

**PLAN COMMISSION
Village of Deerfield
Agenda**

**September 22, 2016
Deerfield Village Hall, Franz Council Chambers**

Public Hearing Meeting 7:30 p.m.

Public Comment on a Non-Agenda Item

PUBLIC HEARING

- (1) Public Hearing on the Request for Approval of a Special Use to Construct a Café in the Existing Building at Six Parkway North (Fulcrum Asset Advisors and Parkway North Center)
- (2) Public Hearing on the Consideration of the Changes to the C-1 Village Center and C-3 Limited Commercial Office Zoning Districts to Update Permitted and Special Uses

WORKSHOP MEETING

- (1a) Discussion of Café for Six Parkway North Center
- (2a) Discussion of the Changes to the C-1 Village Center and C-3 Limited Commercial Office Zoning Districts

Document Approval

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Adjournment

MEMORANDUM

To: Plan Commission

From: Jeff Ryckaert, Principal Planner and Dan Nakahara, Associate Planner

Date: September 15, 2016

RE: Request for Approval of a Special Use to Construct a Café in the Existing Building at Six Parkway North Center

Subject Property

The subject property consists of the Parkway North Center planned unit development (PUD). The property is approximately 86 acres and is located at the southeast corner of Deerfield Road and Saunders Road. The subject property is zoned I-1 Office, Research, and Restricted Industrial District. The site is currently developed with six office buildings (buildings 1, 3, 4, 6, 9 and 10), a Marriott Suites Hotel (2 Parkway North), and a child care facility and health club in a one story building (5 Parkway North). The annexation agreement sets out the development requirements for the Parkway North Center Planned Unit Development.

The specific property where the café is proposed is Parkway North 6, which is a 4-story office building of approximately 92,000 square feet which is located in the center of the development (on the south side of the retention pond) south of the Parkway North 9 office building, and north of the Parkway North 3 office building.

Proposed Plan

Fulcrum Asset Advisors recently purchased three office buildings (Parkway North 3, 6, and 9) at Parkway North Center from The John Buck Company. The petitioner, Colliers International, on behalf of building owner, is proposing to construct an 1,825 square foot café on the first floor of the Parkway North 6 building. The café will serve breakfast and lunch and is anticipated to be primarily frequented by employees of the office building.

The café will have a seating area accommodating approximately 12 people and be serviced by a kitchen which will include an oven exhaust. The petitioner has indicated that the exhaust will be in the form of a louver running out the side of the building at ground level near the loading dock and the louver will not deteriorate the building's appearance. The dock is surrounded by trees, transformers and other equipment. The café will be staffed with two employees.

The proposed café is anticipated to function and be operated in a similar manner to the café located in the Parkway North 9 building which was approved in 2004. The café will have no exterior signage.

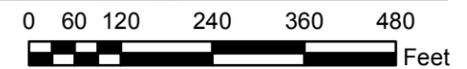
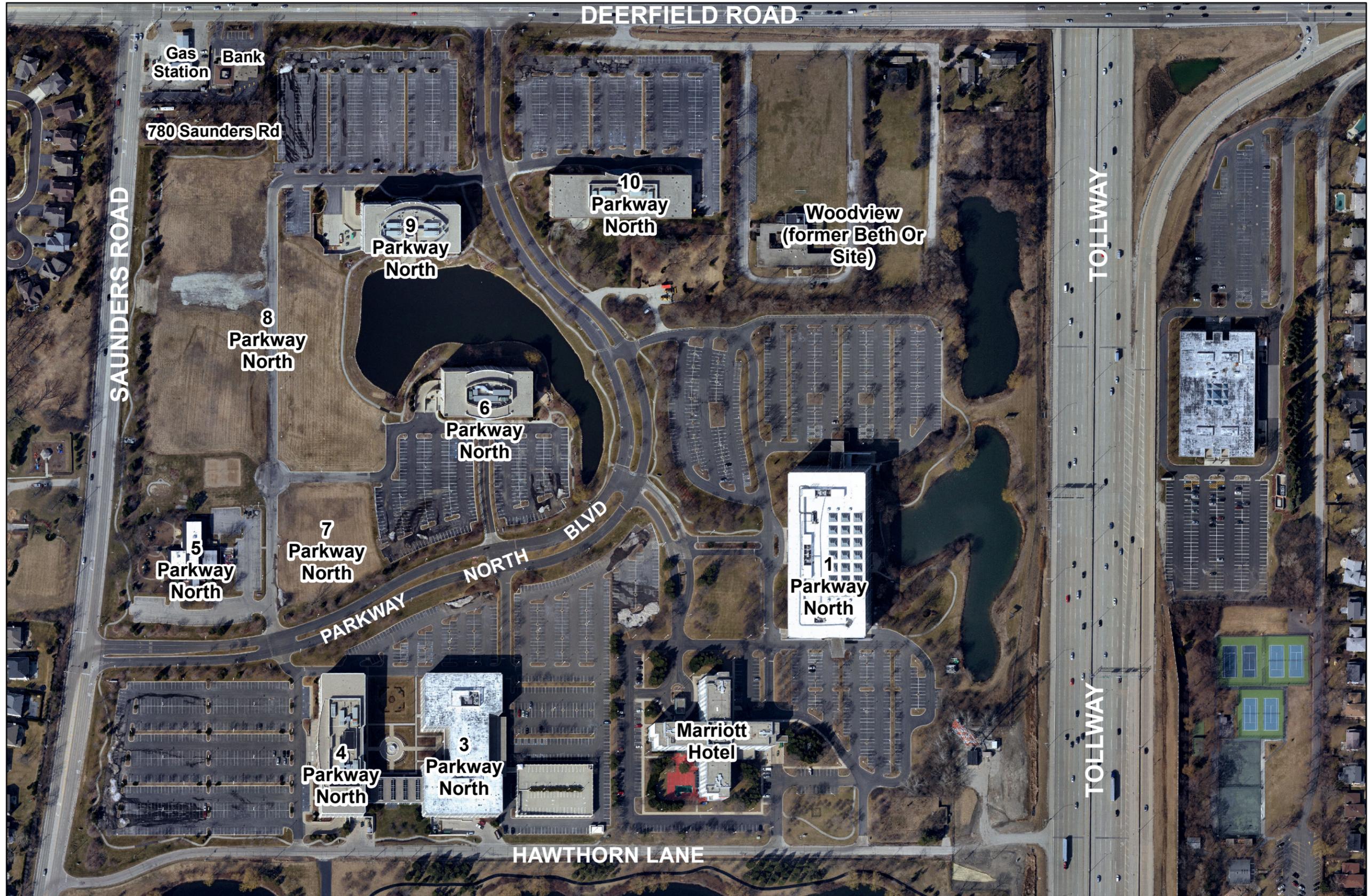
Access

Access to the Parkway North Center development is from access points on Deerfield Road and Saunders Road and will not be changed.

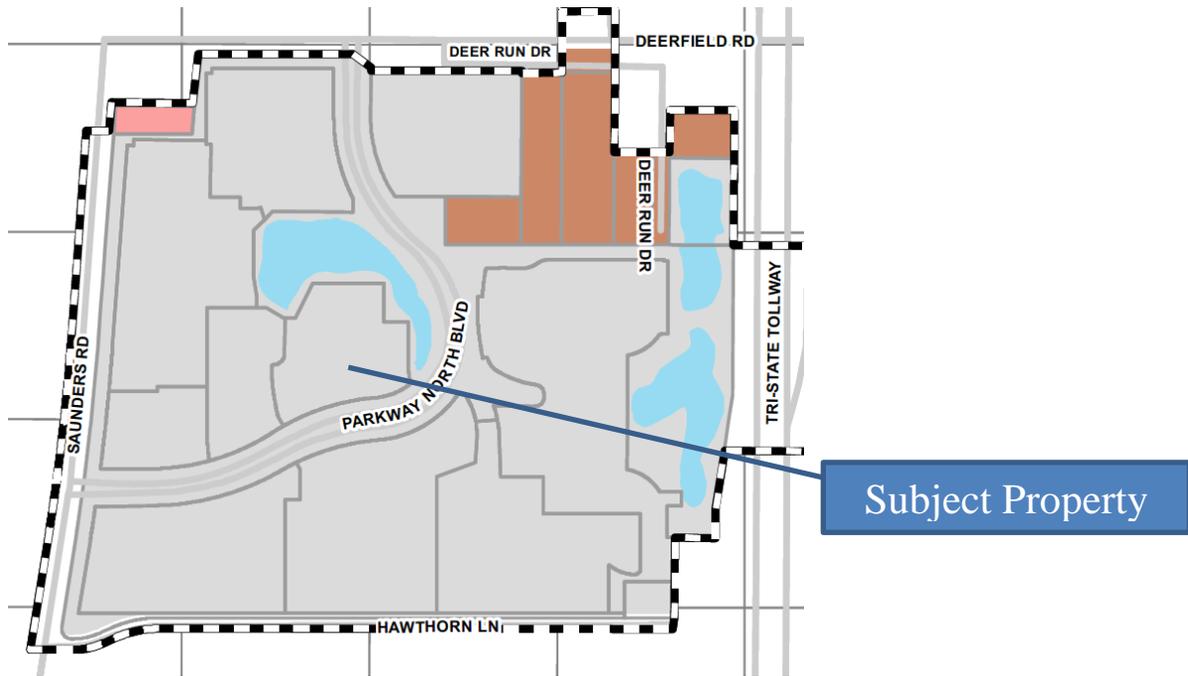
Zoning Conformance

The petitioners will be seeking a Special Use for the café pursuant to Article 6.01-C,2, b., (1)(g) of the Zoning Ordinance to allow for the new café in the Parkway North 6 building that is operated primarily for the convenience of the tenant of the building within the PUD.

Parkway North Center



Village of Deerfield 2016 Zoning Ordinance Map



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERICAL
	C-3	LIMITED COMMERICAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

**STATEMENT OF INTENT
PARKWAY NORTH CENTER
TNREF III PARKWAY JV, LLC
SIX PARKWAY NORTH
BUILDING CAFÉ SPECIAL USE APPLICATION**

History and Background

Parkway North Center is an approximately 90-acre mixed-use development which currently includes six major office buildings, a luxury apartment complex and a Marriott Suites Hotel. The campus also includes a fitness club and daycare facility located in the former Thorngate Country Club clubhouse, which was extensively renovated for the new uses, dining and catering facilities, covered parking, beautiful landscaping, ponds and a walking path. The bulk of the land was annexed to the Village of Deerfield in February, 1985.

Parkway North Center is zoned in the Village of Deerfield's I-1 Office, Research, Restrictive Industrial District and was developed as a Planned Unit Development. The campus is governed by a Sign Plan, the Village of Deerfield Zoning Ordinance, and other Village of Deerfield ordinances of general applicability. The following are key elements of those ordinances applicable to the subject application:

Ownership

TNREF III Parkway JV, LLC purchased Three, Six and Nine Parkway North on June 10, 2016. Colliers International has been retained as the management and leasing agent for these three properties.

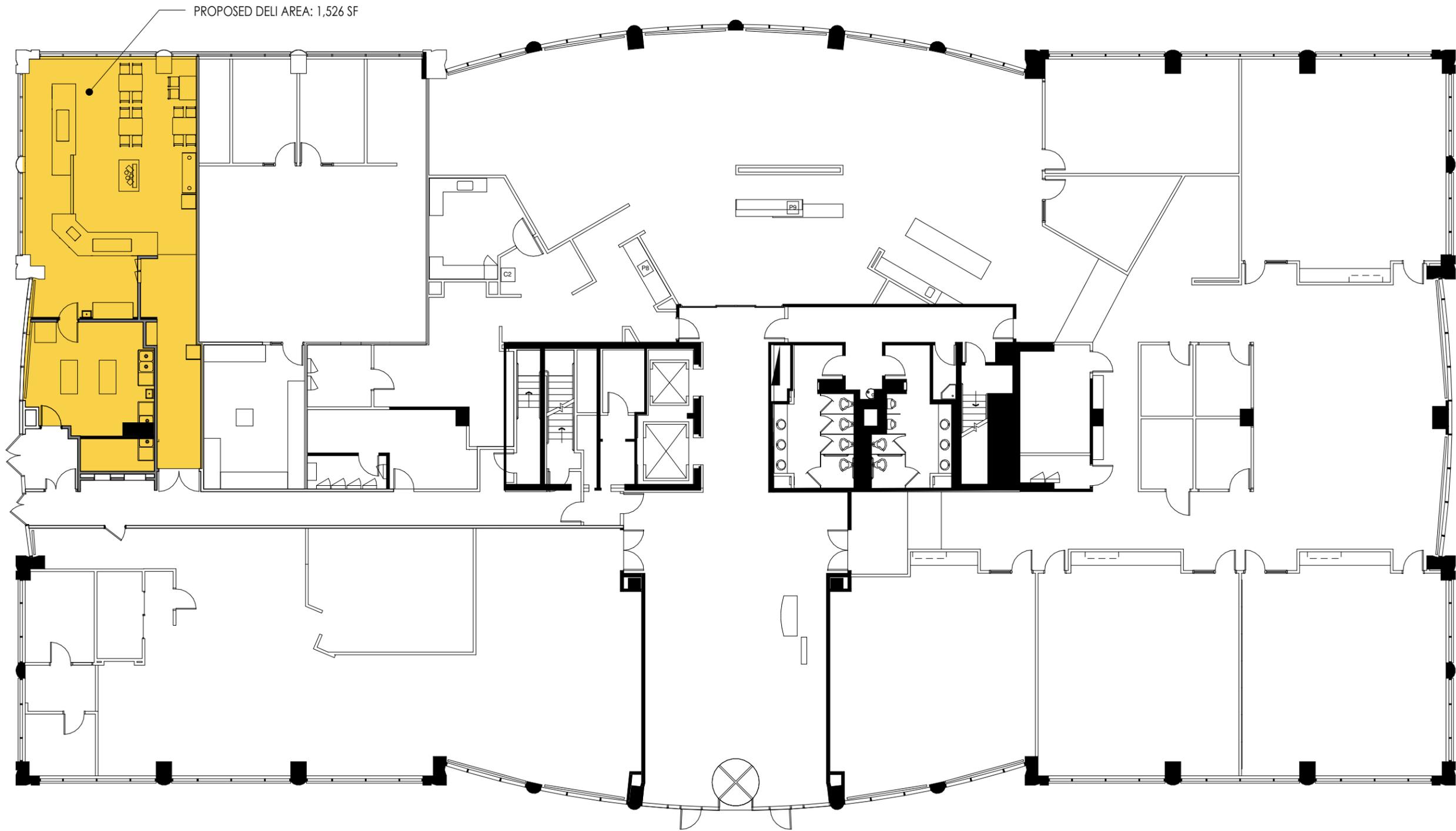
Current Request

Parkway North is recognized as one of the premier corporate office developments on the North Shore, with at least 11 companies having their corporate headquarters at the campus. Colliers International, as agent for the building owner, is pleased to present for approval the continued enhancement of Six Parkway North.

Café Use: Colliers International, on behalf of building owner, proposes to construct a 1,825 square foot café on the first floor of Six Parkway North. The café will serve breakfast and lunch and is anticipated to be primarily frequented by tenant employees.

The café will have a seating area accommodating approximately 12 people and be serviced by a kitchen which will include an oven exhausted out the west side of the building above the parking garage entrance. The exhaust vent, although visible from the exterior of the building, will not be unsightly. The café will be staffed with two employees.

The proposed café is anticipated to function and be operated in a similar manner to the café located at Nine Parkway North. The café will have no exterior signage.



PROPOSED DELI AREA: 1,526 SF

inter:work
architects

interwork architects incorporated
1200 shermer rd. northbrook, il 60062
t: 847.509.4070 f: 847.509.9604
www.interworkarchitects.com

OVERALL PLAN

PROJECT GRAB & GO DELI

ADDRESS SIX PARKWAY NORTH
DEERFIELD, ILLINOIS 60015

REV _____
PROJ NO 0120.006.015

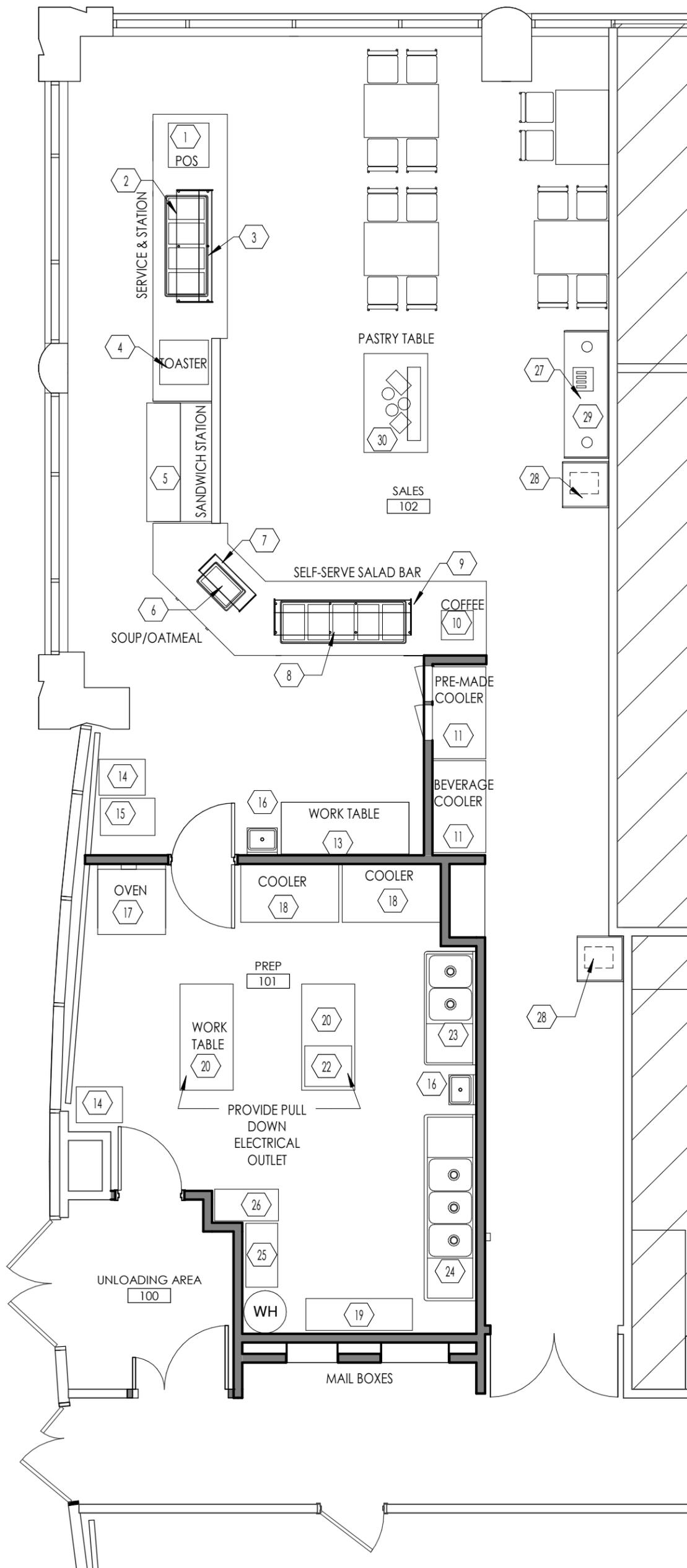
SCALE 1/16" = 1'-0"

AREA _____

DATE 08.31.16

SHEET SK-3





1

EQUIPMENT PLAN

3/16" = 1'-0"

EQUIPMENT PLAN

PROJECT GRAB & GO DELI

ADDRESS SIX PARKWAY NORTH
 DEERFIELD, ILLINOIS 60015

REV _____
 PROJ NO 0120.006.015

SCALE 3/16" = 1'-0"

AREA _____

DATE 08.31.16

SHEET SK-1



#	Item	Qty	Manufacturer	New / Existing	Model	HP	Volt	Cycle	Phase	Amp	Watt	NEMA Config	Electrical Location	Plumbing	Note
1	POS - Register System	2					115	60	1	8.5		5-15P	12" AFF		Within base cabinet
2	Specials Station - 4 Pan Hot Well Drop In	1	Atlas Metal		WH-4		208	60	1	16.4		L6-30P	Inside cabinet 12" AFF		
3	Sneeze Guard for Above	1	Atlas Metal		AT7F-4										62 3/4" wide, Register side shielded
	Surface Mounnts	2	Atlas Metal												
4	Converyor Toaster	1	Amana		AXP22		208	60	1	13.5		6-30P	12" AFF		Within base cabinet
5	Salad & Sandwich Station - 5-Pan Cold Drop In	1	Norlake		NLPT67		115	60	1	27.4		5-15P	12" AFF		
6	1 Pan - Hot Well Drop In	1	Atlas Metal		WIH-1		120	60	1	8.3		5-15P	Inside cabinet 12" AFF		
7	Sneeze guard for Above	1	ADM Sneeze guard		ES31										30" wide
	Surface Mounnts	2	ADM Sneeze guard												Included
8	5 Pan - Cold Well Drop In	1	Atlas Metal		WCMD-5	1/3	120	60	1	9.8		5-15P	Inside cabinet 12" AFF		
9	Sneeze Guard for Above	1	Atlas Metal		AT7F-5										76 1/2" wide
	Surface Mounnts	3	Atlas Metal												Pay attention to mounting and required counter depth
10	Coffee Brewer	1	Curtis		D1000GT		220	60	1	23.2	5,100		Above counter	Cold Supply, Shiut off 1/4" flare	
11	2-Door Cooler - Glass Door	2	Norlake		NLGRP48-SL	1/4	115	60	1	5.8		5-15P	12" AFF		Glass Door
12	Intentionally Left Blank														
13	Stainless Steel Table - Backsplash	1	John Boos		ST6R5-3072SSK										30" x 72", Undershelf
14	Pan Rack	2	Advance Tabco		PR20-3W										
15	Warming Cabinet	1	Win-Holt		NHPL-1836-ECO		120	60	1	14.00		5-15P	12" AFF		Locking Casters
16	Hand Sink	2	John Boos		PBHS-W-1410-P-SSLR									Hot and Cold Supply, with shut offs, Drain	Splash guards both sides, Paddle handles
	Faucet for above	2													
17	Convection Oven	1	Blodgett		Mark V-100	1/2	208	60	3	31/29/29			Shut Off, Hard Wired		With Cooling rack stand
18	Reach-in Cooler - Solid Door	2	Norlake		NLR49-S	3/8	115	60	1	7.50		5-15P			
19	Dry Storage Shelving	1	Nexel		S1860EP										18" x 60"
20	Stainless Steel Table - NO Backsplash	2	John Boos		ST6-3060GSK										30" x 60", No Backsplash
21	Intentionally Left Blank														
22	Slicer	1	Berkel		829E-Plus	1/2	115	60	1	4.0		5-15P	May have to come ceiling with retractable cord		
23	2-Compartment Prep Sink	1	John Boos		2PB18244-1D24									Hot and Cold Supply, with shut offs, Drain	Right drain board
	Faucet and Lever Drains for Above														
24	3-Compartment Prep Sink	1	John Boos		3PB18244-2D24									Hot and Cold Supply, with shut offs, Drain	Right drain board
	Faucet, Pre-Rinse and Lever Drains for Above														
25	Storage Shelf	1	Nexel		S1836EP										18" x 36"
26	Storage Shelf - Chemicals	1	Nexel		S1836EP										18" x 36"
27	Toaster - Customer	1	Holman		T4		120	60	1	18.3		5-20P	12" AFF		
28	Trash Receptacles w/ Tray Drop	2	Millwork												Include trash can inserts
29	Condiment Station	1	Millwork												Should accommodate trash through slots in top
30	Pastry Table	1	By Foodservice Provider												
31	Tables														
32	Chairs														



INTERIOR ALTERATION FOR:

GRAB & GO DELI

SIX PARKWAY NORTH
DEERFIELD, ILLINOIS 60015

COLLIERS

THREE PARKWAY NORTH BLVD SUITE 11-150S
DEERFIELD, ILLINOIS 60015

INTERWORK ARCHITECTS INC.

1200 SHERMER ROAD SUITE 202
NORTHBROOK, ILLINOIS 60062

MCGUIRE ENGINEERS

300 S RIVERSIDE PLAZA, SUITE 2302
CHICAGO, ILLINOIS 60606

PROPERTY MANAGER

847.597.2350

ARCHITECT

847.509.4070

M/E/P/FP

312.876.9240

inter:work
architects

interwork architects incorporated
1200 shermer rd. northbrook, il 60062
t: 847-509-4070 f: 847-509-9604
www.interworkarchitects.com

INTERIOR ALTERATION FOR:

GRAB & GO DELI

SIX PARKWAY NORTH
DEERFIELD, ILLINOIS 60015

LOCATION MAP



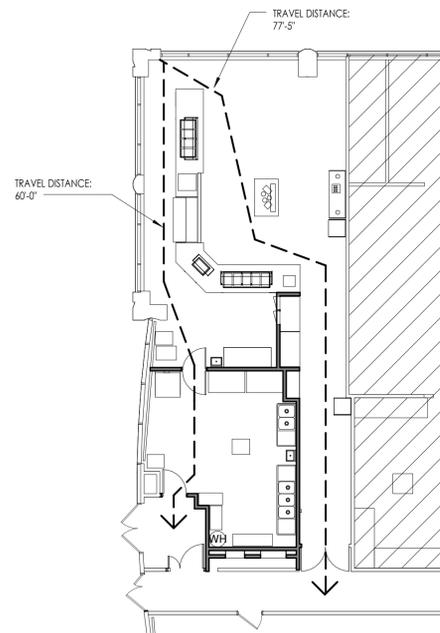
KEY MAP



EXISTING BUILDING SHELL HAS BEEN EXAMINED UNDER A SEPARATE REVIEW.
NO CHANGES ARE REQUIRED TO BUILDING COMMON ELEMENTS
INCLUDING TOILET ROOMS, DRINKING FOUNTAINS, SERVICE SINKS, STAIRS,
AND ELEVATORS.

GENERAL NOTES

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND FEES.
- COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGER. CONTRACTOR IS SOLELY RESPONSIBLE FOR MATERIALS AND EQUIPMENT STORED ON SITE. OWNER ASSUMES NO RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
- NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
- THE WORK INCLUDES THE FURNISHINGS OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS ARE TO BECOME FAMILIAR WITH SITE CONDITIONS AND BASE BUILDING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
- SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF THE DISCREPANCY AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTOR IS STILL RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS/HER CONTRACT.
- GENERAL CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT ALLOWS ANY OPERATING FACILITY TO MAINTAIN A 100% LEVEL OF OPERATION AND CLEANLINESS.
- ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK. INTERWORK ARCHITECTS, INC. SHALL BE LISTED AS ADDITIONAL INSURED ON ALL CONTRACTOR POLICIES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, METHODS AND MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS SO INDICATED. PATCH AND REPAIR ANY DAMAGE TO WALLS, FLOORS, CEILINGS, ETC. INCURRED DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR(S) SHALL ADEQUATELY PROTECT PERSONS AND PROPERTY FROM DAMAGE AND DIRT CAUSED BY THEIR OPERATIONS. EACH CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAID PROPERTY PROMPTLY AT NO COST TO OWNER.
- CONTRACTOR SHALL MAINTAIN ALL PUBLIC AND PRIVATE STREETS, DRIVEWAYS, ADJOINING PROPERTIES AND BUILDING ENTRANCES FREE FROM INTERRUPTION OR DISRUPTION BY CONSTRUCTION OPERATIONS OR MATERIALS. ANY REQUIRED DISRUPTION SHALL BE PREARRANGED WITH ALL NECESSARY AUTHORITIES AND PARTIES. ROADWAYS AND DRIVES SHALL BE CLEANED IMMEDIATELY OF CONSTRUCTION DEBRIS AND RESIDUE. CONTRACTOR(S) SHALL THOROUGHLY CLEAN THE WORK AREAS UPON COMPLETION OF THE WORK.
- PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FIXTURES AND FABRICATIONS FOR REVIEW. PROVIDE (3) COPIES AND (1) REPRODUCIBLE COPY OF SHOP DRAWINGS. PROVIDE (3) PIECES OF ANY SAMPLE SUBMITTED. WHERE COLOR SELECTIONS ARE REQUIRED, PROVIDE MANUFACTURER'S INFORMATION / SAMPLES FOR SELECTION.



EGRESS PLAN
3/32" = 1'-0"

CODE REQUIREMENTS

TENANT SPACE USE GROUP	B-BUSINESS
EXISTING CONSTRUCTION TYPE	TYPE IIC
AREA OF TENANT SPACE	1,526 SF
OCCUPANT LOAD	15 PERSONS (1 PERSON / 100 SF)
SPRINKLER SYSTEM	BUILDING IS FULLY EQUIPPED W/ AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

BUILDING CODES
INTERNATIONAL BUILDING CODE 2012 (WITH AMENDMENTS)
INTERNATIONAL MECHANICAL CODE 2012 (WITH AMENDMENTS)
NATIONAL ELECTRIC CODE (NEC) 2011 (WITH AMENDMENTS)
STATE OF ILLINOIS PLUMBING CODE (LATEST EDITION) (WITH AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE 2015

FIRE PREVENTION CODES
2012 INTERNATIONAL FIRE CODE
LIFE SAFETY CODES INCORPORATED IN ALL OTHER CODES

ACCESSIBILITY CODES
AMERICANS WITH DISABILITIES ACT GUIDELINE
ILLINOIS ACCESSIBILITY CODE, 5TH PRINTING

MEANS OF EGRESS

EXIT ACCESS TRAVEL DISTANCE	77'-5" FT
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

INDEX OF DRAWINGS

A-0.1	TITLE
A-0.2	GENERAL NOTES
A-1	DEMOLITION, CONSTRUCTION, & REFLECTED CEILING PLANS
A-2	EQUIPMENT PLAN & INTERIOR ELEVATIONS
A-3	DOOR SCHEDULES & PARTITION TYPES
A-4	MILLWORK DETAILS & FINISH PLAN
P-1	PLUMBING SPECIFICATIONS
P-2	PARTIAL 1ST FLOOR PLUMBING PLAN
P-2B	PARTIAL BASEMENT - PLUMBING PLAN
P-3	PLUMBING SCHEDULES, DIAGRAMS AND DETAILS
M-1.0	MECHANICAL NOTES
M-1.1	MECHANICAL NOTES
M-2	PARTIAL 1ST FLOOR MECHANICAL PLAN
M-3	MECHANICAL DETAILS AND SCHEDULES
FP-1	FIRE PROTECTION SPECIFICATIONS & DETAILS
FP-2	PARTIAL 1ST FLOOR FIRE PROTECTION PLAN
E-1	ELECTRICAL SYMBOLS & SPECIFICATIONS
E-1.1	ELECTRICAL SYMBOLS & SPECIFICATIONS
E-2	PARTIAL 1ST FLOOR ELECTRICAL LIGHTING PLAN
E-3	PARTIAL 1ST FLOOR ELECTRICAL POWER PLAN
E-3B	PARTIAL BASEMENT - ELECTRICAL POWER PLAN
E-4	ELECTRICAL RISER DIAGRAMS AND PANEL SCHEDULE

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL CODES AND ORDINANCES OF VILLAGE OF DEERFIELD



RICHARD GORDON
ILLINOIS LICENSE NO. 001-011976
EXPIRES 11-2016

INTERWORK ARCHITECTS INCORPORATED
DESIGN FIRM REGISTRATION # 184-002131

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Architects Incorporated.

No.	Description	Date
1	ISSUE FOR PERMIT	07.05.16

Project No: **0120.006.015**

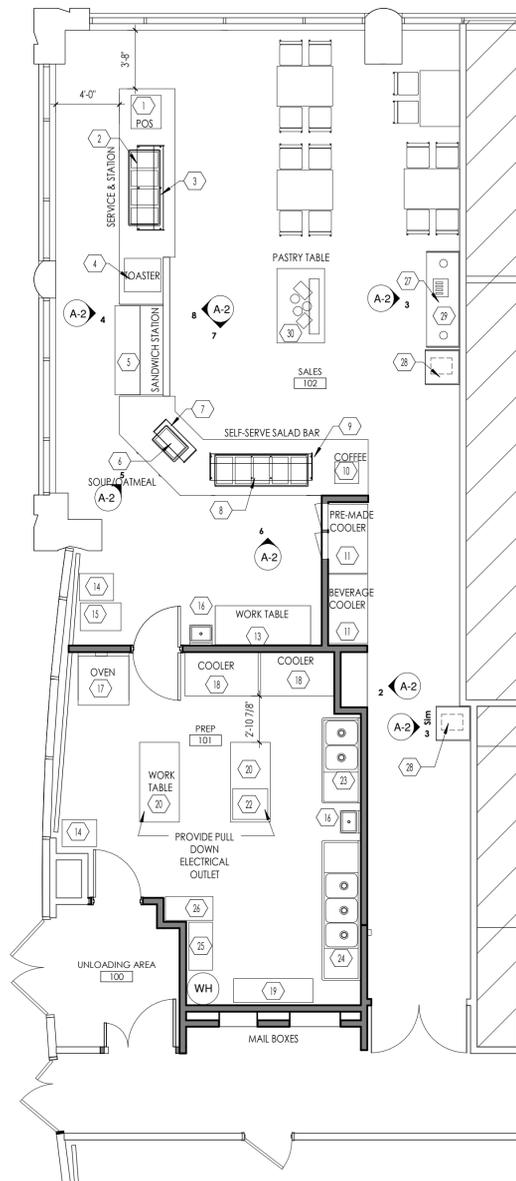
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TITLE

Sheet No:

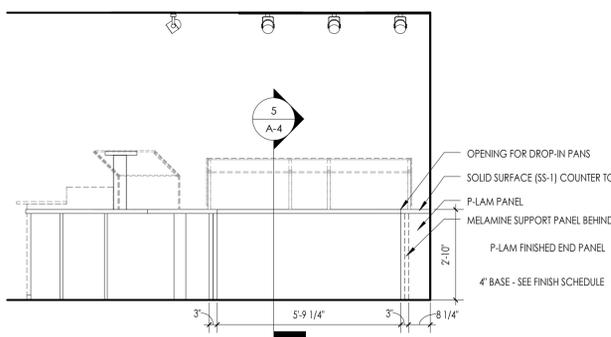
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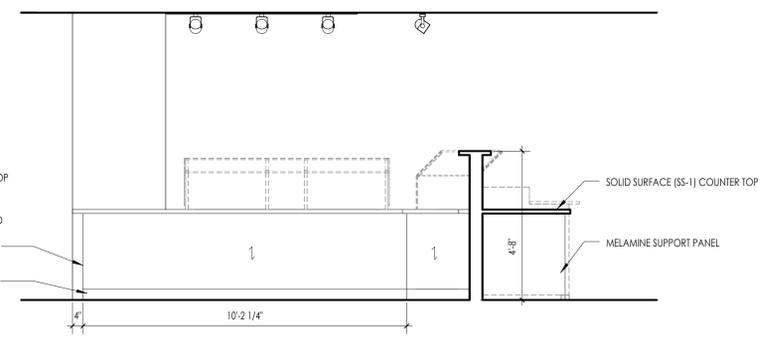


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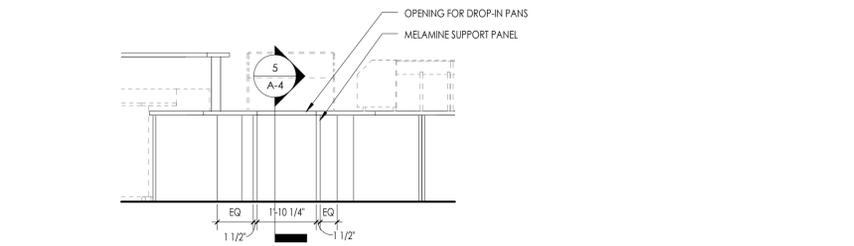
1 EQUIPMENT PLAN
3/16" = 1'-0"



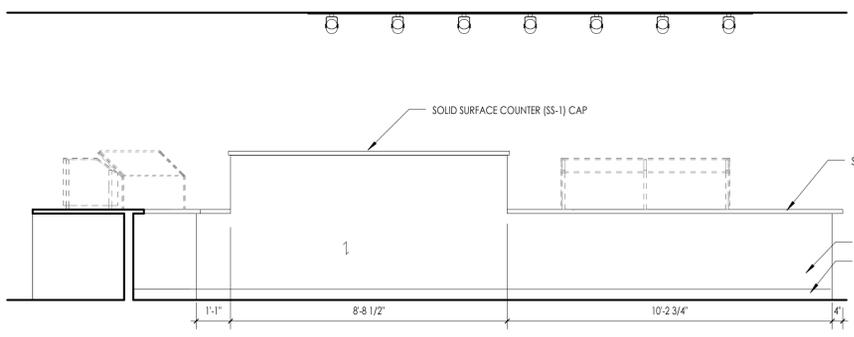
6 SALES 102 - NORTH
3/8" = 1'-0"



7 SALES 102 - SOUTH
3/8" = 1'-0"



5 SALES 102 - NORTHEAST
3/8" = 1'-0"

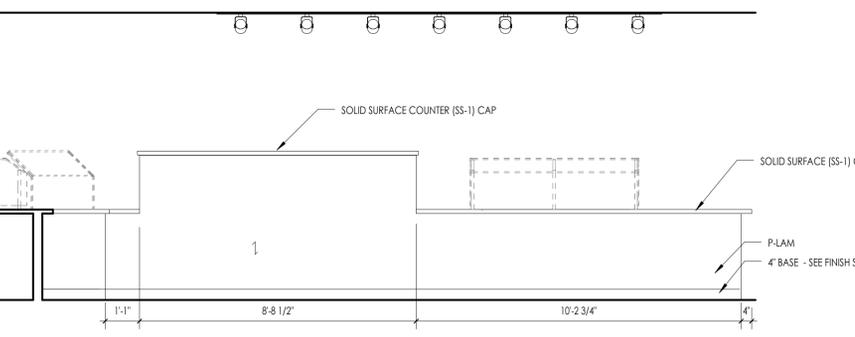


8 SALES 102 - WEST
3/8" = 1'-0"

2 SHELVING UNIT
3/8" = 1'-0"



4 SALES 102 - EAST
3/8" = 1'-0"



3 CONDIMENT STATION & TRASH
3/8" = 1'-0"

No.	ISSUE FOR PERMIT	Description	Date
1	ISSUE FOR PERMIT		07.05.16

Project No: **0120.006.015**

Sheet Title:

EQUIPMENT PLAN & INTERIOR ELEVATIONS

Sheet No:

N:\2016\1020\1020_Parkway North\1020.006.015_EPR\Arch. & Co. 0416-Current Drawing\Plan\1020.006.015_EPR\1020.015.dwg 7/7/2016 12:57:58 PM

MEMORANDUM

TO: Plan Commission

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

DATE: September 15, 2016

RE: Public Hearing Regarding Proposed Changes to the C-1 Village Center District.

Background

At the present time, the Village has a first floor ordinance which requires all uses on the first floor in the C-1 Village Center District to be retail (the selling of merchandise to the customer), unless a Special Use is approved for non-retail uses as listed in the Zoning Ordinance. This ordinance has been in place since 1989. The intent of the first floor/ground floor retail ordinance was to create a shopping environment in the Village Center where customers can shop from store to store. The Village did not want the first floor of the downtown to become dominated by office uses (real estate office, professional offices such as a financial broker or architect, medical offices, dentist offices, insurance agents, etc.) and other non-retail uses such as dry cleaners, beauty shops, and other service uses that did not provide much pedestrian activity and foot traffic in the downtown. Only the downtown (and not the C-2 outlying commercial district) has the first floor retail ordinance as the downtown is a more compact area more conducive to pedestrian traffic.

The current first floor retail ordinance allows only retail uses on the ground floor as a Permitted Use in the C-1 Village Center. Service and office uses are allowed to locate as a Permitted Use only if they locate above the ground floor. If a service or office use wants to locate on the ground floor in the C-1 Village Center District, a Special Use must be granted, which involves a public hearing with the Plan Commission, and ultimate approval of the use by the Mayor and Village Board. Additionally, the Appearance Review Commission (ARC) reviews all signage, exterior building changes,

and other exterior changes proposed in the Village Center for both Permitted Uses and Special Uses. The Special Use process was streamlined a couple years ago by eliminating the VCDC from reviewing the Special Uses in the Village Center. The Village Center Development Commission (VCDC) was repurposed into the Village Center Commission (VCC) in 2014 and is now an idea commission focusing on promoting and enhancing the Village Center with events, promotions, and attractions so the downtown is attractive, lively, well maintained, and a great place to shop and dine.

Attached is the current list of Permitted Uses and Special Uses in the C-1 Outlying Commercial District, an aerial photo of the C-1 Village Center District that lists all current businesses located on the first floor in the Village Center District, and a zoning map of the C-1 Village Center District (red).

Summary of Plan Commission Workshop Meetings

Based on discussions at the two Plan Commission workshop meetings this summer (both sets of minutes are attached), the Plan Commission is considering changes to the C-1 Village Center District including:

- Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations (currently Class B Special Uses) of under 3,000 square feet, including the outdoor seating areas, to become Permitted Uses. Restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations over 3,001 square feet in area or greater would be a Class B Special Use.
- Allowing smaller office and service uses (currently Class A Special Uses) under 1,500 square feet to become Permitted Uses.
- Allowing self-improvement facilities uses (currently Class B Special Uses), including physical exercise and fitness training facilities, sports training schools, learning/tutoring centers and martial arts schools under 2,500 square feet to become Permitted Uses.
- Adding a massage service establishment as a Class A Special Use.
- Adding new uses to the Permitted Use list (e.g. candle store, party supply store, cellular phone store, vitamin and supplement store.)
The list of uses to be added to the Permitted Use list is below.

- Adjusting the current verbiage/wording of the use categories to better reflect today's uses. The verbiage/wording adjustment is shown in the chart below.

Recall that a Class A Special Use is a Special Use on the first floor of the C-1 District, but is a Permitted Use when located above the first floor. A Class B Special Use is a Special Use in all locations whether on the first floor or the second floor.

The following uses are the new uses to be added to the Permitted Use list in the C-1 Village Center Zoning District (These uses would be a Permitted Use in all locations up to 10,000 square feet in the Village Center, both on the ground floor and above the ground floor. The notes in parentheses and italics elaborate on or indicate examples of what staff was thinking for the particular type of use.)

- Apparel and Accessories Stores. *Currently, under "wearing apparel stores"*
- Baby and Children's Products and Apparel Stores.
- Beauty Products, Cosmetics, Perfumes and Soaps Stores, except those beauty supply stores which sell products which can only be purchased by a customer possessing a state license.
- Bedding and Mattress Stores. *(this category was added because this use did not fit neatly into an existing category)*
- Bridal and Formalwear Stores.
- Camera and Photograph Supply Stores and Photographic Studios.
- Candle and Wax Stores.
- Cellular Phone and Mobile Device Stores.
- Comic Book Stores.
- Costume, Clothing and Theater Prop Sales Stores.
- Dancing and Gymnastics Supplies and Apparel Stores.
- Electronics Stores, including ancillary electronics repair *(retail sales of televisions, home entertainment systems, home gaming systems, computers, tablets, MP3 players, music, movies, video games, etc.)*
- Exercise Equipment Sales.
- Frozen Dessert Stores.
- Home Decorating and Home Goods Retail Stores.
- Musical Instrument Sales and Repair, Sheet Music, and Musical Recordings

- Party Supply Stores.
- Pet Supply Stores.
- Restaurants, Cafes, Coffee Shops, Tea Shops, Bagel Shops, and Similar Operations of 3,000 square feet in area or less, including the square footage of any outdoor seating area, and not including a drive-through. *(Currently, all restaurants are Special Uses and any outdoor seating areas are Special Uses. Retailer Fact Sheets from the International Council of Shopping Centers (ICSC) indicate that many restaurants, cafes, coffee shops and tea shops are looking for spaces of 3,000 s.f. in area or less - some examples from ICSC are Starbucks, Argo Tea, Five Guys, Potbelly's, Jimmy Johns, Jersey Mike's Subs, Protein Bar, Red Robin, and Roti Mediterranean Grill; attached are a few ICSC Retailer Fact Sheets. Under the proposed Text Amendment, restaurants, cafes, coffee shops, tea shops, bagel stores and similar operations of 3,000 s.f. or less, including the square footage any outdoor seating area and not including a drive-thru, would be able to go into a space in the C-1 District as a Permitted Use.)* These types of uses also generatel sales tax for the Village. *If for example, a restaurant has 1 million in sales annually, the Village's annual sales tax is \$20,000 from the Village's portion of the sales tax which is 2% (1% sales tax back from the State, and 1% home rule sales tax).*
- Specialty food retail stores of 3,000 square feet in area or less (e.g. tea, coffee, oils and vinegars, cheeses, etc. *Examples of such stores are Teavana in Northbrook Court; The Coffee & Tea Exchange in Chicago; Pastoral Artisan Cheese, Bread and Wine in Chicago; and Oh, Olive! in Libertyville and Glenview*)
- Vitamin and Supplement Stores.

Class B Special Use to Add to the Current C-1 Zoning District (These uses would be a Special Use in all locations in the Village Center. The italics is an explanation)

- Massage services establishments *(Currently, massage services are not allowed as a freestanding use in the C-1 District; massage services are only allowed when ancillary to a chiropractor, physical therapy facility, or beauty shop. Adding massage establishments as a Special Use would allow freestanding massage services establishments such as Massage Envy or Heavenly Massage to*

pursue Special Use approval in the C-1 Village Center District. Note: Deerfield previously licensed massage therapists, but about 10 years ago the Village was no longer allowed to license massage establishments/therapists and they are licensed through the State of Illinois.)

Since a restaurant and a specialty food store up to 3,000 square feet are proposed to be a Permitted Use, when these uses are over 3,001 square feet they will need to be a Class B Special Use:

- Restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations of 3,001 square feet in area or greater, including the square footage any outdoor seating area
- Specialty food retail stores of 3,001 square feet in area or greater.

The following chart indicates proposed wording changes to an existing category in the C-1 Village Center District to better reflect today’s uses

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
Camera and Photograph Supply Stores	Camera and photograph supply stores and photographic studios.	Permitted Use
Ice cream and yogurt stores, but not including those operations which sell a wide variety of other non-ice cream or yogurt menu items	Frozen dessert stores including outdoor seating areas up to 250 square feet in area <i>(includes ice cream, ice cream cakes, frozen yogurt, Italian ice, and other frozen desserts)</i>	Permitted Use
Luggage and Suitcase Store	Delete <i>(already covered by “Leather goods and luggage stores”)</i>	Permitted Use
Musical instruments, sales and repair	Musical instrument sales and repair, sheet music, and musical recordings	Permitted Use

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
Newspaper and Magazine Store	Delete <i>(already covered by "Magazine and newspaper stores")</i>	Permitted Use
Pet shops	Pet supply stores	Permitted Use
Phonograph record, tape and sheet music stores	Delete <i>(can be covered by "Musical instrument sales and repair, sheet music, and musical recordings" listed above)</i>	Permitted Use
Radio and television sales	Delete <i>(can be covered by "Electronics stores" suggested above as a Permitted Use)</i>	Permitted Use
Wearing apparel stores	Apparel and accessories stores <i>("wearing apparel stores" is awkward wording)</i>	Permitted Use
Blueprinting and photocopy establishments	Photocopy establishments	Class A Special Use
Dry cleaning and laundry establishments, including self-service, coin-operated equipment; provided that the floor area devoted to any one such establishment (including floor area devoted to accessory uses as well as the principal use) shall not exceed 2,000 square feet.	Dry cleaning and laundry establishments; provided that the floor area devoted to any one such establishment (including floor area devoted to accessory uses as well as the principal use) shall not exceed 2,000 square feet, provided that the dry cleaning establishment is established and operated as a green dry cleaner. <i>(Added green dry cleaner which is defined in the Zoning Ordinance as not using perchloroethylene, and uses only dry cleaning machines with solvent reclaimers. Green dry cleaner definition was added to</i>	Class A Special Use

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
	<i>(Continued) Zoning Ordinance with CD One Price Special Use. Delete the wording “including self-service, coin-operated equipment”</i>	
Photographic studios	Delete as a Special Use <i>(can be covered by “Camera and photograph supply stores and photographic studios” which is listed above as a Permitted Use)</i>	Permitted Use
Radio and television service and repair shops	Delete <i>(electronics repair is ancillary to retail electronics stores)</i>	Class A Special Use
Video tape rental stores	Movie and game rental stores	Class A Special Use
Restaurants, Sit-Down or Carry-Out.	Restaurants, Cafes, Coffee Shops, Tea Shops, Bagel Shops, and Similar Operations of 3,001 square feet in area or greater, including the square footage any outdoor seating area.	Class B Special Use
Coffee shops, tea shops, bagel shops and similar operations, subject to all zoning regulations applicable to restaurant uses	Delete <i>(now included with Restaurants, as listed above)</i>	Class B Special Use
Food stores, grocery stores, and supermarkets	Add the following language to this category: An outdoor sales area/merchandise display area and outdoor seating area may be provided when approved as part of the food store, grocery store or supermarket.	Class B Special Use

Update to the C-3 Limited Commercial Office District (1 property, 720 Osterman Avenue)

Based on discussion at the Plan Commission workshop meetings, the Plan Commission is considering the following changes to the C-3 Limited Commercial Office District including:

- Remove animal hospital, veterinary clinic and funeral home Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the C-3 District description of district, as the adjacent properties have been redeveloped.

TOD/Higher Density Housing in C-1 Village Center District

At the June 30, 2016 workshop meeting (minutes attached), the Plan Commission discussed the benefits of additional housing for the downtown and the possibility of changing the maximum height allowed for a Commercial PUD in the C-1 Village Center District. After discussion of the topic, the Plan Commission concluded that it would be best not to change the current maximum height of 55 feet and that if a developer wanted to go above 55 feet, they would need to make the case for increased height on a case by case basis at the time of approval.

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on June 9, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Elaine Jacoby
Jim Moyer
Stuart Shayman

Absent were: Bob Benton
Larry Berg
Al Bromberg

Also present: Jeff Ryckaert, Principal Planner
Dan Nakahara, Associate Planner

~~(1a) Discussion of recommendation for a Resubdivision of 1144, 1122 and 1110 Oakley Avenue~~

~~The Plan Commission did not find any issues with the proposed resubdivision as there were no variations being requested and the consolidation met all of the requirements of the Zoning Ordinance and Subdivision Code.~~

~~Commissioner Jacoby motioned to approve the request for a Resubdivision of 1144, 1122 and 1110 Oakley Avenue into one lot. Commissioner Shayman seconded the motion. The vote was as follows:~~

~~Ayes: (4) Jacoby, Moyer, Shayman, Oppenheim
Nays: (0) None~~

~~The motions passed and this item will be on the July 5th Village Board of Trustees Meeting agenda.~~

(2a) Prefiling Conference: Possible Changes to the C-1 Village Center Zoning District to Update Permitted and Special Uses

Mr. Jeff Ryckaert, Principal Planner with the Village of Deerfield, explained that the Village is undertaking a comprehensive update of the C-1 Village Center District, similar to the C-2 Outlying Commercial Zoning District update from a few years ago. In the C-1 Village Center Zoning District, the first floor retail ordinance has been in place since 1989 and allows for only retail businesses to locate on the first floor of the C-1 District.

Mr. Ryckaert explained other non-retail uses including Class A Special Uses such as office uses, beauty shops, dry cleaners, real estate offices, as well as Class B Special Uses such as restaurants, grocery stores, automobile service stations have to obtain a Special Use permit because of their potential impacts. The Class B Special Uses are Special Uses in all locations, while Class A Special Uses are Special Uses that may be permitted on the first floor; however, if a Class A Special Use is located above the ground floor it is considered a Permitted Use.

Mr. Ryckaert noted that when the Village first put the first floor retail ordinance into place nearly 27 years ago, it was a good concept with the intent to create a shopping environment in the downtown where a customer could walk from shop to shop. Retail stores also generate sales tax revenue for the Village. However, as trends in retailing are changing, this is a good time to take a look at the first floor retail ordinance. Mr. Ryckaert commented that there has been a change in buying patterns with online shopping (the Amazon effect), and a recent research article stated that more consumers would rather spend their money on eating out at a restaurant or on a vacation rather than buying goods such as clothing. The changing trends in retailing have affected the Deerfield Community first hand, as the national fashion retailers are reducing the number of their stores, and book stores, electronics stores and toy stores are slowly disappearing.

For the C-1 Village Center Zoning District update, the Plan Commission will be reviewing Text Amendments for: new Permitted Uses, new Class A Special Uses, and new Class B Special Uses that could be added to the C-1 Village Center Zoning District. The proposed updates also include some wording (text) changes to existing categories to better reflect today's uses. The Plan Commission will also be reviewing the existing Special Uses that could possibly be changed to a Permitted Uses. For example, smaller restaurants (under 3,000 square feet including the outdoor seating area, but not including a drive-thru operations) could become a Permitted Use as there may not be a need for the Village to review that size of a restaurant. He noted that there are some smaller office and service uses (maybe under 1,500 square feet) that could possibly become Permitted Uses. Staff has summarized these potential changes in a memo that was distributed prior to the meetings, along with a map of all properties in the Village Center, and the size of various businesses in the C-1 Village Center District.

The timing of the review of the C-1 Village Center Zoning District coincides with the recent Special Use approvals for the 2,600 sq. ft. Roti Modern Mediterranean Restaurant (including outdoor seating area), and the 250 sq. ft. outdoor seating area for Menchie's Frozen Yogurt store. Both Roti Modern Mediterranean Restaurant and Menchie's Frozen Yogurt are in the C-1 Village Center District, and staff has written the text amendments so that both can go into this zoning district as Permitted Uses.

Mr. Ryckaert noted that once the Plan Commission has completed their review of the C-1 Village Center in the workshop meetings, the property owners in the C-1 Village Center District will receive notification of a Public Hearing on this subject so they can

comment on and provide the Plan Commission input and reaction to any of the proposed changes to the C-1 District. The Plan Commission will also review the C-3 Limited Commercial Office District for possible changes. There is only one property in the C-3 Limited Commercial Office Zoning District.

Chairperson Oppenheim commented that the Plan Commission would need to evaluate and determine if it still makes sense to keep the first floor retail requirement for the C-1 Village Center District. Research articles and retail tenant turnover in the Village and surrounding areas suggests the reality of the changing trends in retailing, and the possible need to be more flexible about allowing businesses on the first floor of the C-1 District that are not specifically retail uses. Mr. Ryckaert commented that the idea behind the review is to possibly open up the first floor to smaller non-retail uses, including smaller restaurants (which still generate sales tax for the Village) of up to 3000 sq. ft., as well as smaller office uses of up to 1500 sq. ft. as Permitted Uses. The thought is that the smaller sized restaurants and offices could locate into the C-1 District without having an increased impact on the traffic in the area. Mr. Ryckaert said the International Council of Shopping Centers (ICSC) has retailer fact sheets showing a lot of the fast casual restaurant are smaller in size, under the 3,000 square feet the Village is considering as the threshold for a Permitted Use for a restaurant.

Chairperson Oppenheim commented that their main objective should be to still keep the pedestrian friendly shopping plaza feel that was the original intent of this district. She added that possible changes to the C-1 Village Center District makes a lot of sense with modern consumer demands, and the proposed changes presented by the Village reflect that philosophy.

Commissioner Shayman asked if it is decided to open up the first floor to non-retail uses as Permitted Uses, would it also open up the possible risk of a business taking a building in the C-1 District and cutting it up into multiple 1500 sq. ft. office spaces. Chairperson Oppenheim inquired if his fear was that buildings in the C-1 District would be transformed into office spaces, causing the Village to lose the opportunity for a large retail space, as the original goal of the C-1 District was to maintain a pedestrian friendly shopping center. Mr. Ryckaert confirmed that there is a chance of that happening if the Village decided to allow offices of up to 1500 sq. ft. in the C-1 District as Permitted Uses on the first floor. The 1500 sq. ft. office as a Permitted Use was a number for discussion. He noted that a small office in the C-1 District is Senator Morrison's at 1,200 sq. ft. office space. It was noted that many of the first floor Deerfield Square tenant spaces are slightly larger than 1500 sq. ft. in a couple of the building with deep spaces. The property owners in the C-1 Village District are also going to receive an opportunity to voice their opinions on the potential changes to the District, and may ask for office spaces to be allowed as a Permitted Use in tenant spaces larger than 1500 sq. ft. on the first floor.

Chairperson Oppenheim commented that the vacancy rate for the Village Center is still relatively low, and it's lower on the first floor, than the combined first floor and above.

Mr. Ryckaert commented that there is still a major vacancy on the second floor of Deerfield Center in the space that Prime Source once occupied. The 636 Deerfield Road Building in Shopper's Court is also currently being transformed into a multi-tenant building where first floor retail spaces are going to be available. Commissioner Moyer commented that the days of the brick and mortar are declining, and that catering to services such as food appears to be the logical and smart choice to move towards. Mr. Ryckaert commented that food services are also valuable tenants to have in the C-1 Village Center District, as they generate customers and sales tax revenue for the Village. Chairperson Oppenheim pointed out that the Village would not be giving up sales tax to allow food services, and if the reality is that the types of business that want to move into the Village Center District are food services, then it would be a win-win situation. Based on residents' comments to the Plan Commission and the Village, there also appears to be a demand for more restaurants in town by our residents. Mr. Ryckaert added that Deerfield has a large daytime population with all of the office buildings in the area. Chairperson Oppenheim commented that there is a big lunch and early dinner crowd made up of people working in the area.

Mr. Ryckaert commented that one of the major issues when reviewing the uses is the parking situation, as restaurants (especially during peak times, such as lunch and dinner) could be parking intensive. Based on the size of various parking lots in the C-1 District, some properties are going to have a better parking situation than others; therefore, landlords would need to forecast the parking demands and traffic impact that a given tenant would have on their property. If a landlord rented to a tenant that took up too much parking, tenants would contact their landlord about parking that is impacting their business. Commissioner Moyer commented that petitioners currently provide traffic impact reports to the Plan Commission. Chairperson Oppenheim commented that any Permitted Uses would not come through the Plan Commission, so if small restaurants (up to 3000 sq. ft.) became a Permitted Use rather than a Special Use, the tenant would no longer need to apply for a Special Use Permit. Commissioner Jacoby commented that any savvy business owner can assess the parking situation on their own and determine if it's a viable use. She added that restaurants and businesses are financial investments and business and property owners interested in obtaining a tenant space as a Permitted Use, should be aware that it's their responsibility to think through the parking demands of their customers, and the traffic impact that their business and surrounding businesses have on the area and the development.

Chairperson Oppenheim commented that the parking spaces in Village Square were predicated on the initial retail zoning that was determined for the uses, and the assumption for that shopping center was that there would not be an abundance of restaurants. Mr. Ryckaert used the Deerfield Square as an example with parking at 5 spaces per 1,000 square feet of floor area and said the number of parking spaces in the development was based on a shared parking concept with the thought that retail would be busier during the day and restaurants would be busier in the evening (the different uses have varying peak parking times). Chairperson Oppenheim commented that the mixed use for the shopping centers was essential to the flow of traffic, with businesses

parking demands varying based on the time of the day, and the type of business. Chairperson Oppenheim pointed out that it's important to consider the effects that allowing new Permitted Uses into the C-1 District may have on the traffic impact and parking demand, as the tenant would no longer be required to provide a traffic study to the Plan Commission, and the landlord or owner may not fully consider the effects that a particular tenant may have on the shopping center as a whole.

Commissioner Shayman asked that if a business wanted to build a restaurant in the C-1 Village Center District, would they be required to provide a certain amount of parking. Mr. Ryckaert explained that if the restaurant was a Permitted Use and going into an existing building, then the tenants/owners would not be required to provide additional parking. However, if you are constructing a new building on their property to allow for a new restaurant then an amendment to the previously approved plan would be needed. For example, if the owners of Deerfield Square wanted to add a new 2,000 sq. ft. building for a restaurant location in the PUD, the PUD would not allow for another building to be placed on the property. The property owners would have to petition the Plan Commission to amend the PUD. Commissioner Shayman asked if a retail tenant moved out of a space located within the C-1 District would a restaurant be able to move into that space as a Permitted Use if this text amendment is approved. Mr. Ryckaert confirmed under consideration is if the restaurant is less than 3,000 sq. ft. than it would be considered a Permitted Use, and the tenant would not need to petition the Plan Commission. The proposed updates to the C-1 Village Center District are similar to the updates recently made to the C-2 Outlying Commercial District, in which a restaurant of up to 3000 sq. ft. is considered a Permitted Use within the C-2 District.

Chairperson Oppenheim commented that the business climate has changed, and the businesses that were initially intended for the C-1 District may no longer be interested in renting tenant spaces, then it may be wise to consider making it easier for businesses that are interested in locating here by extending Permitted Uses to include non-retail uses such as restaurants and small offices uses. Mr. Ryckaert commented that the Special Use requires a process to determine if the use is appropriate for a specific location and can take up to four to five months. If the business is a Permitted Use, they would still need to receive signage approvals from the Appearance Review Commission (ARC) for signage and other exterior approvals.

Commissioner Shayman asked about the general parking requirements for a 2500 sq. ft. retail space, and how much of an increase in parking it would be for the same space to become a restaurant. Mr. Ryckaert commented that it depends on the restaurant, because the Village calculates restaurant parking requirements based on the estimated percentage carry out and the estimate percentage sit down. Restaurants that have a high percentage of sit down traffic have a larger parking requirement—sit-down restaurants are required to have about 15 spaces per 1000 sq. ft. vs. retail uses that are required to have 5 spaces per 1000 sq. ft. Most restaurants cater to dine-in and carry-out, so the parking requirements vary; however, the parking requirements for restaurants are higher than for retail uses. Chairperson Oppenheim commented that the

parking requirements are close to double that of retail use if it's a mix of sit-down and carry-out. There is a slight difference in the parking requirements for retail units vs. restaurants, so allowing smaller restaurants as a Permitted Use in the C-1 District may have an impact on parking and traffic in existing shopping center parking lots, as additional parking spaces would not be required if the restaurant is going into an existing space that is equal to or less than 3,000 sq. ft. space. She added that the reality is that smaller restaurants are the types of businesses that are interested in locating in the C-1 Village Center District—they do bring people in; they do confer a tax benefit to the Village; and residents want more restaurants in town.

Mr. Ryckaert acknowledged that parking could get a little tight in some areas. Commissioner Moyer commented that the hope is that people are going to walk as well. Commissioner Jacoby added that Trax Tavern and Grill has complimentary valet parking, and that may be a way for restaurants interested in locating in the area to draw in customers. Chairperson Oppenheim pointed out that there is a Village owned public parking lot across the street from Deerfield Square where customers can park, so there definitely is parking in the area. Commissioner Moyer asked if the Village recommends to business owners to have their employees park in an outlot so customers can park closer to the businesses. Mr. Ryckaert confirmed that the Village recommends that employees park further away to allow customers to have priority access to the parking spots closer to the businesses; and added that the employees at Deerfield Square are required to park in designated areas that are more remote. Chairperson Oppenheim commented that it would be up to the shopping center's owner to figure out ways to maximize parking availability during peak times such as designating parking areas for employees. Commissioner Shayman commented that there is always parking available; it may not be the nearest parking space to the store or business that a customer is going to and there is public parking across the street. Chairperson Oppenheim commented that there are peak times and there are times that the Village Center is not as busy; and the hope is that when new businesses want to locate in these areas that the center owners are savvy enough to know how to put businesses together to stagger the demand on the parking lot in order to be successful.

Mr. Ryckaert asked about the possibility of adding a dollar store or a resale store to the C-1 Village Center District and noted that there is a dollar store in downtown Northbrook. Dollar stores are currently allowed in the Village's C-2 Outlying Commercial District, so if a prospective business owner wanted to have a dollar store somewhere in town there is already an option to have it in the C-2 District. Chairperson Oppenheim commented that she felt it was less appropriate to have a dollar store and/or resale store in the C-1 District, as it's the center of town and would not fit in with the character. Dollar stores and resale stores also tend to need larger spaces, and those types of spaces may be available in the C-2 Outlying Commercial District. Chairperson Oppenheim and Commissioner Jacoby agreed that they both were more comfortable not adding dollar stores and resale stores as Permitted Uses in the C-1 District.

Mr. Ryckaert asked the Plan Commission if they had any comments on the new proposed Class A Special Uses. Chairperson Oppenheim commented that she is against having tanning salons as a Class A Special Use as they are not a healthy alternative. Mr. Ryckaert commented that tanning salons are offering spray tanning as an alternative to tanning beds. Chairperson Oppenheim commented that she does not believe that tanning salons are a necessary service for people, and as it is questionable in terms of its value and healthfulness to people she is not an advocate of allowing it as a Special Use.

Chairperson Oppenheim inquired as to whether or not it was necessary to have locksmith and key making as a Class A Special Use. Commissioner Jacoby commented that Highland Park has locksmith that she recently had to use to have keys made. Commissioner Shayman inquired about shoe repair as a Special Use. Chairperson Oppenheim and Commissioner Jacoby are both advocates of having a shoes repair as a Special Use. Mr. Ryckaert clarified that shoe, clothing and hat repair is classified as a Class A Special Use in the C-1 District. Chairperson Oppenheim does not feel it's necessary to have locksmiths as a Special Use, as there are very few standalone locksmiths. Commissioner Moyer commented that most locksmiths travel to their customers to provide their services on site. Chairperson Oppenheim added that general hardware stores cut keys, so it's not very likely that a locksmith/key making store would be in high demand. Mr. Ryckaert asked if both locksmith and key making should be taken out as Special Uses, and the Commissioners agreed.

Chairperson Oppenheim inquired about massage facilities as Class B Special Uses, and asked for clarification as to whether permission was just given for a massage facility to open over by the Baskin Robins in the C-1 District. Mr. Ryckaert commented that there was going to be a Text Amendment added to allow for a massage facility in that location, but the petitioner withdrew their application. Massage facilities are currently allowed in the C-2 District. There have been numerous inquiries for businesses such as Massage Envy. Chairperson Oppenheim commented that a couple of years ago the Plan Commission had to adhere to, and the Board had to then consider, an extremely detailed list of requirements for massage facilities, which even included the appropriate dress code for the employees. Mr. Ryckaert explained that the process has changed, as massage therapists are licensed through the state. The Village of Northbrook has its own set of additional standards for professional massage therapists; however, if our Village wanted to enforce additional standards, those standards would not be enforced through the Zoning Ordinance, but would rather have to be adopted as part of the Municipal Code.

Chairperson Oppenheim asked for confirmation that the proposed change is to allow massage facilities as a Class B Special Use, and not a Permitted Use. Mr. Ryckaert confirmed that was correct, and added that in any location (ground floor or upper floor) a massage facility would need to petition for a Special Use. Commissioner Moyer asked if the reason that a Special Use would be needed for a massage facility was because of the services that would be provided. Mr. Ryckaert commented that Class B Special

Uses were originally created due to the greater potential impact of the use such as gas stations and restaurants; therefore, the Village's review is required for these services so that there is careful consideration of the impact of the use on the proposed location. Chairperson Oppenheim commented that there are more and more massage facility chains opening up in surrounding communities, and the use and demand for these facilities have become equivalent to that of health and exercise facilities, and massage facilities no longer have the stigma of being questionable or prurient. Chairperson Oppenheim and Commissioner Jacoby are in agreement that massage facilities should be added as a Class B Special Use. Discussion developed as to whether the Commissioners would consider adding massage facilities as a Class A Special Use, so that massage facilities would need to petition for a Special Use on the first floor, but would be allowed as a Permitted Use on the second floor or above. Commissioner Jacoby commented that she felt that massage facilities should be considered a Class A Special Use; and she inquired about the signage requirements for the second floor, as massage facility chains tend to be very signage heavy in order to promote their business, and there are strict signage limitations for second floor businesses. Chairperson Oppenheim explained that massage facilities would be restricted to having their signage in the lobby directory, which is standard for all second floor businesses. The Plan Commissioners were in agreement that massage facilities should be a Class A Special Use.

Chairperson Oppenheim inquired as to why larger restaurants that are greater than 3000 sq. ft. would be a Class B Special Use rather than a Class A Special Use. Mr. Ryckaert explained that larger restaurants would be considered a Class B Special Use because a Special Use Permit would be required in any location; and added that it would not include a drive-thru operation. Specialty foods stores would also be considered a Class B Special Use where a Special Use Permit would be required in any location, as any large business is going to potentially have a considerable impact on the traffic and parking, and the Village would want to review the overall impact.

Mr. Ryckaert asked the Plan Commissioners for their thoughts on the possibility of having a convenience store as a Class B Special Use. Chairperson Oppenheim commented that convenience stores have a very heavy impact on traffic and parking demands with customers constantly coming in and out of the parking lot, and that there is already concern with the parking and traffic impact that existing and currently allowed businesses have on the C-1 Village Center District. Mr. Ryckaert confirmed that convenience stores tend to generate a lot of customer traffic, and asked if the Plan Commission thought that convenience stores should be a Class B Special Use in the C-1 District, or if they were a better fit for the C-2 District. Chairperson Oppenheim felt that convenience stores are a better fit for the C-2 District due to the traffic impact, and Commissioner Moyer agreed. Commissioner Jacoby pointed out that Walgreens is a form of a convenience store, so that convenience is already provided in the C-1 District.

Chairperson Oppenheim commented that a lot of the proposed updates to the wording (text) changes to existing categories makes sense to better reflect our modern world.

Mr. Ryckaert commented that the proposed text amendments add frozen dessert stores including an outdoor seating area up to 250 sq. ft., which includes the recent approval of Menchie's outdoor seating area. There was also a wording (text) change from pet shops to pet supplies stores, which would include selling pets as well as selling pet supplies. Chairperson Oppenheim commented that the new verbiage for dry cleaning facilities reflects the recent changes that were decided by the Village. Mr. Ryckaert confirmed, and added the self-service coin operated machines were being removed, as well as adding the green dry cleaners in the C-2 (cannot use perchloroethylene). There was also language added to include outdoor food sales, outdoor merchandise displays and outdoor seating areas to the C-1 District, so the outdoor seating area at Whole Foods is in compliance with the code. The Commissioners did not have a concern with the other new verbiage/text changes as outlined in the chart in the memo.

Mr. Ryckaert said the next topic is to consider if smaller non-retail uses (office and service uses) under 1,500 square feet can become Permitted Uses. Mr. Ryckaert asked the Plan Commissioners to look at the current list of Class A Special Uses to consider allowing all of these uses as Permitted Uses, if less than 1,500 square feet. Chairperson Oppenheim inquired about medical offices as Permitted Uses, and Mr. Ryckaert explained that small medical offices under 1500 sq. ft. would be changed to a Permitted Use. Chairperson Oppenheim personally felt that as long as the small medical offices were less than 1500 sq. ft. she would be fine with allowing them as Permitted Uses.

Mr. Ryckaert asked if there were any Class B Special Uses that the Commissioners thought should be a Permitted Use. Class B Special Uses tend to have the heaviest impact, and the Village requires a thorough review of these types of businesses. Chairperson Oppenheim felt that the businesses and services listed as Class B Special Uses should remain in that classification due to their impact on the traffic and parking.

Chairperson Oppenheim asked why the C-3 District is its own separate district—the description indicates that it's a buffer zone between fully commercial and buildings that front on or face residential districts. Mr. Ryckaert explained that the zoning district was written prior to the redevelopment of the downtown. Chairperson Oppenheim commented that an animal hospital and a funeral home did not seem appropriate for the C-3 District—a funeral home would especially have a large traffic impact on that area with funeral processions stopping traffic and cars coming in and out of the parking lot. The Plan Commissioners agreed that animal hospitals, veterinary clinics and funeral homes should be removed as uses in the C-3 District. Mr. Ryckaert explained that the Permitted Uses in the C-3 District were limited to 2,000 sq. ft., as there is a 3-story building located in that district that has smaller tenant spaces for retail and service business uses permitted in that district. Chairperson Oppenheim asked for clarification on what was permitted in the C-3 District. Mr. Ryckaert clarified that retail and service business uses up to 2,000 sq. ft. as listed in the district are Permitted Uses in the C-3 District.

Commissioner Bob Benton commented (via email) that the long-standing prohibition of non-retail uses, and the corollary need to request special uses for first floor spaces was quite, in his opinion, proper for the times it reflected, but as we are all aware in these days, retail is becoming more and more an Internet phenomenon (or as we know it, "clicks" versus "bricks") and it's harder and harder to continue attracting good retail merchants in the downtown. In Mr. Benton's opinion, the reexamination is a good exercise and the increasing requests for Special Uses tend to bear that out. Mr. Benton is also pleased to see restaurants interested in going in (Josh's, Roti, and even Menchie's patio); it's a nice way to continue to bring people into town. Without hordes of real estate offices or banks, or even nail salons, it doesn't feel like we are being overrun with non-sales tax producing locations. Mr. Benton would be in favor of some careful liberalizing of our allowed uses.

A motion was made and seconded to continue the Prefiling Conference for the possible changes to the C-1 Village Center Zoning District to update Permitted and Special Uses to the June 23rd Plan Commission Workshop Meeting. The vote was as follows:

Ayes: (4) Jacoby, Moyer, Shayman, Oppenheim

Nays: (0) None

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,
Mary Glowacz

(2a) Continued Prefiling Conference: Possible Changes to the C-1 Village Center Zoning District to Update Permitted and Special Uses

Chairperson Oppenheim commented that this discussion was a continuation from the June 9, 2016 workshop meeting regarding the possible changes to the C-1 Village Center Zoning District. She added that Mr. Ryckaert is seeking input about the Plan Commission's opinion on possibly changing smaller personal training facilities of 1,500 to 2,000 square feet from its current Class B Special Use to a Permitted Use. Mr. Ryckaert confirmed that he would like to know if the Commissioners were interested in changing smaller Self-Improvement Facilities (between 1,500 and 2,500 square feet) from a Class B Special Use to a Permitted Use. Self-Improvement Facilities include sports training and martial arts facilities and learning centers. Chairperson Oppenheim commented that there were only a few tenant spaces of this size in the C-1 District, and most self-improvement facilities require a larger tenant space. Chairperson Oppenheim asked Mr. Ryckaert if the reason that he wanted to consider allowing smaller self-improvement facilities as a Permitted Use in the C-1 District was because there were a lot of inquiries from potential tenants about opening these types of facilities in the Village Center District. Mr. Ryckaert commented that self-improvement facilities are a popular use today, and this use brings people into the downtown.

Smaller office and service uses (up to 1,500 square feet) are under consideration to be a Permitted Use in the C-1 Village Center District, and Mr. Ryckaert would like the Plan Commission to also discuss adding smaller self-improvement facilities as a Permitted Use in the C-1 District. Commissioner Berg asked Mr. Ryckaert if he thought that a business owner would be more interested in locating their businesses in Deerfield's Village Center if it were a Permitted Use, since Special Uses have to go through a process of seeking approval for a Special Use. Mr. Ryckaert said that business owners would be more interested to locate their businesses in the C-1 District if they did not have to seek the Special Use. Mr. Ryckaert noted that some business owner don't want to spend the time and money to go through a Special Use process, but many do seek the Special Use as they believe their chances of approval are good. Chairperson Oppenheim commented that "Fitness Together" (an existing business in the C-1 District) would be considered a small self-improvement facility as it is 1,700 square feet in size.

Commissioner Moyer asked Mr. Ryckaert if the Village would consider creating a process that would allow the Plan Commission to fast track the process for certain petitioners on a case-by-case basis. This would help to avoid losing potential small businesses due to the Special Use approval process. Mr. Ryckaert said that a Permitted Use is the Village's fast-track process, as businesses that are considered a Permitted Use would not be required to petition for a Special Use. If the type of use that a potential business owner is inquiring about is a Permitted Use, the process tends to move quite quickly. The Village provides Permitted Use businesses with a checklist of the next steps required to open their business such as obtaining any necessary building permits and receiving approval for their signage from the Appearance Review Commission. Commissioner Moyer asked if there was any way to condense the

Special Use process. Mr. Ryckaert commented that in the past, the Village has looked into shortening the process and found that the to State law notification requirements, as well as the Village's requirements, it would not allow for the process to be shortened. The Village staff always works closely with the Special Use applicants and guides them through the process, and the Village shortens the process if it can (e.g. waiving the pre-filing conference with the Plan Commission, and waiving the second reading of the ordinance with the Board of Trustees). The Village makes every effort to move petitioners along as quickly as possible; however, there are required steps (a process) to obtain a Special Use.

Commissioner Benton commented that petitioners also have to hire professionals to help them through the process and speak on their behalf in regards to traffic studies, etc. at Village meetings. Mr. Ryckaert commented that the Plan Commission considers the potential impact of the business on the traffic flow in the area and determines if a traffic study is not necessary at the pre-filing/workshop meeting if they believe there will be little traffic impact.

Chairperson Oppenheim commented that the Plan Commission is recommending that smaller offices and restaurants should be changed to a Permitted Use in the C-1 District to attract potential business owners to the area by simplifying the process. This is same reason that Mr. Ryckaert is asking the Commissioners to consider allowing smaller self-improvement facilities as Permitted Uses.

Commissioner Berg asked Mr. Ryckaert if he thought that there were any downsides to changing smaller self-improvement facilities to a Permitted Use. Mr. Ryckaert commented that self-improvement facilities have the potential to affect the traffic, especially if there is not enough of a gap between the classes and they overlap. One class leaving while the next class shows up, which could cause temporary congestion in the parking lot during the time between the start of one class and the end of another class. Commissioner Berg asked if the fire code would restrict the number of customers that can be in the facility at one time, therefore reducing the impact that overlapping classes that would have on the area as the allowable number of customers in a class would be limited to a reasonable size for the facility. Mr. Ryckaert confirmed that the fire code would restrict the maximum number of people allowed in the facility at one time. Chairperson Oppenheim commented that there is a difference in the parking requirements for a restaurant versus retail (approximately 2 to 1), and is under the impression that a self-improvement facility where customers are coming and going could have similar parking demands as a restaurant.

Chairperson Oppenheim commented that she is concerned that self-improvement facilities and restaurants combined impact on parking and traffic could become onerous. If self-improvement facilities continue to be a Special Use then the Plan Commission can consider the impact that a specific business would have on traffic (case-by-case); however, if it becomes a Permitted Use (under 2,500 s.f.) the business owner would not have to appear before the Plan Commission and a traffic study would not be done.

Commissioner Berg asked if the business would still need to meet the parking requirements if it was a Permitted Use. Mr. Ryckaert commented that a Permitted Use would use the existing parking in the development. Commissioner Benton commented that in theory the owners of a shopping center are going to have to focus on renting their tenant space to a variety of businesses that have different peak times, so that the parking is complimentary to the businesses in the center. Commissioner Benton reiterated that the problem with self-improvement facilities is that the classes could overlap, which can cause parking lot congestion.

Commissioner Moyer asked Mr. Ryckaert if the Village ever reaches back out to potential business owners that inquired about opening a business in Deerfield but then never followed back up with the Planning Department. Mr. Ryckaert commented that the Planning Department considers the potential benefits that a specific business would have on the Village and follows up accordingly if it is a business that is desirable, especially those that generate sales tax and bring customers in.

Commissioner Shayman asked if there have been any petitioners that applied for a Special Use in the past and were denied a Special Use by the Village. Mr. Ryckaert said it has been quite a while since the Village denied a Special Use and some applicants end up withdrawing during the process if they believe their chances of obtaining approval are not good. Commissioner Benton commented that the Village had second thoughts about the Special Use that was approved for the former cigarette and tobacco shop that was located in Deerfield Park Plaza due to the issues with the strong smell of tobacco coming from the shop and the unclear regulations in regards to people being allowed to smoke inside the shop. Chairperson Oppenheim commented that in regards to a specific category of business not being allowed in the Village that to the best of her memory, a petition has not been dismissed on the basis that the Village was not interested in a certain type of business.

Mr. Ryckaert commented that the Village's Zoning Ordinance only allows uses that are listed as Permitted Uses or Special Uses. If a specific category of business is not listed as a Special Use, then it is not allowed in that zoning district. Chairperson Oppenheim added that potential business owners look at the list of businesses that are Special Uses and Permitted Uses in the Village of Deerfield, and if the type of business that they are interested in opening is not on the list, they could apply for a Text Amendment. Commissioner Berg asked for clarification that if it's not a Permitted Use or a Special Use that the business would have to apply for a Text Amendment if they are interested in opening their business in Deerfield. He added that if the Text Amendment were granted to the petitioner, if that type of business would then be a Special Use in that District or if the Text Amendment was only for that individual business. Mr. Ryckaert responded that the Text Amendment can be written to include the entire District; however, a Text Amendment can also be written so that it only applies to a specific, individual property. Each Text Amendment makes a change to the Zoning Ordinance. Commissioner Berg asked how the Village would proceed with informing property owners and business owners in the Village Center District of the changes that are made

to the C-1 Zoning District's list of Permitted and Special Uses. Mr. Ryckaert explained that the Village is going to invite the C-1 District property owners to a public hearing to discuss the zoning changes, so that the Village can get their feedback.

Commissioner Berg asked if uses such as tobacco shops and hookah lounges would still be required to apply for a Text Amendment. Mr. Ryckaert confirmed that these uses and any use that is not listed as a Permitted Use or a Special Use for the C-1 District would be required to apply for a Text Amendment; some businesses don't proceed with the process if they don't think their chances of receiving approval are very good. Chairperson Oppenheim added that nail salons are required to apply for a Special Use and a Text Amendment in the C-1 District was made for this use a couple of years ago when a nail shop requested to locate in the C-1 Village Center District.

Chairperson Oppenheim asked the Commissioners if they thought that adding smaller Self-Improvement Facilities as a Permitted Use in the C-1 District would be beneficial to the Village. The Plan Commission determined in their previous meeting that it no longer made sense to restrict the C-1 District to retail uses as Permitted Uses, as there is less demand for retail stores, and decided that adding smaller office uses (up to 1500 sq. ft.) and smaller restaurants (up to 3,000 sq. ft. with no drive-thru) as Permitted Uses in the C-1 District would assist in attracting new businesses to the Village Center. Chairperson Oppenheim commented that the Village is receiving a lot of interest from Self-Improvement Facilities such as fitness studios who are inquiring about locating their businesses in Deerfield, and would like to know if the commissioners thought it is a wise decision to add them as a Permitted Use in the C-1 District. Commissioner Benton commented that although the Village would like to have a downtown area with a prosperous and successful retail focus, the reality is that the types of business that are interested in locating in Deerfield are changing, and new types of Permitted Uses need to be added in order to fill the empty tenant spaces and meet the reality of today's market.

Chairperson Oppenheim commented that Commissioner Jacoby had said she was in favor of having Self-Improvement Facilities as a Permitted Use, and asked if any other Plan Commissioners agreed. Commissioner Berg agreed, and asked Mr. Ryckaert if a Cross-Fit Facility would be considered a Self-Improvement Facility. Commissioner Jacoby commented that a Cross-Fit Facility would need a much larger space than 1500 square feet. Chairperson Oppenheim asked for clarification on the maximum square footage requirement for a restaurant to be considered a Permitted Use in the C-1 District. Mr. Ryckaert responded that the Plan Commission is considering restaurants up to 3000 square feet would be considered a Permitted Use in the C-1 District, and asked for the Commissioners thoughts on the appropriate maximum square footage for a Self-Improvement Facility as a Special Use. Also, a Cross-Fit Facility would be considered a Self-Improvement Facility as it is a work out facility. A work out facility that offers classes and/or individual training is considered a Self-Improvement Facility.

Commissioner Benton inquired if Self-Improvement Facilities would generate sales tax revenue for the Village. Mr. Ryckaert commented that a self-improvement facility would not generate sales tax revenue unless the business sold retail products out of their store. If a business that is considered a service use such as a beauty shop or nail salon also had a retail component in which they sold products to their customers, the business would not be considered a retail use, and under the current ordinance would have to apply for a Special Use to locate their business in the C-1 District, since the retail component is not the primary business. Commissioner Jacoby commented that she thought Self-Improvement Facilities (up to 2500 square feet) should be allowed as a Permitted Use in the C-1 District. Mr. Ryckaert added that the market would likely control the number of self-improvement facilities that would be interested in locating their businesses in one area, so the Village should not be overwhelmed by too many self-improvement facilities moving into every tenant space in the C-1 Village Center District. Commissioner Berg asked if Self-Improvement Facilities would be required to also sell retail in the C-1 District. Chairperson Oppenheim clarified that it would not be a requirement, but some self-improvement businesses may also want to sell retail products to their customers. The Commissioners agreed that Self-Improvement Facilities (but only up to 2500 square feet) should be allowed as a Permitted Use in the C-1 District. A lot of the existing Self-Improvement facilities are over 2,500 according to Village files.

Benefits of Downtown Housing and TOD

Chairperson Oppenheim explained that planning articles were provided as background and inquired about the Plan Commissioner's thoughts on transit-oriented development (TOD), which is a modern development trend that allows for mixed-use, residential and commercial development, in an area designed to maximize access to public transit. The reality of modern society is that more and more people are interested in living in the downtown area near public transportation, restaurants, offices and stores. Chairperson Oppenheim commented that the C-1 District would be a prime location for transit-oriented development, as it is near the Deerfield Metra Train Station.

Commissioner Moyer commented that the Village should look into other towns in the area that have moved towards transit-oriented development in their downtown areas to find out if allowing more residential development in their downtown areas has been beneficial to the community (both socially and financially). Commissioner Benton commented that most of the towns that also have Metra Station stops on the Milwaukee District North Line have recently had higher density apartment/condo developments built near their train stations; pointing out Morton Grove and Glenview as two examples of Village's that have apartment developments next to their Metra Stations. Mr. Ryckaert commented that the concept would be to allow for more residential development in the C-1 District so that the Village Center would have a more substantial residential component if the commissioners thought it was appropriate for the Village Center. If the Plan Commission believes a higher customer base is desirable, consideration could be given to changing the building height in a commercial PUD from 55 feet to 65 feet and a

non-PUD property which is 45 feet. Research data has found that downtown residents spend 3 to 4 times as much money downtown than downtown employees spend, so their spending habits tend to positively benefit businesses financially. Commissioner Berg commented that the Village of Northbrook rejected The Jacobs Companies submittal to build an apartment complex in downtown Northbrook, because the Village wanted an even higher density apartment complex than was proposed.

Chairperson Oppenheim asked what the Village's current regulations were in terms of density in the C-1 District for mixed-use development. Mr. Ryckaert explained that the maximum height for a Commercial Planned Unit Development (PUD) in the C-1 District is 55 feet and the mixed-use developments in the Village Center are 4 stories (See attached Commercial PUD requirements). The setbacks from the street are minimal in order to achieve a downtown feel with the buildings close to the street (e.g. Deerfield Center at southeast corner of Deerfield Road and Waukegan Road) to give the feel of a downtown. In addition to building setbacks and building height, other requirements for a mixed-use development include: parking, minimum land unit per dwelling units, maximum lot coverage, open space requirement, storm water requirements, and the Special Use/PUD standards – all of these are taken into account when approving a development. Commissioner Moyer asked if the buildings at Village Square were at the maximum 55-foot height. Mr. Ryckaert commented that the tallest building in Deerfield Square is the 4 story office building (with retail on the first floor and office on the 3 floors above) at 53 feet to the top of the roof deck, and to the top of the buildings' architectural element is at about 70 feet. The tallest building in Deerfield Centre is a 4 story building (retail on the first floor with 3 stories of apartments above) that is approximately 51 feet in height.

The commissioners discussed increasing the maximum height for PUDs in the C-1 District which could attract developers interested in building apartment/condo developments in the downtown. Prior to tonight's meeting, Chairperson Oppenheim asked Mr. Ryckaert to check into the zoning requirements for mixed-use developments in some of the surrounding communities. Mr. Ryckaert indicated that height is usually an issue that causes a lot concern with new development. Other local communities' maximum height requirements vary. For example: Highland Park has a maximum height of 63 feet with a maximum of 5 stories in the downtown area, as well as specific height requirements that range from 4 to 6 stories in areas surrounding the downtown district. Glenview has a maximum height requirement of 65 feet with a maximum of 5 stories. Lincolnshire has a maximum height requirement of 40 feet with a maximum of 3 ½ stories. Arlington Heights has a maximum height requirement of 90 feet in the downtown district. Northbrook has a maximum height requirement of 45 feet with a maximum of 3 stories in the Central Business District; a maximum height requirement of 55 feet with a maximum of 4 stories in the Regional Shopping District; and a maximum height requirement of 45 feet with a maximum of 3 stories in the Boulevard Commercial District. Mr. Ryckaert commented that the recent new construction of apartment developments on Skokie Boulevard in Northbrook probably went through a variation

process as the buildings exceed Northbrook's maximum height requirements in the zoning ordinance.

Chairperson Oppenheim commented that research data has shown that there is a real value to promoting more residential development in the downtown area. The Village's regulations are currently controlled by the bulk regulations which determine the setbacks, the maximum lot coverage and the maximum height requirements. Chairperson Oppenheim commented that raising the maximum height requirement in the C-1 District would allow the Village to make a statement and promote more density in the Village Center District; reiterating that the maximum height requirement in the C-1 District is currently 55 feet. Mr. Ryckaert commented that, under the current regulations, if a developer was interested in building a development taller than 55' (which a 4-story building can be constructed within) in the C-1 District, they are able to apply for a variance and make their case to the Village to allow for a larger/denser development. Chairperson Oppenheim commented that 5 stories is not an exorbitant height and that a building of that height could fit in with the existing architecture in downtown Deerfield. Commissioner Jacoby commented that residential areas surrounding the C-1 District may have an issue with the visual obstruction that a taller 5 story building could create.

Mr. Ryckaert pointed out that even if the zoning ordinance were changed to allow taller building in the C-1 District, the developer would be required to apply for a Special Use/PUD, in which the Village would take careful consideration of the proposed project. Commissioner Moyer commented that a parking garage would likely be necessary for a mixed-use development with retail spaces on the ground floor and residential units on the upper floors. Mr. Ryckaert explained that Special Use/PUDs have bulk requirements and PUD standards to meet. The commissioners also discussed recent trends in urban planning and development is to have less parking in downtown areas, as these areas can be easily accessed by public transportation or by foot.

Chairperson Oppenheim pointed out that the Village considered TOD in the northwest quadrant many years ago in Request for Proposals and also recently Tucker's TOD in the northeast quadrant of the Village Center. Commissioner Moyer commented that downtown Deerfield has less space for larger developments than our neighboring communities' have in their downtown areas. Commissioner Jacoby commented that she doesn't feel there is a need to increase the height requirements for buildings in the C-1 District, since developers have the option of applying for a variation to the Special Use/PUD if their proposed project is larger than the allowable 55 feet that gives them a 4 story building. Chairperson Oppenheim commented that the Village's zoning restrictions for the C-1 District are held as standards for the image that the Village wants to maintain in its downtown area, and acts as an overall guideline for the type of developments that the Village is interested in having in its downtown area. She added that by keeping the existing height requirements for the C-1 District, the Village is communicating a message to developers about the kind of developments the Village wants in its downtown area. Chairperson Oppenheim feels that it would be beneficial to

the development of the Village's C-1 District to increase the height requirements. Commissioner Shayman commented that he feels that the height requirements should remain the same, and that developers should make their case for the additional height when they bring a project to the Village. He believes that the upper stories of taller buildings should be terraced back to minimize the impact on the adjacent neighborhood and that can be addressed as part of the approval process. Chairperson Oppenheim commented that she understood the Commissioners' apprehensions about allowing additional height to buildings in the C-1 District, and pointed out neighbors' resistance to the development of the townhouses by the train station due to their height. The Plan Commission determined that it was best not to increase the height requirements in the C-1 District, as developers have the option of petitioning the Village for a taller building with more stories.

Commissioner Shayman asked if a mixed-use development in the C-1 District would be required to apply for a PUD. Mr. Ryckaert stated that any major redevelopment would need to be done as a PUD. There is a minimum lot requirement of 1 acre for a Commercial PUD in the C-2 District; however, there is not a minimum lot requirement for a Commercial PUD in the C-1 District.

Chairperson Oppenheim explained that the next step was for Mr. Ryckaert to put together a summary of the changes to the C-1 Village Center Zoning District that the Plan Commission is considering. The Village is then going to notify all of the property owners in the C-1 District of the proposed updates and invite them to a public hearing to get their reaction.

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,
Mary Glowacz

12.05 COMMERCIAL PLANNED UNIT DEVELOPMENT

In addition to the general standards and criteria of this Article, Commercial Planned Unit Developments shall be subject to the following standards and regulations:

12.05-A Permitted Uses

The permitted uses within a Commercial Planned Unit Development shall be limited to those permitted uses allowed in the underlying commercial district.

12.05-B Special Uses

The special uses within a Commercial Planned Unit Development shall be limited to those special uses allowed in the underlying commercial district.

12.05-C Accessory Uses

The accessory uses within a Commercial Planned Unit Development shall be limited to those accessory uses allowed in the underlying commercial district.

12.05-D Minimum Size of Site (Ord. 0-84-40)

1. The following minimum gross areas shall be required of each site for consideration of a Commercial Planned Unit Development:

<u>Zoning District</u>	<u>Gross Area (acres)</u>
C-1	Zero
C-2, C-3	2

2. A minimum of four acres shall be required for each site for consideration for a C-2 Outlying Commercial Planned Unit Development - Special Use Hotel and a minimum of 1,400 square feet of land area shall be required for each rentable hotel room.

12.05-E Minimum Land Area per Dwelling Unit (Ord. 0-80-23)

In a Commercial Planned Unit Development containing dwelling units, a minimum land area of 2,500 square feet per dwelling unit shall be provided, except in the case of Senior Citizen Housing wherein a minimum land area of 595 square feet per dwelling unit shall be required.

12.05-F Minimum Lot Area

No minimum lot area shall be required.

12.05-G Minimum Lot Width

No minimum lot width shall be required in the C-2 and C-3 districts. In the C-1 district, 100 feet of frontage shall be required.

12.05-H Minimum Setbacks

The following minimum setbacks shall be provided and maintained:

1. Perimeter Setbacks

The minimum yard requirements of the underlying district are applicable only to the exterior boundaries of the Commercial Planned Unit Development.

In the C-1 Village Center District, building setbacks are: Not less than five (5) feet for a front yard, and no minimum required side yard except a corner side yard shall not be less than five (5) feet, a side yard adjoining a residential district shall be no less than twenty-five (25) feet, any building containing residential dwelling units shall have a minimum side yard of twelve (12) feet on each side of the lot, and where a side yard is provided even though not required, it shall be at least five (5) feet, and a rear yard of 10 feet, except a rear yard adjoining a residential district shall be no less than 25 feet.

2. Between Buildings

The setback of buildings and structures within the site shall take due consideration of public safety especially with regard to fire hazards, traffic sight lines and access for emergency equipment.

3. C-2 PUD/Hotel (Ord. 0-84-40)

In the case of a C-2 Outlying Commercial Planned Unit Development-Special Use Hotel, a minimum perimeter setback shall be required for the exterior boundaries of the Planned Unit Development. The minimum front setback shall be no less than 100 feet and the side yard setbacks shall be no less than 75 feet.

12.05-I Open Space

1. Minimum Usable Open Space

Not less than ten (10) percent of the gross area of a Commercial Planned Unit Development shall be devoted to permanent usable open space.

2. Guarantees

The Village shall require adequate guarantees to enforce the establishment and continued maintenance and improvement of all required open spaces.

12.05-J Maximum Building Height

1. C-1 District

No building or structure shall be erected or structurally altered to exceed fifty-five (55) feet in height.

2. C-2 and C-3 Districts

No building or structure shall be erected or structurally altered to exceed the maximum building height of the underlying district.

12.05-K Maximum Lot Coverage

The total ground area occupied by all principal and accessory buildings shall not exceed the following:

<u>Zoning District</u>	<u>Maximum Lot Coverage</u>
C-1	75%
C-2, C-3	30%

12.05-L Parking and Loading Requirements (Ord. 0-79-80)

Adequate off-street parking and loading facilities shall be provided and in no event shall the parking or loading facilities be less than required in Article 8, Off-Street Parking and Off-Street Loading, except in case of Senior Citizen Housing wherein the required number of parking spaces per dwelling unit shall be .50.



Village of Deerfield Central Business District

Northwest Quadrant

Deerfield Road	812	AT&T Building
Hazel Avenue	829-853	Residential
Jewett Park Drive	836	Jewett Park Community Center, Deerfield Park District
Park Avenue	953-965	Residential
Waukegan Road	800	Fleet Feet
	806	Walter's Taylor Shop, Inc.
	808	Cherry Pit Cafe
	810	MG Nails
	812	Mimi Cole Designer, Ltd.
	814	Swansons Blossom Shop
	816	Studio Beads
	824	First Presbyterian Church of Deerfield
	850	Deerfield Village Hall
	920	Deerfield Public Library
	930-1000	Residential

Northeast Quadrant

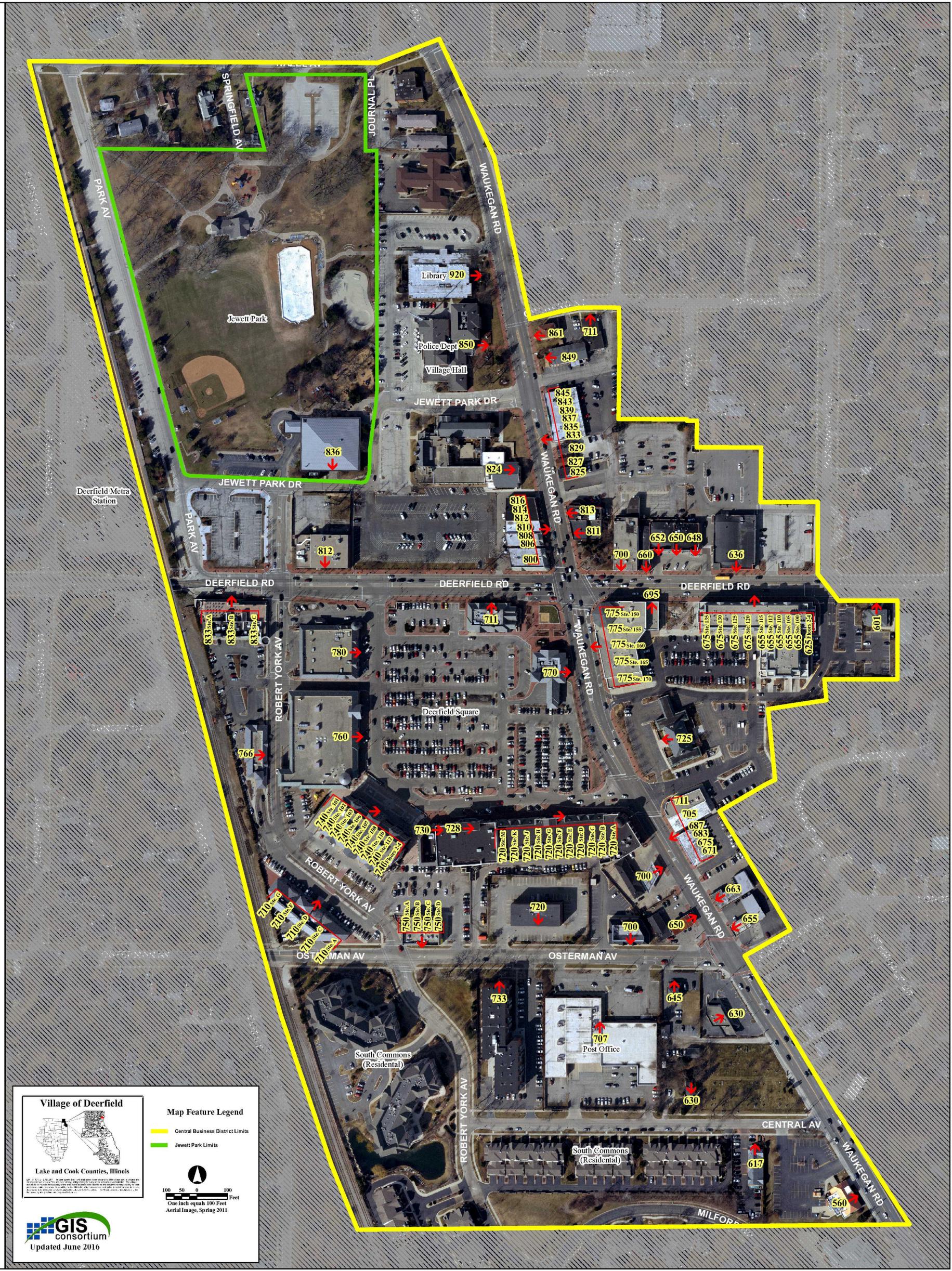
Deerfield Road	636	Vacant
	648	Italian Kitchen Restaurant
	650	Hanalei Cleaners
	652	Golden Star Chinese Food
	654	Vacant
	656	Berkshire Hathway Home Service
	660	Deerfield Bank & Trust
	700	U.S. Bank
Orchard Street	711	Dental Offices & Escape Beauty Salon
Waukegan Road	811	Music Center of Deerfield
	813	Deerfields Bakery
	825	Right Bank Salon/Mike Rizzo State Farm Insurance
	827	Guys & Co.
	829	Jelli Goods
	833	Worldwide Liquors
	835	Upper Crust Bagel
	837	Vacant
	839	Fish Planet
	843	Dear Franks
	845	Shim's Cleaners
	849	Essence Pilates/American Legion
	861	Residential Apartment Building

Southwest Quadrant

Central Avenue	617	Renu Day Spa
	630	Residential
	671-745	Residential-South Commons
Deerfield Road	711	Biaggi's Risorante Italiano
	833 Suite A & B	Trax Tavern & Grill
	833 Suite C	Rhapsody Cafe
Osteman Avenue	645	Village Music Store
	700	The Jacobs Companies, LLC
	707	Deerfield U.S. Post Office
	720	Medical Office Building
	733	One Deerfield Place Senior Housing
	750 Suite A	Il Forno
	750 Suite B	Commons Cleaners
	750 Suite C	Otero's Barbershop
	750 Suite D	Osteman Cleaners
Robert York Road	710 Suite A	Deerfield Orthodontics
	710 Suite C	Gracie Barra Jiu-Jitsu
	710 Suite D	Vacant
	710 Suite F & G	Core Power Yoga
	766	Grand Prix Car Wash
Waukegan Road	560	Rosebud Italian Country House & Pizzeria
	630	Bank Financial
	650	Mobil Gas Station
	700	Marathon Gas Station
	720 Suite A	Elizabeth Arden Red Door Salon & Spa
	720 Suite B	Mia's Fine Jewelry
	720 Suite C	Roti Modern Mediterranean Restaurant
	720 Suite D	Robert Vance
	720 Suite E	Vacant
	720 Suite F	Runway
	720 Suite G	B Friends
	720 Suite H	Ann Taylor Loft
	720 Suite J	Pure Barre
	720 Suite K	Avenue Fashions
	720 Suite M	Vacant
	728	Barnes & Noble Bookstore
	730	Dao Restaurant
	740 Suite 101	Footloose
	740 Suite 102	Just Between Friends
	740 Suite 103	Josh's On The Square
	740 Suite 106	North Shore Hair Transplant Specialists
	740 Suite 107	Deerfield Chiropractic
	740 Suite 108	F.I.T. Boutique
	740 Suite 110	Potbelly Sandwich Works
	740 Suite 112	Coldwell Banker
	740 Floors 2-4	Offices
	760	Whole Foods Market
	770	Chase Bank
	780	Walgreens

Southeast Quadrant

Deerfield Road	625 Floors 2-4	Deerfield Village Apartments
	655 Suite 100	UPS Store
	655 Suite 105	Alley Cleaners
	655 Suite 110	Seta Salon
	655 Suite 112	Kidsnips
	655 Suite 115	Vogue Jewelers
	675 Suite 120	Chipotle
	675 Suite 125	House of Style
	675 Suite E	Starbucks
	675 Suite F	Vacant
	695	Bobby's Deerfield
Waukegan Road	655	Deerfield Shell
	663	Deerfield Auto & Tire Clinic
	671	Baskin Robbins
	675	675 Salon
	683	Merit Cleaners
	687	Inhouse
	705	Deerfield Cyclery
	711	Vacant
	725	First Midwest Bank
	775 Suite 150	Pet People
	775 Suite 155	Vacant - 2nd Floor (former Prime Source Health Care)
	775 Suite 160	Leather Creations
	775 Suite 165	Sprint Store
	775 Suite 170	Fannie Mae Candies/Menchie's Frozen Yogurt



Village of Deerfield

Lake and Cook Counties, Illinois

Map of Lake and Cook Counties, Illinois, showing the location of the Village of Deerfield. The Village of Deerfield is located in Cook County, Illinois, and is bounded by Deerfield Road to the north, Waukegan Road to the east, and Robert York Road to the west. The map also shows the location of the Village of Deerfield relative to the surrounding areas of Deerfield, Illinois.

Map Feature Legend

- Central Business District Limits
- Jewett Park Limits

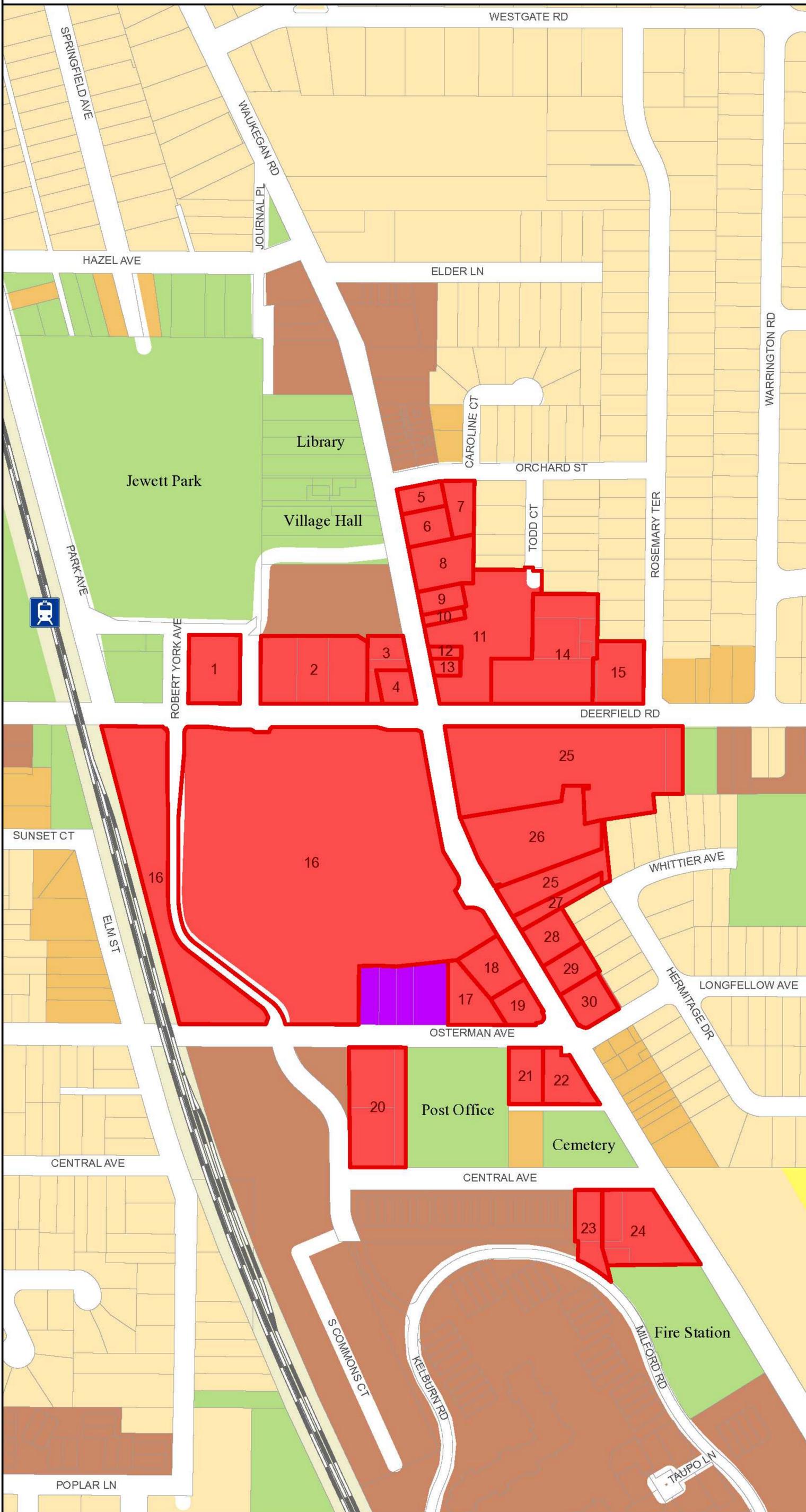
100 50 0 100 Feet

One inch equals 100 Feet

Aerial Image, Spring 2011

Updated June 2016

C-1 District Review



Property List

No.	Property
1	AT&T Building
2	Municipal Parking Lot
3	Fiorini Building
4	Taxman Building
5	Apartments
6	American Legion Building
7	711 Orchard Building
8	Marshall Mall
9	Bernardi Building
10	Rizzo Building
11	US Bank
12	Deerfield Bakery
13	Bernardi Building
14	Deerfield Shopper's Court
15	Municipal Parking Lot
16	Deerfield Square
17	Jacobs Co. Building
18	Marathon Gas Station
19	Mobil Gas Station
20	One Deerfield Place
21	Village Music Store
22	Bank Financial
23	Renu Salon & Spa
24	Rosebud Restaurant
25	Deerfield Village Centre
26	First Midwest Bank
27	Deerfield Cyclery
28	Mini Mall
29	Deerfield Auto & Tire
30	Shell Gas Station

Zoning Classifications

SYMBOL	DIST.	PERMITTED USES
	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R-1
	R-3	SINGLE FAMILY DISTRICT SAME AS R-1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



0 200 400 Feet



Current List of Permitted and Special Uses in the C-1 Village Center District

ARTICLE 5

COMMERCIAL DISTRICTS

5.00 PREAMBLE

The regulations of the commercial districts are intended to control the development of commercial uses needed to provide the people of the Village with goods and services. These uses are regulated based not only upon their impact upon public facilities, but also with their compatibility with other types of uses. In particular, attention has been focused upon protection of the capacity and safety characteristics of the thoroughfare system and preservation of the residential neighborhoods of the Village.

5.01 C-1 VILLAGE CENTER DISTRICT

5.01-A District Description and Policies

1. Description of District

The C-1 Village Center District provides for the establishment and preservation of the vital economic and social core of the community, the Village Center. This district allows a range of compatible retail, financial, service, governmental, professional and residential uses in a setting conducive to and safe for a high volume of pedestrian traffic.

2. Special Policies

- a. Pedestrian-oriented retail and service functions will be encouraged to expand within the Village Center whereas automotive-oriented uses, such as automobile service stations, will not be encouraged to expand.
- b. Expansion of both the range and size of shopping facilities will be promoted and office, governmental, recreational and cultural uses will be encouraged to remain and expand their facilities.
- c. The development of a balanced quantity of residential dwelling units, particularly if part of a planned unit development, and when designed to provide residents with adequate off-street parking, vehicular access and open space, shall be encouraged.
- d. In planning for new development in, or expansion of, the Village Center District, consideration shall be given to improving access to and circulation within the area and providing adequate and convenient off-street parking.

5.01-B Permitted Uses - All Locations (Ord. 0-89-28)

1. The following uses are permitted in all locations in the C-1 Village Center District:
 - a. Antique Shops.
 - b. Art Galleries.
 - c. Art and School Supply Stores.
 - d. Bakeries.
 - e. Bath Supply or Accessory Store.
 - f. Bicycle Stores: sales, rental and repair.
 - g. Book and Stationery Stores.
 - h. Cabinet Sales establishment (not including cutting, assembling, or manufacturing on premises).
 - i. Camera and Photograph Supply Stores.
 - j. Candy and Confectionery Stores.
 - k. Carpet, Rug and Floor Covering Stores, but not including carpet and rug cleaning.
 - l. Catalog Sales (mail order with retail showroom).
 - m. China, Glassware and Metalware Stores.
 - n. Clock Store.
 - o. Closet Furbishing and Accessory Store.
 - p. Coin, Stamp, Precious Metal or similar Shop.
 - q. Computer Equipment and Supplies Store.
 - r. Craft Supply Store.
 - s. Delicatessen.
 - t. Department Stores.
 - u. Drapery, Curtain, and Window Covering Shop.
 - v. Drug Stores and Pharmacies.
 - w. Dry Goods Store.
 - x. Fabric and Yarn Stores.
 - y. Florist Shops and Plant Stores, retail sales only.
 - z. Food Stores, Grocery Stores and Supermarkets (deleted 0-02-44)
 - aa. Furniture Stores, including upholstery and repair when conducted as part of the retail operation and secondary to the principal use.
 - bb. Furriers and Fur Apparel Stores.
 - cc. Garden Supply Shops (indoor only).
 - dd. Gift Shops.
 - ee. Glass and Mirror Shop.
 - ff. Hardware Stores, retail sales only.
 - gg. Hobby Shops.
 - hh. Household Appliance Stores, including repair when conducted as part of the retail operation and secondary to the principal use.

- ii. Ice Cream and Yogurt Stores, but not including those operations which sell a wide variety of other non-ice cream or yogurt menu items.
- jj. Interior Decorating (with retail inventory on display).
- kk. Jewelry Stores.
- ll. Leather Goods and Luggage Stores.
- mm. Liquor Store (deleted 0-97-45)
- nn. Luggage and Suitcase Store.
- oo. Magazine and Newspaper Stores.
- pp. Meat and Fish Stores, retail sale only.
- qq. Medical Appliance and Supply Store.
- rr. Musical Instruments, sales and repair.
- ss. Newspaper and Magazine Store.
- tt. Office Supply Store.
- uu. Optician Sales, retail sales only.
- vv. Paint, Glass and Wall Covering Stores.
- ww. Pet Shops.
- xx. Phonograph Record, Tape and Sheet Music Stores.
- yy. Picture Framing, including self-service, when conducted for on-premises retail trade.
- zz. Pool and Patio Store (indoor only).
- aaa. Radio and Television Sales.
- bbb. Shoe Stores.
- ccc. Sporting Goods and Sportswear Stores.
- ddd. Tobacco Shops (deleted 0-97-45)
- eee. Toy Stores.
- fff. Variety Stores.
- ggg. Video Tape and Disk (Sales only, no rental permitted).
- hhh. Wearing Apparel Stores.

5.01-C Special Uses

1. Special Uses - Class A

Due to their nature, certain uses are not only compatible with the Permitted Uses listed in Article 05.01-B, but also encourage, enhance, and facilitate the establishment and ongoing vitality of the Permitted Uses. These uses are allowed in the C-1, Village Center as Permitted Uses if located above the ground floor level. The following uses may only be located on the ground floor level in the C-1 Village Center District if a Class A Special Use Permit is issued for the use subject to the provisions of Article 13.11 and if in addition to meeting the standards set forth in Article 13.11-D, the applicant for a Class A Special Use can demonstrate that the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

- a. Accounting, Auditing and Bookkeeping Offices.
- b. Artists' Studios.
- c. Barber Shops.

- d. Beauty Shops: except those beauty shops and/or cosmetic supply stores which sell products which can only be purchased by a customer possessing a state license. (Ord.0-97-45)
 - e. Blueprinting and Photocopying establishments.
 - f. Business and professional offices.
 - g. Business Machine Repair and Service.
 - h. Dry cleaning and laundry establishments, including self-service, coin-operated equipment; provided that the floor area devoted to any one such establishment (including floor area devoted to accessory uses as well as the principal use) shall not exceed 2,000 square feet.
 - i. Food catering establishments.
 - j. Insurance Agencies.
 - k. Interior Decorating Shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as part of retail operations and secondary to the principal use.
 - l. Medical and/or Dental Facilities.
 - m. Medical and/or Dental Laboratories.
 - n. Photographic Studios.
 - o. Radio and Television Service and Repair Shops.
 - p. Real Estate Offices.
 - q. Secretarial Services.
 - r. Security and Commodity Brokers.
 - s. Shoe, Clothing and Hat Repair Shops.
 - t. Tailor and Dressmaking Shops, employing not more than five persons.
 - u. Travel Agencies and Transportation Ticket Offices.
 - v. Video Tape Rental Stores.
2. Special Uses - Class B permitted only as a Special Use in all locations in the C-1 Village Center District subject to the provisions of Article 13.11 and if in addition to meeting the standards set forth in Article 13.11-D, the applicant can demonstrate that the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.
- a. Retail Business Uses.
 - (1) Automobile Accessory and Parts Shops, including servicing and installation of products.
 - (2) Garden Supply Sales, including open sales and storage area; provided, that each such area is located at least one hundred fifty (150) feet from a residential district and is fenced and screened as required below:
 - (a) Fencing.

Fencing shall be provided around all outdoor sales areas. This fencing must be at least seven (7) feet in height.

(b) Screening.

Screening shall be provided as required by the Plan Commission to ensure the enjoyment of surrounding properties and provide for the public safety in accordance with Article 13, Administration and Enforcement-Special Use.

- (3) Restaurants, Sit-Down or Carry-Out. See definition in Article 14.
- (4) Motorcycle and accessories sales and service stores, when conducted entirely within the store itself.
- (5) Tobacco Shops (Ord.0-97-45)
- (6) Liquor Stores and liquor sales areas included as accessory uses in food or drug stores. (Ord.0-97-45)
- (7) Coffee shops, tea shops, bagel shops and similar operations, subject to all zoning regulations applicable to restaurant uses. (Ord.0-97-45)
- (8) Pharmacy with related drive-thru facility providing adequate vehicle stacking space. (Ord.0-98-33)
- (9) Food Stores, Grocery Stores and Supermarkets. (Ord.0-02-44)
- (10) Retail Stores with gross floor area of 10,000 square feet or more. (Ord.0-02-44)

b. Service Uses.

- (1) Automobile Service Stations.
- (2) Banks, Savings and Loan Associations and other Financial Institutions, with or without drive-in facilities.
- (3) Drive-through automatic teller machine operated in connection with a Bank, Savings and Loan or other Financial Institution. (Ord. 0-93-47)
- (4) Drive-thru car wash facility providing adequate vehicle stacking space when part of a C-1 Village Center District PUD of more than five acres in size." (Ord.0-98-33)

(5) Mail and parcel packaging, shipping and receiving, and business service store. (Ord.0-00-25)

c. Residential Uses.

(1) Dwelling Units, provided that where dwelling units are located in a principal building containing business uses, they shall be above the ground floor.

(2) Senior Citizen Housing.

d. Recreation and Social Facilities.

(1) Clubs and Lodges - private and not-for-profit.

(2) Theaters, indoor only, including live entertainment.

(3) A self-improvement facility including physical exercise and sport training schools not including those uses specifically provided for in Article 5.02-C.

e. Public Service and Utility Uses.

(1) Bus passenger shelters.

(2) Essential services - provided that they are properly screened as set forth in Article 2, General Provisions.

(3) Railroad rights-of-way.

(4) Parking Lots and Structures, when not located on the same lot as the principal use to which it is accessory.

(5) Parking Lots and Structures, other than accessory for the storage of private passenger automobiles only.

(6) Public Utility Offices.

f. Educational Institutions.

(1) Business or Professional Schools, but not trade or vocational schools.

(2) Music and Dance Schools.

g. Public and Governmental Land and Buildings.

- (1) Historical Buildings and Landmarks preserved for public inspection and operated not-for-profit.
- (2) Museums, operated not-for-profit.
- (3) Post Offices.
- (4) Public Libraries.
- (5) Governmental buildings and uses, including public parking facilities.
- (6) Public Parks, Plazas and Arcades.

h. Religious institutions.

- (1) Places of Worship.
- (2) Residences for Religious Personnel.

i. Planned Unit Developments.

36) j. Shopping Center/Planned Unit Development (Ord. 0-90-

k. Multiple-Use Developments.

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.

l. Multiple-Use Developments - Enlargement of Existing Structures.

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.

5.01-D Temporary Uses

Temporary Uses 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. These uses and structures may include the following as well as uses and structures similar to the following:

1. Carnival or Circus.
2. Christmas Tree Sales.
3. Contractors' Office and Equipment Sheds.
4. Home and Garage Sales.
5. Real Estate Sales Office and Model Units.
6. Block Parties and Street Dances.
7. Temporary Outdoor Sales.

5.01-E Accessory Uses

In the C-1 Village Center District, accessory uses and structures as regulated by Article 2, General Provisions, may include the following as well as uses and structures similar to the following:

1. Garages, carports or other parking spaces.
2. Signs, as regulated by Article 9, Signs.
3. Fences, as regulated by Article 2, General Provisions.
4. Tool Sheds and other Similar Storage Buildings.
5. Vending Machines.

5.01-F Bulk Regulations

In the C-1 Village Center District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area

A minimum lot area is not required, except that:

- a. No lot or tract of land existing on or after November 15, 1971 shall be subdivided into smaller lots without first being authorized as a Special Use showing the proposed use of each new parcel and an acceptable method of providing for safe and coordinated traffic flow including provisions for ingress, egress and parking.
- b. There shall be provided not less than two thousand five hundred (2,500) square feet of lot area for each permitted dwelling unit.

2. Minimum Lot Width

A minimum lot width is not required.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard - not less than five (5) feet.
- b. Side Yard - a minimum side yard shall not be required except:
 - (1) A corner side yard shall be not less than five feet.
 - (2) A side yard adjoining a residential district shall be no less than twenty-five (25) feet, measured from the district line.
 - (3) Any building or structure containing residential dwelling units shall have a minimum side yard of twelve (12) feet on each side of the lot.
 - (4) Where a side yard is provided even though not required, it shall be at least five (5) feet.
- c. Rear Yard - not less than ten (10) feet, except that a rear yard adjoining a residential district shall be no less than twenty-five (25) feet in depth, measured from the district line.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed seventy-five (75) 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 forty-five (45) feet.

5.01-G District Standards

All of the property located in the C-1 Village Center District is subject to the general standards and regulations of this Ordinance.

Property located in this district is also subject to the following standards:

1. Retail or Service Only

All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.

2. Operation Within Enclosed Structures

All business, service, storage and display of goods shall be conducted within completely enclosed structures, except:

- a. Off-street Parking and Loading;
 - b. Automobile Service Stations, outdoor sales accessory to garden supply stores, and outdoor tables accessory to restaurants when permitted as a special use;
 - c. Sales or Display of Merchandise sold or offered for sale through vending machines provided such machines do not occupy an aggregate ground area of more than sixteen (16) square feet; and
 - d. Temporary Open Sales or Sidewalk Sales, when authorized pursuant to Article 11, Temporary Uses and Structures.
3. Restriction on Sales and Services Involving Parked Motor Vehicles

No business establishments, except automobile service stations or drive-in bank facilities when authorized as special uses, shall offer goods or services directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

4. Truck Parking

The parking of trucks as an Accessory Use, when used in the conduct of a permitted or special use listed in this section shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred fifty (150) feet of a residential district.

5. Limit on Warehousing

Warehousing and storage as an Accessory Use shall not exceed forty (40%) percent of the floor area of any building. For the purpose of this provision, basement floor areas shall be included in the computation of the floor area of the building.

6. Landscaping of Required Yards

Required yards of developed lots shall be landscaped and unpaved except for necessary drives, parking areas and walks.

7. Parking Requirements

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

8. Signs

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

9. Fencing and Screening

Fencing and Screening shall be provided and regulated in accordance with Article 2, General Provisions.

~~5.02 C-2 OUTLYING COMMERCIAL DISTRICT~~

~~5.02-A District Description and Policies~~

~~1. Description~~

~~The C-2 Outlying Commercial District is a specialized district established to permit and regulate commercial uses which are essentially automobile oriented and which are located outside of the Village Center. This District recognizes that significant traffic problems exist along adjoining arterial traffic routes, and that without careful planning and design, such traffic problems may be acutely intensified. The uses in this District will be carefully regulated to control their impact upon public facilities and other types of uses. Expansion of the C-2 Outlying Commercial District will be discouraged except in areas where significant considerations make the area particularly suitable for this type of commercial development.~~

~~2. Policies~~

- ~~a. Planned Developments pursuant to Article 12 will be encouraged.~~
- ~~b. Strip commercial development is the development of an elongated commercial district which parallels a highway or street and which may include, but is not limited to, one or more of the following characteristics: shallow lot depth with abutting non-commercial uses to the rear, inadequate front yard landscaping, a proliferation of ingress and egress points, inadequate sign control, and inadequate provisions for off-street parking and loading facilities. Creation of a new strip commercial development will be discouraged. Extension of existing strip commercial developments will be permitted only when such development would constitute the sole reasonable use of the property, where adequate buffering is provided and~~

Current List of Permitted and Special Uses in the C-3 Limited Commercial Office District

5. Restriction on Sales and Services Involving Parked Motor Vehicles (Ord. 0-82-50 and 0-92-30)

No business establishments, except restaurants with drive-through facilities as permitted in accordance with Article 5.02-C,1,d, automobile service stations, drive-in bank facilities, or dry cleaning and laundry establishments when authorized as Special Uses, shall offer goods or services directly to customers waiting in parked motor vehicles or sell beverages or food for consumption off the premises or on the premises in parked motor vehicles.

6. Truck Parking

The parking of trucks as an Accessory Use when used in the conduct of a permitted or special use listed in this Section, shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred and fifty (150) feet of a residential district boundary line.

7. Landscaping of Required Yards

Required yards of developed lots shall be landscaped and unpaved except for necessary drives, parking areas and walks.

8. Parking 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 requirements set forth in Article 9, Signs.

10. Fencing and Screening

Fencing and screening shall be provided and regulated as required in Article 2, General Provisions.

5.03 C-3 LIMITED COMMERCIAL OFFICE DISTRICT

5.03-A Description of District (Ord. 0-82-06)

The C-3 Limited Commercial Office District is a specialized district established to permit and carefully regulate a limited variety of commercial uses on lands which are located along certain major streets and which either adjoin or front across from a residential district. This district provides for the development of low traffic generating land uses which are

compatible with surrounding residential properties and which serve as buffers between residential properties and the more intensive commercial or limited industrial districts. This district is characterized by low-intensity uses on well landscaped sites. Retail activities are limited to those which supplement an office use.

Additionally, it is the intent of the Article to permit and encourage the redevelopment of those properties abutting the north right-of-way line of Osterman Avenue lying between Waukegan Road and the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and those properties fronting on the west side of Hoffman Lane.

5.03-B PERMITTED USES

1. Retail Business Uses, as specifically limited by Article 5.03-G.
 - a. Art Galleries
 - b. Book and Stationery Stores
 - c. Drug Stores and Pharmacies
 - d. Florist Shops
 - e. Newsstand, indoor only
 - f. Office Supply Stores
 - g. Opticians Sales, retail

2. Service Uses, as specifically limited by Article 5.03-G.
 - a. Artists' Studios
 - b. Banks, Savings and Loan Associations and other Financial Institutions, but not including drive-in facilities
 - c. Barber Shops
 - d. Beauty Shops
 - e. Blueprinting and Photocopying establishments
 - f. Photographic Studios
 - g. Real Estate Sales Offices
 - h. Travel Agencies and Transportation Ticket Offices

3. Office Uses
 - a. Accounting, Auditing and Bookkeeping Offices
 - b. Business, Professional and Government Offices
 - c. Insurance Agencies
 - d. Medical and Dental Facilities (Ord. 0-85-09)
 - e. Medical and Dental Laboratories
 - f. Real Estate Offices
 - g. Secretarial Services
 - h. Security and Commodity Brokers

5.03-C Special Uses

The following special uses are permitted in the C-3 Limited Commercial Office District when authorized in accordance with the provisions of Article 13, Administration and Enforcement.

1. Service Uses

- a. Animal Hospitals and Veterinary Clinics, but not including outdoor kennels or runs.
- b. Funeral Homes and Undertaking Establishments.

2. Health, Medical and Care Institutions

- a. Nursing Homes and Convalescent Centers.
- b. Nursery Schools and Child Care Facilities.
- c. Institutions for the Care of the Physically, Mentally or Emotionally Disabled.

3. Recreation and Social Facilities

- a. Health Clubs, indoor only.
- b. Racquet, Handball and Tennis Clubs, indoor only.

4. Educational Institutions

- a. Business and Professional Schools.
- b. Trade or vocational schools.

5. Public Utility and Service Uses

- a. Essential Services.
- b. Bus Passenger shelters.
- c. Public Utility Offices.

6. Planned Unit Developments (Ord. 0-82-06)

- a. Commercial Planned Unit Developments, as regulated in Article 12.
- b. Village Center/Commercial Planned Unit Developments, limited to those properties abutting the north right-of-way line of Osterman Avenue, lying between Waukegan Road and the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and those properties fronting on the west side of Hoffman Lane, as regulated in Article 12.

5.03-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. These uses and structures may include the following as well as uses and structures similar to the following:

1. Carnival or Circus
2. Christmas Tree Sales
3. Contractors' Offices and Equipment Sheds
4. Home and Garage Sales
5. Real Estate Office and Model Units
6. Block Parties and Street Dances
7. Temporary Outdoor Sales

5.03-E Accessory Uses

In the C-3 Limited Commercial Office District, accessory uses and structures as regulated by Article 2, General Provisions, may include the following as well as uses and structures similar to the following:

1. Garages, Carports or other Parking Spaces
2. Signs, as regulated by Article 9, Signs
3. Fences, as regulated by Article 2, General Provisions
4. Tool Sheds and other Similar Storage Buildings
5. Vending Machines, indoors only

5.03-F Bulk Regulations.

In the C-3 Limited Commercial Office District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area

A minimum lot area is not required, except that:

- a. No lot or tract of land existing on or after November 15, 1971 shall be subdivided into smaller lots without first being authorized as a Special Use showing the proposed use of each new parcel and an acceptable method of providing for safe and coordinated traffic flow, including provisions for ingress, egress and parking.
- b. For special uses, minimum lot areas may be required as a condition for authorization.

2. Minimum Lot Width

A minimum lot width is not required.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard - not less than fifty (50) feet.
- b. Side Yard - a minimum side yard of twelve (12) feet on each side of the lot shall be required except:
 - (1) A corner side yard shall be not less than fifty (50) feet.
 - (2) A side yard adjoining a residential district shall not be less than fifty (50) feet, measured from the district line.
 - (3) No minimum side yard may be required on one side adjoining a similar use if, a use is processed as a Special Use or Planned Unit Development, dependent upon the conditions of approval.
- c. Rear Yard - not less than ten (10) feet except that a rear yard adjoining a residential district shall be not less than fifty (50) feet in depth, measured from the district line.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed twenty-five (25%) 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.

5.03-G District Standards

All of the property located in the C-3 Limited Commercial Office District is subject to the general standards and regulations of this Ordinance. Property located in this district is also subject to the following standards:

1. Restriction on Location and Floor Area of Retail and Services Uses

All permitted retail and service uses shall be located within an office building and no such use shall

individually occupy more than two thousand (2,000) square feet of floor area.

2. Retail or Service Only

All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on the premises where produced.

3. Operation Within Enclosed Structure

All business, service, storage and display of goods shall be conducted within completely enclosed structures except for off-street parking and off-street loading.

4. Restriction on Sales and Services Involving Parked Motor Vehicles

No business establishments shall offer goods or services directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

5. Truck Parking

The parking of trucks as an Accessory Use when used in the conduct of a permitted or special use listed in this Section, shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred fifty (150) feet of a residential district boundary line.

6. Limit on Warehousing

Warehousing and storage as an Accessory Use shall not exceed fifty (50%) percent of the floor area of any building. For the purpose of this provision, basement floor areas shall be included in the computation of the floor area of the building.

7. Landscaping of the Required Yards

Required yards of developed lots shall be landscaped and unpaved except for necessary drives, parking areas and walks.

8. Parking 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 requirements as set forth in Article 9, Signs.

10. Fencing and Screening

Fencing and Screening shall be provided and regulated in accordance with Article 2, General Provisions.

Approximate Size of Some Uses in the C-1 District
(in order of square footage)

952 s.f.	Baskin Robbins
1,250 s.f.	State Senator Morrison Office
1,300 s.f.	former Smart-Tees, Marshall Mall
1,380 s.f.	MG Nails
1,700 s.f.	Fitness Together, Deerfield Square, 1 st Floor office building
1,994 s.f.	Cherry Pit Cafe
2,000 s.f.	Studio Beads
2,500 s.f.	Roti Restaurant, Deerfield Square plus 120 s.f. outdoor seating area
2,500 s.f.	Pure Barre, Deerfield Square
2,520 s.f.	Starbucks, Deerfield Village Centre
2,550 s.f.	Gracie Barra, Deerfield Square
2,879 s.f.	Chipotle, Deerfield Village Centre
3,140 s.f.	Shredd415, Shopper's Court (seeking Special Use at September 19, 2016 Board of Trustees meeting)
3,300 s.f.	Essence Pilates, American Legion Building
3,300 s.f.	Lindamood Bell (Learning and Tutoring Center), Deerfield Square, upper floor of office building
4,019 s.f.	Vacant Bedding Experts (former Blockbuster space)
4,023 s.f.	Renu Day Spa
4,265 s.f.	Rosebud Restaurant
5,000 s.f.	Core Pore Yoga, Deerfield Square
5,362 s.f.	Bobby's Restaurant, Deerfield Village Centre
7,500 s.f.	Biaggi's Restaurant, Deerfield Square
18,000 s.f.	Walgreens, Deerfield Square
39,000 s.f.	Whole Foods, Deerfield Square

INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)
RETAILER FACT SHEETS



**2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012**

Retailer Fact Sheet

Retailer Name	Argo Tea
Contact Information	Greg Bayer - 630-954-7441 gbayer@midamericagr.com
Retail Category	Specialty Tea & Coffee Cafe
Total Number of Stores Currently Operating	24
Geographical Area Preferred	TBD
Typical GLA and Preferred Frontage	1,000-2,000 s.f.
Type of Location Desired	Corner at high pedestrian urban downtown business, shopping and entertainment districts, hotels and hospitals.
Preferred Co-Tenants	
Typical Lease Term	10 years
Population Density Preferred	Urban density
Desired Income Range	
Number of Stores to Open in 2012 in this Region	TBD
Number of Stores Projected to Open in 2013	TBD
Additional Comments	



**2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012**

Retailer Fact Sheet

Retailer Name	Caribou Coffee
Contact Information	Danny Jacobson, Kim McGuire, Jacob Dell
Retail Category	Coffee
Total Number of Stores Currently Operating	500 +
Geographical Area Preferred	Chicagoland
Typical GLA and Preferred Frontage	1,800 SF
Type of Location Desired	Corner or Drive-thru. Going to work side of the street.
Preferred Co-Tenants	
Typical Lease Term	10 years
Population Density Preferred	
Desired Income Range	+\$75,000 annual median HH Income
Number of Stores to Open in 2012 in this Region	5-10
Number of Stores Projected to Open in 2013	5-10
Additional Comments	Publically traded company



2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012

Retailer Fact Sheet

Retailer Name	Five Guys Burgers and Fries Area Franchisee for Northern Indiana
Contact Information	Marcy Wood CBRE, Inc. 630-573-1287 Marcy.wood@cbre.com LaPorte, Porter, Lake Counties, Indiana
Retail Category	Fast Casual Restaurant
Total Number of Stores Currently Operating	Companywide: 1,000+ locations nationwide and into Canada and Great Britain and actively expanding
Geographical Area Preferred	Northwest Indiana, Lake, Porter, LaPorte counties
Typical GLA and Preferred Frontage	2,200 to 2,400 SF, 32' min lineal frontage
Type of Location Desired	Endcap ideal or in-line in an outlet building or high-impact position
Preferred Co-Tenants	Regional or Community Centers: Target, grocery, book stores, and other high quality restaurants
Typical Lease Term	10 year lease with 2 five-year options
Population Density Preferred	20,000 daytime pop in 3 miles 50,000 census pop in 3 miles
Desired Income Range	\$60,000 average household income in 3 miles
Number of Stores to Open in 2012 in this Region	3 open to date in franchise territory
Number of Stores Projected to Open in 2013	2
Additional Comments	Franchise territory is 5 counties in northern Indiana. For St. Joseph & Elkhart counties, IN: contact Autumn Psaros, Autumn.Psaros@cbre.com , For Chicago metro, corporate store area contact Brian Adams, badams@midamericagrp.com



2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012

Retailer Fact Sheet

Retailer Name	Jersey Mike's Subs
Contact Information	Business Contact: Joe Rybowicz, Regional VP, Illinois, jrybowicz@jerseymikes.com , 847-296-0828 (office), 847-682-2460 (cell) PR/Event Contact: Kyle Potvin, kpotvin@splashllc.com , 917-838-4500
Retail Category	Fast Casual
Total Number of Stores Currently Operating	550
Geographical Area Preferred	Downtown, urban, suburban locations
Typical GLA and Preferred Frontage	1,400-1,800 sq ft. Preferred Frontage: 20' minimum
Type of Location Desired	Nearby other fast food feeders such as Chipotle, Panera, Noodles and Starbucks.
Preferred Co-Tenants	Dominant grocer in market, office supply and convenience users, full price retailers, other quick casual and high end QSR users a plus
Typical Lease Term	5-10 years
Population Density Preferred	Overall population in trade area of 45k+ 10k+ daytime workers in trade area
Desired Income Range	Above average median income (\$50k+) in trade area
Number of Stores to Open in 2012 in this Region	20+
Number of Stores Projected to Open in 2013	25 (in Chicagoland area)
Additional Comments	Jersey Mike's is currently looking for franchisees, especially multi-unit, multi-brand operators, who share our passion for fresh sliced/fresh grilled subs & giving back. For more information, contact Joe Rybowicz, at 847-682-2460.



**2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012**

Retailer Fact Sheet

Retailer Name	Potbelly Sandwich Shop
Contact Information	Michael Schertler – Tartan Realty Group, Inc. – 312-377-8379 David Keady – HSA Commercial – 312-683-7214
Retail Category	Fast Casual Restaurant
Total Number of Stores Currently Operating	275
Geographical Area Preferred	Greater Chicagoland Area, High daytime population, Near public transportation
Typical GLA and Preferred Frontage	1,800 – 2,000 (25' frontage)
Type of Location Desired	High Profile Urban Storefronts
Preferred Co-Tenants	Chipotle, Starbucks, Noodles & Company
Typical Lease Term	10 yrs
Population Density Preferred	
Desired Income Range	
Number of Stores to Open in 2012 in this Region	4
Number of Stores Projected to Open in 2013	10
Additional Comments	CBD and suburban sites north of I290/88 call David Keady



**2012 Chicagoland Retail Connection
Hyatt Regency McCormick Place, Chicago, IL
August 22, 2012**

Retailer Fact Sheet

Retailer Name	Roti Mediterranean Grill
Contact Information	Brett Zimmerman 312.254.0720 bzimmerman@sierraus.com
Retail Category	High Quality Food Inspired by Mediterranean Traditions and Cultures
Total Number of Stores Currently Operating	15
Geographical Area Preferred	Urban and suburban Chicagoland locations
Typical GLA and Preferred Frontage	2,500 SF – 3,000 SF
Type of Location Desired	Chicago Loop or high-profile suburban market location with strong daytime population
Preferred Co-Tenants	Retail and restaurants
Typical Lease Term	10 years
Population Density Preferred	None specific
Desired Income Range	\$65,000+
Number of Stores to Open in 2012 in this Region	2
Number of Stores Projected to Open in 2013	3-5
Additional Comments	NONE

LETTERS THAT WENT TO COMMERCIAL PROPERTY
OWNERS IN THE C-1 VILLAGE CENTER AND C-3 LIMITED
COMMERCIAL OFFICE DISTRICTS



VILLAGE OF DEERFIELD

September 2, 2016

Dear Commercial Property Owner:

The Deerfield Plan Commission (a recommending body) is considering changes to the zoning regulations for the C-1 Village Center Commercial District in order to reflect the changing retail environment. The Deerfield Plan Commission will be holding a public hearing on this topic on Thursday, September 22, 2016 at 7:30 p.m. in the Franz Council Chambers at Village Hall (850 Waukegan Road, Deerfield, Illinois 60015).

The Plan Commission held informal workshop meetings to discuss this topic on June 9, 2016 and June 30, 2016. The staff memos for these meetings, and these meeting minutes can be viewed on the Village's website: www.deerfield.il.us, click on Departments → Community Development → Upcoming Public Hearings. The September 22nd Plan Commission meeting agenda and staff memo for the September 22, 2016 public hearing will also be available on the Village's website on the Friday prior to the public hearing.

At the present time, the Village has a first floor ordinance which requires all uses on the first floor to be retail, unless a Special Use is approved for non-retail uses as listed in the Zoning Ordinance. Based on discussion at the Plan Commission workshop meetings, the Plan Commission is considering the changes to the C-1 Village Center District including:

- Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations (currently Class B Special Uses) of under 3,000 square feet, including the outdoor seating areas, to become Permitted Uses. Restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations over 3,001 square feet in area or greater would be a Class B Special Use.
- Allowing smaller office and service uses (currently Class A Special Uses) under 1,500 square feet to become Permitted Uses.
- Allowing self-improvement facilities uses (currently Class B Special Uses), including physical exercise and fitness training facilities, sports training schools, learning/tutoring centers and martial arts schools under 2,500 square feet to become Permitted Uses.
- Adding new uses to the Permitted Use list (e.g. candle store, party supply store, cellular phone store, vitamin and supplement store and specialty food stores of

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under 3,000 square feet). The entire list of uses to be added can be found on page 3 and the top of page 4 of the May 31, 2016 Staff Memo

- Adding a massage service establishment as a Class A Special Use.
- Adjusting the current verbiage/wording of the use categories to better reflect today's uses (Pages 5 and 6 of the May 31, 2016 Staff Memo online explains these wording changes to existing categories).

You are welcome to attend the public hearing on September 22, 2016 at 7:30 p.m. to listen, and provide comments. You may also write a letter expressing your opinion about the proposed changes to the C-1 Village Center District. If you wish to send a letter, please mail to Village Hall or email it to Dan Nakahara, Associate Planner, at dnakahara@deerfield.il.us by noon on Thursday, September 15, 2016 so that it can be included in the Plan Commission's distribution on Friday, September 16, 2016. The Plan Commission is a recommending body to the Village Board of Trustees, and the Village Board has the final decision on any zoning changes.

Sincerely,

Planning Division of the Deerfield Community Development Department

LEGAL NOTICE

Please take notice that the Plan Commission of the Village of Deerfield will hold a Public Hearing on September 22, 2016, at 7:30 P.M. in the Village Hall, 850 Waukegan Road, Deerfield, Illinois. At said public hearing the Plan Commission will consider amendments to certain provisions of the Deerfield Zoning Ordinance. Specifically, the Plan Commission will consider Text Amendments to the C-1 Village Center District including, but not limited to:

- Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations (currently these are Class B Special Uses) of under 3,000 square feet (including the area of outdoor seating) to become Permitted Uses.
- Allowing smaller office and service uses (currently these are Class A Special Uses) under 1,500 square feet to become Permitted Uses.
- Allowing self-improvement facilities uses (currently these are Class B Special Uses), including physical exercise and fitness training facilities, sports training schools, learning/tutoring centers and martial arts schools under 2,500 square feet to become Permitted Uses.
- Adding new uses to the Permitted Use list (e.g. candle store, party supply store, cellular phone store).
- Adding massage service establishments as a Class A Special Use.
- Adding restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations of 3,001 square feet in area or greater (including the square footage of any outdoor seating area), and specialty food retail stores of 3,001 square feet in area or greater as a Class B Special Uses.
- Adjusting the current verbiage/wording of the use categories to better reflect today's uses.

The Plan Commission will also consider Text Amendments to the C-3 Limited Commercial Office District including, but not limited to:

- Removing animal hospital, veterinary clinic and funeral home Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the C-3 District description of district.

The Plan Commission will consider other possible Text Amendments related to this topic, as necessary such as amending Article 14 (Definitions) of the Deerfield Zoning Ordinance.

The hearing shall be informal in nature and all persons desiring to be heard in support or opposition to the proposal shall be afforded an opportunity to be heard in person or to submit their statements in writing, or both.

Mary Oppenheim, Chairperson
Deerfield Plan Commission

For additional information, please contact the Community Development Department at (847) 719-7480. Publish 9/1/16



VILLAGE OF DEERFIELD

September 2, 2016

Dear Commercial Property Owner:

The Deerfield Plan Commission (a recommending body) is considering changes to the zoning regulations for the C-3 Limited Commercial Office District in conjunction with changes to the C-1 Village Center Zoning District. The Deerfield Plan Commission will be holding a public hearing on this topic on Thursday, September 22, 2016 at 7:30 p.m. in the Franz Council Chambers at Village Hall (850 Waukegan Road, Deerfield, Illinois 60015).

The Plan Commission held informal workshop meetings to discuss this topic on June 9, 2016 and June 30, 2016. The staff memos for these meetings, and the meeting minutes can be viewed on the Village's website: www.deerfield.il.us, click on Departments → Community Development → Upcoming Public Hearings. The September 22nd Plan Commission meeting agenda and staff memo will also be available on the Village's website on the Friday prior to the public hearing. Most of the discussion in these materials deal with the changes to the C-1 District (all of the C-1 property owners have been invited to the public hearings). The proposed changes to the C-3 District can be found on page 8 of the staff memo for the June 9, 2016 workshop meeting, and on pages 8-9 of the June 9 and minutes, and on page 3 of the June 30, 2016 memo.

Based on discussion at the Plan Commission workshop meetings, the Plan Commission is considering the changes to the C-3 Limited Commercial Office District including:

- Remove animal hospital, veterinary clinic and funeral home Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the C-3 District description of district, as the adjacent properties have been redeveloped.

You are welcome to attend the public hearing on September 22, 2016 at 7:30 p.m. to listen, and provide comments. You may also write a letter expressing your opinion about the proposed changes. If you wish to send a letter, please mail to Village Hall or email it to Dan Nakahara, Associate Planner, at dnakahara@deerfield.il.us by noon on Thursday, September 16, 2016 so that it can be included in the Plan Commission's distribution on Friday, September 16, 2016. The Plan Commission is a recommending

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body to the Village Board of Trustees, and the Village Board has the final decision on any zoning changes.

Sincerely,

Planning Division of the Deerfield Community Development Department