

**COMMUNITY DEVELOPMENT DEPARTMENTAL REPORT**  
**Planning Division**  
**11/01/16 to 04/30/17**

**Summary of Commission Activity:**

**Plan Commission Activity**

- A public hearing (November 10, 2016) to amend the Deerfield Depot sign plan to allow interagency directional and informational signs at the Lake Cook Metra Station in the Deerfield Depot planned unit development (Regional Transit Authority).
- A public hearing (November 10, 2016) for a Text Amendment and a Special Use for an elementary and middle school at 445 Pine Street for the Hellenic American Academy (The Foundation for Hellenic Education and Culture, NFP).
- A public hearing (November 10, 2016) for a Special Use for a medical office at 800 Deerfield Road (Aligned Modern Health and Taxman Company)
- A public hearing (January 12, 2017) on the request for a Special Use for a proposed accounting office at 711 Orchard Street (business owner Robert Gassman and property owner Dr. Al LaPelusa)
- A prefilng conference (January 12, 2017) and a public hearing (February 9, 2017) for the preliminary plat of resubdivision of the property at 1530 Woodland Drive and 1509 Wilmot Road into three lots (Red Rock Development)
- A prefilng conference (January 12, 2017) for the request of the removal of the restaurant prohibition at Cadwell's Corners, and approval of a Special Use for a Brunch Café restaurant (Cadwell's Corners and Brunch Café)
- A finding of substantial conformance (January 26, 2017) to amend the final development plan for the AMLI west access drive at 1525 Lake Cook Road (AMLI Company / JFMC Facilities Corporation)
- A prefilng conference (January 26, 2017) and a public hearing (February 23, 2017) for a special use for a autism therapy center at 1161 Lake Cook Road and an amendment to the sign plan for the Deerfield Business Center (Deerfield Business Center, LLC and KGH Autism Therapy Center)
- A prefilng conference (February 23, 2017) and a public hearing (April 13, 2017) for a special use for a personal fitness training center in suite D and a medical office in suite A at the 448 Lake Cook Road building (formerly addressed 430 Lake Cook Road) and revisions to the sign plan at 448 Lake Cook Road and approval of a directory sign at 444 Lake Cook Road in the Industraplex Planned Unit Development (Ivan Wolfson – Property owner of 448 Lake Cook Road and Jim Poulos – FIT Boutique and Jeffrey Schnoll - Property Owner of 444 Lake Cook Road).
- A prefilng conference (March 23, 2017) and a public hearing (April 27, 2017) for an amendment to the Deerbrook Shopping Center Planned Unit Development for the redevelopment of the interior mall area located north of the Hobby Lobby retail store to the south wall of the former Sports Authority Space; a Special Use for a Stein Mart retail store; and pylon sign renovations and revisions to the sign criteria for Deerbrook shopping center (Gateway Fairview, Inc. – Property Owner and Mid-America Asset Management, Inc. - Property Manager).
- A second prefilng conference (March 23, 2017) for the removal of the restaurant prohibition at Cadwell's Corners Shopping Center for the portion of the shopping center south of Pet Supply Plus to the end Units facing Lake Cook Road (Cadwell's Corners)

- Approval (April 13, 2017) of the final plat of resubdivision for 3-Lot Final Plat of Subdivision at 1530 Woodland Drive and 1509 Wilmot Road (Red Rock Development)
- A pre-filing conference (April 13, 2017) for a Special Use for an Art Van Furniture retail store over 30,000 square feet in the Deerbrook Shopping Center (Gateway Fairview, Inc. – Property Owner and Mid-America Asset Management, Inc. - Property Manager and Art Van Furniture)
- A pre-filing conference (April 13, 2017) for multiple family apartment building consisting of 212 units at 1085 Lake Cook Road (Gilbane Development Company)

### Village Center Commission (VCC) Activity

The Village Center Commission continues to advance a positive vision for downtown Deerfield and supports the area’s vitality and desirability. The Commission’s goal is to enhance the downtown’s image, strengthen its economic base, and maintain and improve its attractiveness and accessibility. As a steward of the downtown, the VCC plays an essential role in keeping the downtown clean, attractive, safe, growing, dynamic, and exciting. The VCC is made up of volunteer residents, one member from the Chamber of Commerce, and one member from the Village Center business community during this reporting period.

The VCC put the finishing touches on a promotional brochure targeting prospective businesses and merchants on the many attributes that make the Village of Deerfield a prosperous business location. The brochure includes a community profile highlighting demographic and income data, recent community awards and the zoning approval process. One of the main goals for the brochure was to present the information in a simple, easy to read format. The brochure was printed in March 2017 has copies have been distributed to the all of the Deerfield hotels, the DBR Chamber of Commerce, Lake County Partners, and major property owners (both commercial and office) and their commercial leasing agents and brokers. The electronic version of the brochure has also been sent to prospective businesses as they inquire about vacant space in Deerfield. The brochure is available for download on the Village website under the Economic Development section. The VCC is currently exploring new ways to help local businesses thrive in the Village Center.

Since its posting on the Village website, there have been \_\_\_\_\_ hits on the brochure. Peorial Journal Star referenced this promotional piece in their story on Caterpillar relocating to Deerfield from Peoria.

### Appearance Review Commission (ARC) Activity

Over the last six months, the Appearance Review Commission held five meetings and worked with 18 petitioners.

In the Village Center:

- Aligned Modern Health, 800 Waukegan Road, received approval for an awning with signage

- Naf Naf Grill, 636 Deerfield Road, received approval for 2 wall signs and an outdoor seating area.
- Warehouse Woodfired Eatery & Sports, 833 Deerfield Road, received approval for 1 wall sign and new sign faces for the existing blade sign.
- The ARC conducted a preliminary and final review of a new multi-tenant building, site improvements and sign criteria for 711 Deerfield Road in Deerfield Square. All of which was received approval except the proposal for rooftop signage.
- A sculpture of metal airplanes to be located on the west elevation of The 636 Building was review for its scale, placement and appropriateness. Approval was granted contingent upon an engineer providing documentation on how the sculpture will be securely anchored to the wall.
- Exxon, 700 Waukegan Road, received a review of proposed building and site lighting, which was found to be too bright, over the allowed foot-candles and therefore denied.

#### In the Outlying Commercial District:

- El Tradicional Restaurant, 649 Lake Cook Road, received approval for 4 pylon sign panels, one on each side of the two METRA pylon signs.
- Koko Fit Club, 190 Waukegan Road, received approval for 1 wall sign, and at another meeting, received approval for tenant sign panels for the existing ground sign.
- McAlister's Deli, 663 Lake Cook Road received approval for façade improvements and signage, 2 wall signs and 4 pylon sign panels.
- Painting Time Now, 13 Waukegan Road, received approval for 1 wall sign and pylon sign panels.
- Brunswick Zone, 10 S. Waukegan Road, received approval for façade improvements, after receiving a violation notice for façade changes without Village approval.
- Hobby Lobby, 200 S. Waukegan Road, received approval for tenant sign panels for the Lake Cook Road ground sign.
- Jimmy Thai, 475 Lake Cook Road, received approval for 1 wall sign.
- Opal Enterprises Windows and Siding Company, 370 Lake Cook Road, received approval for 1 wall sign.
- Art Van Furniture, 120 S. Waukegan Road, received a preliminary review of façade improvements and a wall sign.
- Stein Mart, 94 S. Waukegan Road, received approval for façade improvements and signage, contingent upon Board approval.
- Deerbrook Shopping Center received approval for 4 pylon signs, 1 ground sign and sign criteria for the center, contingent upon Board approval.
- Deerbrook Shopping Center received a preliminary review of the redevelopment of the mid-section.

#### Cemetery Commission

Over the last six months, the Cemetery Commission held no meetings over the last six-month period. A meeting was held on May 9, 2017, which will be reported on the next six-month report.

### **Inventory of Available Commercial Spaces**

Planning staff continues to maintain an inventory of available commercial retail and service space, which is available on the Village's website at Business à Economic Development à Commercial Space Availabilities. Staff continues to update this information quarterly, or as new information becomes available. The information provided on the website includes the development name and address; the broker contact person, phone number and email; and the total size of the development along with the available spaces' square footage. Maps are provided that show the location of the properties and the traffic counts on the adjacent major roadways. Provided on the economic development webpages are recently leased commercial space analyst data, which contains recent detailed demographic and income profiles, consumer spending, and market potential data. The website also includes the zoning certificate of compliance application, permitted use checklist, a summary of the special use process, and flow charts for permitted use and special uses, and the business registration form.

The recently redeveloped Shoppers Court is fully leased with Erik's Bikes, Naf Naf Grill, Shredd 415 and Dominos Pizza to occupy the four tenant spaces in the building.

### **Village Community Events Banner Poles**

The Village of Deerfield maintains two banner poles, which are used to notify the Village of community happenings. One is located at the northwest corner of Deerfield and Robert York Roads, and the other is located at the northeast corner of Deerfield and Waukegan Roads. The Village's banner poles are a custom design, therefore all banners need to be custom made for Deerfield. Staff is continuing to design and acquire new banners, and work with other organizations wishing to provide their community event. With the generous donation Susan Willis, Deerfield resident and artist, six of her painting were used by staff to create new banners: Art & Nature Bloom in Deerfield. This is the third time Ms. Willis has donated her artwork to the Village of Deerfield for the creation of banners. Deerfield is very fortunate to have a local artist such as Susan Willis, who is willing to share her talent with the community.

### **2020 Census Local Update of Census Addresses Operation (LUCA)**

The Local Update of Census Addresses Operations (LUCA) is a voluntary decennial census operation. LUCA is the only opportunity prior to the 2020 Census for local governments to review and update the U.S. Census Bureau's residential address list for Village's jurisdiction. The accuracy and completeness of the address list is critical to the accuracy and completeness of the decennial census. Planning Staff is actively working with the Village Manager's office and MGP to ensure a complete and accurate Village address list.

The primary purpose of the decennial census is to apportion seats in the U.S. House of Representatives, census data is used to distribute federal funds for over 1,000 programs, administered by 26 federal agencies to tribal, state and local governments. Census data also provides statistical support for grant applications that fund community and regional development, education, agriculture, energy, and environmental programs, as well as other needed community improvements and enhancements.