, shall be established that require the grouping of like/similar uses within prescribed area and the application of design standards related to the use group. Thus, while the SD District allows the owner/developer certain locational discretion in terms of the arrangement of uses, the *Use Area regulations* of the district place controls on such discretion to ensure compatibility or use and design standards. In addition to the specific design standards of each Use Area, the following general regulations for Use Areas shall apply.

1. Destination or Use Areas. Given the size and nature of sites designated in the SD District, it is anticipated that development will occur sequentially over a long period of time. This sequential development process shall be initiated by the owner's/developer's designation of a Use Area for the portion of the site that is to be the subject of the current phase or development. This designation of a Use Area shall be part of an application for subdivision approval as contained in the Village's Subdivision Regulations.
2. Application of Subdivision Regulations. The layout of streets, public improvements and other aspects of land subdivision shall be subject to the full application of the Village's Subdivision Regulations. Conformance to design standards shall be based on the Use Area regulations contained in the SD District regulations.
3. Minimum Size of Use Area Development Parcels. The size of Use Areas must conform to the minimum development parcel size requirements contained within the Use Area regulations for each Use Area.
4. Use Area Boundaries. Use Areas conforming to applicable minimum developments parcel size requirements shall be defined by the following boundaries:
  - a. Boundaries of land ownership, other than public right of ways, shall constitute a Use Area Boundary.
  - b. Collector level streets, as defined in the Subdivision Regulations, shall constitute a Use Area Boundary.
  - c. Arterial streets, as defined in the Subdivision Regulations, or state highways, shall constitute a Use Area Boundary.
  - d. SD District boundaries shall constitute Use Area Boundaries.
  - e. Use Area boundaries other than those listed above shall be described via survey and established at the time of preliminary subdivision.
5. Use Area Categories. Four categories of Use Areas are hereby established:
  - a. Office Park Use Area
  - b. Light Industrial Park Use Area
  - c. Commercial Use Area
  - d. Retail Center Use Area

12A.4 Use Area Purpose Statements. Consistent with the intent of the SD District to foster high quality and integrated land development, the purpose of each of the four Use Areas is described below.

1. Office Park Use Area  
To create campus like settings for professional offices and related principal and accessory uses which include generous landscape areas and well planned vehicular and pedestrian circulation.

2. Light Industrial Park Use Area.

To create clean and attractive centers for light industries which exhibit attractive landscaping, indoor operations, properly located loading indoor operations, properly located loading facilities and appropriate yard and bulk standards.

3. Commercial Use Area

To allow for a wide range of commercial uses, which may include larger scale use of regional significance, within the context of an attractive setting.

4. Retail Center Use Area

To create integrated shopping centers exhibiting safe and efficient ingress and egress, attractive and coordinated landscaping, compatible architecture and signage, and well functioning internal circulation and parking lots.

12A.5 Office Park Use Area Regulations: The range of permitted and special uses and the design of buildings, lots and lot improvements shall conform with the following regulations.

1. Permitted Uses.

- a. accessory uses
- b. art galleries
- c. banks, including those with drive-through facilities
- d. credit unions
- e. day care, for adults and children when accessory to a permitted use
- f. finance companies
- g. government offices/services (excluding maintenance shops)
- h. graphics and drafting services
- i. insurance offices
- j. medical and dental offices
- k. meeting halls
- l. offices; business, professional, governmental and institutional
- m. private social and fitness clubs
- n. real estate offices
- o. research and testing laboratories.
- p. restaurants, accessory; located within the building of a principal permitted use

- q. retail goods establishment, accessory; located within the building of a principal permitted use
- r. retail service establishment, accessory; located within the building of a principal permitted use
- s. savings and loans, including those with drive through facilities
- t. savings banks, including those with drive through facilities
- u. schools, technical, business or vocational studios; art, music and photographic
- v. studios; art, music and photographic

2. Special Uses

- a. colleges and universities
- b. day care, adult and children
- c. health clubs
- d. heliports
- e. hotels and motels
- f. research and development facilities
- g. restaurants
- h. libraries
- i. museums
- j. public parks and open space
- k. schools, primary or secondary, either public or private
- l. utility service buildings, towers and uses, excluding ordinary transmission lines, wires, poles, etc., providing service to individual uses.

3. Minimum Development Parcel Area - 20 acres.

4. Minimum Lot Area.

2.5 acres, provided that corner lots abutting an arterial or collector street shall be not less than 5 acres.

5. Minimum Lot Width.

250 feet, provided that:

- a. on corner lots the lot width shall not be less than 300 feet; and
- b. on corner lots abutting an collector street the lot width less than 450 feet.

6. Minimum Yard Requirements.

a. Front Yard and Corner Side Yard.

- 1) For lots along arterial and collector streets - 75 feet

- 2) For lots along local streets - 34 feet.
  - b. Interior Side Yard - 30 feet
  - c. Rear Yard - 30 feet
7. Minimum Parking Setbacks. Parking areas on lots within the Office Park Use Area shall maintain the following minimum setbacks:
  - a. In front and corner side yards abutting arterial and collector streets - 25 feet, except that where the setback coincides with a scenic easement, no parking setback shall be required.
  - b. In front and corner side yards abutting local streets - 15 feet.
  - c. Minimum setback along any property line - 10 feet
  - d. Internal parking setbacks from buildings - A minimum of 15 feet of landscaped area shall be provided around all principal buildings.
8. Maximum Building Height
  - a. Principal Buildings - Maximum building height shall be 70 feet, provided that for each foot in height over 35 feet, each required yard shall be increased one foot.
  - b. Accessory Buildings - 50 feet, provided that for each foot the building exceeds 35 feet in height, each required yard shall be increased one foot.
9. Maximum Floor Area Ratio - .6, including the floor area of all principal and accessory buildings.
10. Required Space Between Buildings - Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:
  - a. Space Between Principal Buildings - 40 feet.
  - b. Space Between Principal and Accessory Buildings - 20 feet provided that for each foot the accessory building exceeds 35 feet, this space shall be increased one foot.
  - c. Space Between Accessory Buildings - 20 feet.
11. Minimum Landscape Coverage - The minimum landscape coverage shall be not less than 35% of the lot area.
12. Transitional Buffer Requirements - Where a boundary line for an Office Park Use Area abuts a boundary line for any Residential Use Area without separation of a

public right-of-way, a landscape buffer 50 feet in width shall be required in addition to any required yards.

13. Business Operation Standards - No business shall be open to the public between the hours of 2 a.m. and 5 a.m., seven days a week, except that said standard shall not apply to automobile service stations or hotel and motel complexes providing 24-hour a day services. Further, that automatic operated devices, including specifically cash station and other automatic cash machines provided in association with banking and lending institutions, newspaper vending machines, and pop and food vending machines, all used and operated as an accessory use to the principal use as a business otherwise operating in this use area, should not be considered in violation of the business operation standards as long as they are fully automated and do not require attendant personnel between the hours of 2 a.m. and 5 a.m.

1.2A. 6 Light Industrial Park Use Area Regulations: The range or permitted and special uses and the design of buildings, lots and lot improvements shall conform with the following regulations.

1. Permitted Uses.

- a. accessory uses
- b. automotive products and service operations
- c. blueprinting and photostatting shops
- d. business machine sales, rental and service
- e. contractor offices, no outdoor storage
- f. day care, for adults and children when accessory to a permitted use
- g. equipment sales and rental
- h. government offices and services
- i. industrial assembly use
- j. laboratories; medical, dental and optical
- k. laboratories; research and testing
- l. light industrial uses
- m. mail order houses
- n. newspaper distribution agencies
- o. precision instrument manufacture
- p. rental self storage
- q. research and development facilities
- r. warehouse, distribution and wholesale uses

2. Special Uses

- a. communication transmission towers
- b. freight terminals
- c. health clubs/indoor recreation
- d. public parks and open space
- e. utility service buildings, towers and uses, excluding ordinary transmission lines, wires, poles, etc., providing service to individual uses.



3. Minimum Development Parcel Area - 20 acres.
4. Minimum Lot Area - 1 acre, provided that corner lots abutting an arterial or collector street shall be not less than 2 acres.
5. Minimum Lot Width - 150 feet, provided that on corner lots, the lot width shall not be less than 300 feet.
6. Minimum Yard Requirements.
  - a. Front Yard and Corner Side Yard.
    - 1) For lots along arterial and collector streets - 50 feet.
    - 2) For lots along local streets - 35 feet.
  - b. Interior Side Yard - 15 feet
  - c. Rear Yard - 30 feet
7. Minimum Parking Setbacks - Parking areas on lots within the Light Industrial Park Use Area shall maintain the following minimum setbacks.
  - a. In front and corner side yards abutting arterial and collector streets - 20 feet, except that where the setback coincides with a scenic easement, no parking setback shall be required.
  - b. In front and corner side yards abutting local streets - 15 feet.
  - c. Minimum setback along any property line - 10 feet
  - d. Internal parking setbacks from buildings - A minimum of 10 feet of landscaped area shall be provided around all principal buildings, provided that where access is needed from parking or service areas, this number may be reduced to zero.
8. Maximum Building Height
  - a. Principal Buildings - Maximum building height shall be 45 feet.
  - b. Accessory Buildings - 35 feet
9. Maximum Floor Area Ratio - .6, including the floor area of all principal and accessory buildings.
10. Required Space Between Buildings - multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a. Space Between Principal Buildings - 30 feet.
  - b. Space Between Principal Buildings - 20 feet.
  - c. Space Between Accessory Buildings - 20 feet.
11. Minimum Landscape Coverage - The minimum landscape coverage shall be not less than 30% of the lot area.
12. Transitional Buffer Requirements - Where a boundary line for a Light Industrial Park Use Area abuts a boundary line for any Residential Use Area without separation of a public right of way, a landscape buffer 50 feet in width shall be required in addition to any required yards. The landscape buffer shall be improved with plant material as required by the Village's landscape standards.
13. Business Operation Standards - No business shall be open to the public between the hours of 2 a. m. and 5 a. m., seven days a week, except that said standard shall not apply to automobile service stations or hotel and motel complexes providing 24-hour a day services. Further, that automatic operated devices, including specifically cash station and other automatic cash machines provided in association with banking and lending institutions, newspaper vending machines, and pop and food vending machines, all used and operated as an accessory use to the principal use as a business otherwise operating in this use area, should not be considered in violation of the business operation standards as long as they are fully automated and do not require attendant personnel between the hours of 2 a.m. and 5 a.m.

12A.7 Commercial Use Area: The range of permitted and special uses and the design of buildings, lots and lot improvements shall conform with the following regulations.

1. Permitted Uses.

- a. accessory uses
- b. animal grooming
- c. art galleries
- d. automobile sales
- e. banks, including those with drive-through facilities
- f. bars and taverns
- g. bars with live entertainment and/or dancing
- h. blueprinting and photostat shops
- i. building materials, retail - within enclosed buildings, except that garden sales may occur outside
- j. business machine sales and rental .
- k. business service uses
- l. concert halls and performance theaters, indoor
- m. credit unions



- n. day care, adults and children
- o. employment agencies
- p. finance companies
- q. garden centers
- r. government offices and services
- s. health clubs and fitness centers
- t. hotels and motels
- u. libraries and reading rooms
- v. medical and dental offices
- w. motion picture theaters
- x. offices- professional and business, not to exceed 30% of the Use Area
- y. restaurants; including those with drive-in facilities, alcohol service and/or entertainment
- z. retail goods establishment
- aa. retail service establishment
- bb. riding stables and schools
- cc. schools; business, vocational, technical, music and dance

## 2. Special Uses.

- a. bowling alleys
- b. car and truck rental
- c. cemeteries and mausoleums
- d. convalescent and nursing homes
- e. convention centers
- f. dance halls
- g. game rooms
- h. golf courses
- i. golf driving ranges
- j. funeral homes
- k. heliports
- l. hospitals
- m. laboratories, testing and research
- n. nurseries and greenhouses
- o. offices; business and professional, in excess of 30% of the Use Area
- p. outdoor motion picture theaters
- q. outdoor retail sales
- r. pool halls
- s. restaurants, where alcohol service and/or entertainment is conducted outdoors
- t. skating rinks, indoor
- u. utility service buildings, towers and uses, excluding ordinary transmission lines, wires, poles, etc., providing service to individual uses.

## 3. Minimum Development Parcel Area - 10 acres

4. Minimum Lot Area - 20,000 square feet, provided that corner lots abutting an arterial or collector street shall be not less than 1 acre.
5. Minimum Lot Width - 100 feet, provided that on corner lots the lot width shall not be less than 200 feet.
6. Minimum Yard Requirements.
  - a. Front Yard and Corner Side Yard.
    - 1) For lots along arterial and collector streets - 50 feet.
    - 2) For lots along local streets - 35 feet.
  - b. Interior Side Yard - 30 feet.
  - c. Rear Yard - 30 feet.
7. Minimum Parking Setbacks. Parking areas on lots with the Commercial Use Area shall maintain the following minimum setbacks:
  - a. In front and corner side yards abutting arterial and collector streets – 20 feet, except that where the setback coincides with a scenic easement, no parking setback shall be required.
  - b. In front and corner side yards abutting local streets - 10 feet.
  - c. Minimum setback along any property line - 10 feet.
  - d. Internal parking setbacks from buildings – A minimum of 10 feet of landscaped area shall be provided around all principal buildings, provided that where access is needed from parking or service areas, this number shall be reduced to zero.
8. Maximum Building Height
  - a. Principal Building - Maximum building height shall be 70 feet, provided that for each foot in height over 35 feet, each required yard shall be increased on foot.
  - b. Accessory Buildings - 50 feet, provided that for each foot the building exceeds 35 feet in height, each required yard shall be increased one foot.
9. Maximum Floor Area Ratio - .6, including the floor area of all principal and accessory buildings.

10. Required Space Between Buildings - Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:
  - a. Space Between Principal Buildings - 40 feet.
  - b. Space Between Principal and Accessory Buildings - 20 feet, provided that for each foot the accessory building exceeds 25 feet, this space shall be increased one foot.
  - c. Space Between Accessory Buildings - 20 feet
11. Minimum Landscape Coverage – The minimum landscape coverage shall be not less than 30% of the lot area.
12. Transitional Buffer Requirements - Where a boundary line for a Commercial Use Area abuts a boundary line for any Residential Use Area without separation of a public right of way, a landscape buffer 50 feet in width shall be required in addition to any required yards. The landscape buffer shall be improved with plant material as required by Section M of this district.
13. Business Operation Standards - No business shall be open to the public between the hours of 2 a. m. and 5 a. m., seven days a week, except that said standard shall not apply to automobile service stations or hotel and motel complexes providing 24-hour a day services. Further, that automatic operated devices, including specifically cash station and other automatic cash machines provided in association with banking and lending institutions, newspaper vending machines, and pop and food vending machines, all used and operated as an accessory use to the principal use as a business otherwise operating in this use area, should not be considered in violation of the business operation standards as long as they are fully automated and do not require attendant personnel between the hours of 2 a.m. and 5 a.m.

12A.8 Retail Center Use Area Reaulations: The range or permitted and special uses and the design of buildings, lots and lot improvements shall conform with the following regulations.

1. Permitted Uses.

- a. accessory uses
- b. animal grooming
- c. art galleries
- d. banks, including those with drive-through facilities
- e. bars and taverns
- f. bars with live entertainment and dancing
- g. building materials, retail - within an enclosed building, except that garden sales may occur outdoors
- h. credit unions

- i. employment agencies
- j. finance companies
- k. game rooms
- l. government offices and services
- m. health clubs and fitness centers
- n. medical and dental offices
- o. offices, business and professional, not to exceed 30% of the Use Area
- p. restaurants; including those with drive through, alcohol service and entertainment
- q. retail goods establishment
- r. retail service establishment

2. Special Uses.

- a. bowling alleys
- b. dance halls
- c. golf driving ranges
- d. hotels and motels
- e. laboratories, testing and research
- f. offices; business and professional, in excess of 30% of the Use Area
- g. outdoor retail sales
- h. pool halls
- i. restaurants, with alcohol service and/or entertainment outdoors
- j. skating rinks, indoor

3. Minimum Development Parcel Area - 5 acres

4. Minimum Lot Area - 20,000 square feet, provided that all lots are part of an integrated retail development.

5. Minimum Lot Width - 100 feet

6. Minimum Yard Requirements

a. Front Yard and Corner Side Yard - 40 feet.

b. Interior Side Yard - 30 feet.

c. Rear Yard - 30 feet.

7. Minimum Parking Setbacks - Parking areas on lots within the Retail Use Area shall maintain the following minimum setbacks:

a. In front and corner side yards - 15 feet, except that where the setback coincides with a scenic easement, no parking setback shall be required.

- b. Minimum setback along property line - 10 feet.
  - c. Internal parking setbacks from buildings - A minimum of 10 feet of landscaped areas shall be provided around all principal buildings, provided that where access is needed from parking or service areas, this number shall be reduced to zero.
8. Maximum Building Height.
- a. Principal Buildings - maximum building height shall be 45 feet, excluding roof top equipment and decorative architectural features.
  - b. Accessory Buildings - 35 feet.
9. Maximum Floor Area Ratio - 0.6, including the floor area of all principal and accessory buildings.
10. Required Space Between Buildings - Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:
- a. Space Between Principal Buildings - 25 feet
  - b. Space Between Principal and Accessory Buildings - 20 feet.
  - c. Space Between Accessory Buildings - 20 feet.
11. Minimum Landscape Coverage - The minimum landscape coverage shall be not less than 15% of the lot area.
12. Business Operation Standards - No business shall be open to the public between the hours of 2 a.m. and 5 a.m., seven days a week except that said standard shall not apply to automobile service stations or hotel and motel complexes providing 24-hour a day services. Further, that automatic operated devices, including specifically cash station and other automatic cash machines provided in association with banking and lending institutions, newspaper vending machines, and pop and food vending machines, all used and operated as an accessory use to the principal use as a business otherwise operating in this use area, should not be considered in violation of the business operation standards as long as they are fully automated and do not require attendant personnel between the hours of 2 a.m. and 5 a.m.
- 12A-9 Parking Requirements. Given the mixed-use nature and regional significance of development within the SD District, special parking requirements are needed to respond to conditions within the district. The following parking standards shall apply to development within the SD District, taking precedent over the standards contained within this Ordinance:

Land Use	Required Number of Parking Spaces
Office/Professional	3 spaces per 1, 000 square feet of gross floor area.
Financial Institutions	3 spaces per 1, 000 square feet of gross floor area, plus four stacking spaces for the first drive-in window and two stacking spaces for each additional window.
Hotel/Hotel	1 space per room, plus one space per maximum employee, plus additional parking for other uses.
Automobile Sales	3 spaces per 1, 000 square feet. of gross floor area of showroom area, plus 2 spaces per service bay, if any.
Convalescent Homes/ Hospitals	1 space per 3 beds, plus one space per employee.
Trade/Vocational School	1 space per employee, plus one space per maximum student.
Dance/Music School	1 space per employee, plus one space per 3 students.
Government Offices	3 spaces per 1,000 square feet.
Library/Art Gallery	2 spaces per 1,000 square feet.
Community Center	1 space per 1,000 square feet, plus 1 space per 3 seats in auditorium.
Theater	1 space per 3.5 seats.

12A-10 The following definitions shall be applied to Section 12A Special Development District:

ACCESSORY USE - An activity conducted or located within a building or structure, or on the open area of the lot which:

1. Is conducted or located on the same zoning lot as the principal building or use, except as may be specifically provided elsewhere in this Ordinance;
2. Is clearly incidental to, subordinate in purpose to, and serves the principal use; and



3. Is in either the same ownership as the principal use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of or to the principal use.

BUILDING HEIGHT - The maximum vertical distance above a reference datum measured to the highest point of the coping of a flat roof, or to the deck line or a mansard roof, or to the average height or the highest gable on a pitched or hipped roof. The reference datum shall be the grade or adjacent ground within 10 feet of the building based on either natural grade or an approved grading plan. Permitted rooftop mechanical equipment, as defined herein, shall be excluded from the measurement of maximum height.

DEVELOPMENT PARCEL - An area of land that may contain multiple lots and buildings which is planned and constructed as a coordinated development.

FLOOR AREA RATIO - The number obtained by dividing the floor area of all permanent roofed-over buildings on a lot, by the area of the lot on which the building or buildings are located. For the purpose of calculating floor area ratio, floor area shall include the floor area of all above ground floors or stories, but shall not include floor area contained in basements or below grade floors.

HALF STORY - That portion of a building under a gable, hip, or mansard roof, the wall plates of which on at least two (2) opposite sides, are not more than four and one-half (4) feet above the finished ceiling of the story immediately below.

OFFICE USE - A type of business use, which may or may not offer services to the consuming public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of professional offices include accounting, investment services, architecture, engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctor's and dentist's offices.

INDUSTRIAL ASSEMBLY USE - An industrial use in the Light Industrial Park Use Area engaged in the fabrication of finished or partially finished products from pre-made component parts produced off-site. Assembly use shall not engage in metal stamping, food processing, chemical processing or painting.

LANDSCAPE AREA - A portion of the lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access.

LANDSCAPE COVERAGE - The portion of a lot free from buildings, structures and pavement, but inclusive of water bodies and detention areas. Landscape coverage is expressed as a percentage of lot area.

LIGHT INDUSTRIAL USE - The assembly, fabrication or processing of goods or materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside the buildings. Such processes shall occur entirely within an enclosed buildings. No outdoor storage is allowed. Light industrial use generally includes processing and fabrication of finished products, predominately from previously prepared materials, and includes processes which do not require extensive floor or land areas.

MINIMUM DEVELOPMENT PARCEL AREA - The smallest amount of land permitted to be designated for development under a particular use area.

PARKING SETBACK - An area in which off-street parking is prohibited, although driveways and sidewalks are permitted when needed to provide reasonable access.

PERMITTED ROOFTOP MECHANICAL EQUIPMENT - Mechanical equipment and accessory structures located above the maximum height permitted shall be limited to the following:

1. On flat roof buildings, accessory structures and buildings not more than 15 feet in height are permitted, provided that structures over six feet in height are located at least 20 feet from the exterior wall of the building; and
2. On all other roofs, accessory structures shall be limited to chimneys, antennas, utility service poles, flag poles, vents and other similar structures which do not exceed ten feet in height.

RETAIL GOODS ESTABLISHMENT - A building, property or activity, the principal use of which is the sale of physical goods, products or merchandise directly to the consumer.

RETAIL SERVICE ESTABLISHMENT - A building, property, or activity, the principal use of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include but not be limited to barber shops, beauty parlors, laundry and dry cleaning establishments (plant off-premises), tailoring shops, shoe repair shops and other similar establishments.

STREETS, ARTERIAL - A street or road under the jurisdiction of IDOT or the county highway department.

STREETS, COLLECTOR - Public or private streets within the development designed to the standards of a collector street as established in the Subdivision Regulations.

STREETS, LOCAL - Any area of land designated for a particular range. of uses, and subject to design standards as established in this document.

WAREHOUSE/DISTRIBUTION - A use engaged in the short term storage of materials for one company within an entirely enclosed building and using trucks/tractor-trailers for the transport of such goods. This use shall not include truck freight terminals.