

Permitted, Conditional, Temporary Uses

LI-2 (Limited Industrial 2)

Full link to Zoning Code Use Table: https://codelibrary.amlegal.com/codes/lakevillail/latest/lakevilla_il/0-0-0-7677

X = Permitted by right

S = Permitted by right as a special use (See Section 10-4-3 of the Village Code)

C = Permitted with conditional use permit (See Section 10-4-4 of the Village Code)

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Use(s)	LI-2
Adult respite care center	
Adult Use Cannabis Business Establishment(s)	
Adult Use Cannabis Craft Grower	C1
Adult Use Cannabis Cultivation Center	
Adult Use Cannabis Dispensing Organization	C2
Adult Use Cannabis Infuser Organization Or Infuser	C3
Adult Use Cannabis Processing Organization Or Processor	
Adult Use Cannabis Transporting Organization Or Transporter	
Advertising agency	
Advertising agency (if restricted to second floor and above)	
Advertising display construction	X
Agricultural implement sales and service (see subsection 10-4-3B3 of this title)	S
Agricultural uses	
Airport (see subsection 10-4-4B21 of this title)	C
Amusement park	
Antique sales	X
Appliance, sales, repair or service	X
Arboretum or botanical garden (5 acre minimum)	
Archery range, indoor	
Archery range, outdoor (see subsection 10-4-4B16 of this title)	
Art gallery, commercial	
Art supply store	
Automobile and/or truck body shop	X
Automobile parking garage or lot	X
Automobile sales and rental (see subsection 10-4-3B3 of this title)	
Automobile service and repairs, excluding auto body repairs (see subsection 10-4-3B3 of this title)	S
Automobile washing (see subsection 10-4-3B3 of this title)	
Bakery, retail	
Bank	
Barbershop	
Batch plant for road construction	T
Beauty salon/tanning salon	

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Use(s)	LI-2
Beverage distribution, sales	X
Bicycle sales	
Blueprinting and photostat shop	X
Boat rental (see subsection 10-4-3B5 of this title)	
Boat sales and service (see subsection 10-4-3B3 of this title)	X
Bookstore (except no adult bookstore permitted)	
Bowling alley	
Building material sales yard (see subsection 10-4-4B12 of this title)	C
Bulk materials storage (see subsection 10-4-4B26 of this title)	C
Bus maintenance shop and bus parking lot (see subsection 10-4-3B3 of this title)	S
Business	
Business machine repair, servicing and sales	X
Cabinetmaker	X
Camera shop	
Camp, commercial recreational (see subsection 10-4-4B16 of this title)	
Camp, day or youth (see subsection 10-4-4B16 of this title)	
Candy store	
Carnival or circus	
Carpet and rug cleaning plant	S
Catalog sales office or mail order store	X
Catering service	X
Cemetery (see subsection 10-4-4B5 of this title)	
Childcare facility (see subsections 10-4-3B1 and 10-4-4B6 of this title)	C
Christmas tree sales	T
Church, or other place of worship	X
Clothing store	
College, university or junior college	
Commercial center (see subsection 10-4-4B10 of this title)	C
Commercial school, trade, or other school offering specialized courses of study including personal training center	X
Community center for public use (except for Village uses)	X
Compressed gas distribution, sales	X
Computer sales, retail	
Contractor's equipment storage, indoor	X
Contractor's equipment storage, yard	C
Contractor's model home	

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Use(s)	LI-2
Contractor's project office and sheds	T
Crematory (see subsection 10-4-4B30 of this title)	C
Currency exchange	
Dance and/or fitness studio (instructional)	X
Dance hall (instructional)	
Department store	
Discount store	
Drive-in theater (see subsection 10-4-4B17 of this title)	
Drive-up sales, rental or service (see subsection 10-4-4B11 of this title)	
Drugstore	
Dry cleaning, pressing, repair	
Dwelling unit (if restricted to second floor and above)	
Dwelling, apartments	
Dwelling, group	
Dwelling, single-family	
Dwelling, townhouse	
Dwelling, two-family	
Elderly housing (see subsection 10-4-4B25 of this title)	
Electronic equipment sales (not installation)	X
Elementary, high or junior high	
Emergency care, trauma center (see subsection 10-4-3B2 of this title)	
Employment office	
Employment office (if restricted to second floor and above)	
Engineering office	
Exterminating and fumigating shop	X
Feed and grain sales	S
Fine arts	
Floodplain uses (see subsection 10-4-4B27 of this title)	C
Floor covering sales	X
Florist sales	X
Food processing and packing	X
Fruit and vegetable market, retail	S
Fuel: oil, coal, and wood sales	C
Funeral home	
Furnace, HVAC, and water heater sales, display, service	X
Furniture cleaning, refinishing	X
Furniture sales	X
Furrier, retail only	
Garden center, greenhouse, nursery	S
Gas, butane and propane sales (bulk and refilling, when not limited to consumer use)	X
Gasoline service station	

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Use(s)	LI-2
General education	
Gift store	X
Go-kart racetrack	
Golf course	
Golf driving range	
Golf, miniature	
Greenhouse and/or nursery center	S
Grocery store or supermarket	
Hair salon	
Hardware store, retail	
Health club or gymnasium	X
Health food store	
Hobby shop, retail	
Hospital (see subsection 10-4-4B7 of this title)	
Hotel, motel	
Household furnishing shop	
Ice cream shop	
Icehouse	X
Industrial	X
Industrial park (see Commercial center)	X
Industrial uses generally involving the use of materials brought in from off site; including, but not limited to, assembling, cleaning, compounding, fabricating, manufacturing, packaging, processing, producing, repairing, servicing, storing, and testing which can meet the highest industrial performance standard (see section 10-4-1 of this title)	X
Institutional mixed use (see subsection 10-4-4B24 of this title)	
Insurance office	X
Interior decorators	X
Jewelry, sales	
Kennel, commercial (sales or boarding) (see subsection 10-4-4B3 of this title)	C
Kennels, animal shelter, dog obedience school (see subsection 10-4-4B3 of this title)	C
Landscape contractor's storage yard	C
Laundry, nonretail	X
Laundry, retail	
Leather goods sales	
Library, public (except for village uses)	C
Liquor store (see section 3-8-6 of this code)	
Locksmith	X
Lumber, retail sales	C
Machinery storage yard	C

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Massage establishment (only if currently licensed pursuant to Chapter 7 fo Title 3 of the Lake Villa Village Code)	C
Meat market, retail	
Meatpacking	X
Medical cannabis cultivation center (see subsection 10-4-4B28 of this title)	C
Medical cannabis dispensing organization (see subsection 10-4-4B29 of this title)	C
Medical clinic, or office	X
Medical laboratory	X
Miniwarehouse, personal storage facility (see subsection 10-4-4B13 of this title)	X
Mobile home sales, service	S
Monument sales	X
Motorcycle sales, service (see subsection 10-4-3B3 of this title)	S
Motor-rail freight terminal	X
Museum, or gallery, not for profit (except for village uses)	C
Music, musical instruments, and CD sales	X
Nursery, tree and shrubs, nonretail	
Nursing home or convalescent home, including instruction for the mentally or physically handicapped (see subsection 10-4-4B8 of this title)	
Office equipment and supplies, retail sales and service	X
Office park (see Commercial center)	X
Offices for executive or administrative purposes	X
Ornamental iron workshop	X
Outside sales, storage, and display uses (see subsection 10-4-3B4 of this title)	S
Paint and wallpaper sales	X
Park or playground, public	X
Park, commercial recreation	
Pet store and grooming	X
Photography studio	X
Picnic grove	
Planned development (see chapter 9 of this title)	C
Playground	
Plumbing supplies and fixture sales, retail	X
Post office (United States)	X
Primary or secondary	
Printing and photocopying service	X
Professional office	X
Radio and TV sales or repair	X
Real estate project sales office	T

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Use(s)	LI-2
Recreation center, public	X
Recreational accessory uses (see subsection 10-4-4B15 of this title)	
Recreational uses, outdoor (see subsection 10-4-4B16 of this title)	
Recreational vehicle park	
Recreational vehicle sales, service and rental	S
Recreational vehicle storage	S
Rental of equipment and supplies, indoor storage	X
Resort	
Restaurant	C
Retail sales as an accessory use	X
Savings and loan association	
Schools:	
Scientific research laboratory including, but not limited to, pure research, product development, pilot plants, and research manufacturing facilities (see subsection 10-4-4B19 of this title)	X
Seasonal sale of farm produce	T
Secondhand store/resale shop	X
Seminary, theological	
Septic tank sales, service (see subsection 10-4-4B20 of this title)	C
Sewing machine shop	X
Shelter, temporary	
Sheltered care home (see subsection 10-4-4B2 of this title)	
Shoe repair shop	X
Shoe store	
Shooting range, indoor	C
Shooting range, outdoor (5 acres required)	
Shopping center (see Commercial center)	C
Sign shop	X
Signs (see Lake Villa sign ordinance) (chapter 6, article D of this title)	X
Skating rink (ice, roller, or rollerblade)	C
Solar Energy System, Ground-Mounted	C
Solar Energy System, Building-Mounted	X
Solid waste disposal sites (not permitted)	
Souvenir, curio sales	
Spectator sports facility, private and public, not including these accessories - primary and secondary schools (see subsection 10-4-4B9 of this title)	C
Sporting goods, sales	X

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Sports arena	
Stable, commercial (see subsection 10-4-4B4 of this title)	
Stable, private (see subsection 10-4-4B4 of this title)	
Stationery store, retail sales	X
Swimming pool, commercial (not permitted)	
Tattoo Studio	
Tavern (sometimes also referred to as a "bar" or "cocktail lounge" or "nightclub")	
Taxicab garage (see subsection 10-4-3B3 of this title)	S
Teen club	C
Temporary sales	T
Theater	X
Ticket office	X
Toy store	X
Travel agency	X
Truck parking (see subsection 10-4-3B3 of this title)	S
Truck sales, repair (see subsection 10-4-3B3 of this title)	S
Truck, trailer rental (see subsection 10-4-3B3 of this title)	S
Upholstery shop	X
Utility installation and service (see subsection 10-4-4B23 of this title)	C
Utility service yard or garage	C
Veterinary clinic (indoor only)	X
Village buildings, structures and other Village uses	X
Warehouse	C
Water softening equipment sales, rental, service	X
Welding shop	X
Well drilling service	C
Wholesaling and storage of goods or materials	X
Wildlife refuge or preserve (5 acre minimum)	
Wind Energy System, Large	
Wind Energy System, Small - Building-Mounted	C
Wind Energy System, Small - Ground-Mounted	

Note(s):

1. Any use existing in the RD District as of August 15, 1991, is a permitted use.

C1= An Adult Use Craft Grower may be authorized only when granted a Conditional Use by a separate ordinance and only when co-located within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult-Use Cannabis Dispensing Organization.

C2= Not more than two (2) Conditional Uses for Adult Use Cannabis Dispensing Organizations shall be authorized within the Village.

C3= An Adult Use Infuser Organization may be authorized only when granted a Conditional Use by separate ordinance and only when colocated within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult Use Dispensing Organization.