

**PLAN COMMISSION AGENDA
Village of Deerfield
2nd Floor Franz Council Chambers
January 22, 2022 at 7:30 PM
Workshop Meeting**

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

1. Prefiling Conference on the Request for a Text Amendment to the Deerfield Zoning Ordinance to Allow a Nail Salon Over 2,100 SF as a Special Use in the C-2 Outlying Commercial District, and Approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center

DOCUMENT APPROVAL

1. 833 Deerfield Road Text Amendment and Special Use Recommendation
2. January 8, 2026 Plan Commission Minutes

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, Planner II

DATE: January 16, 2026

RE: Prefiling Conference on the Request for a Text Amendment to the Deerfield Zoning Ordinance for a Nail Salon over 2,100 SF as a Special Use in the C-2 Outlying Commercial District and Approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center



VILLAGE OF DEERFIELD

The purpose of the prefiling conference is to provide the applicant with feedback, input, and reaction to their proposal in a workshop setting.

Subject Property

The subject property consists of Deerbrook Shopping Center, which is 47.45 acres in size. The subject property is zoned C-2 Outlying Commercial District and is a Commercial Planned Unit Development.

Recent approvals to the shopping center include: In 2023, the petitioner was granted approval of a Special Use for a 57,732 square foot Floor & Decor store in the former Bed Bath and Beyond, Men's Warehouse and Carters tenant spaces. Floor & Decor is a specialty retailer of hard surface flooring and flooring accessories. In 2024, the petitioner was granted approval of a Special Use for a 40,850 square foot indoor playground and trampoline park for Sky Zone. Also in 2024, Continental Properties was granted approval of a 254-home multifamily development consisting of 8-three story residential buildings offering both surface off-street parking and garage spaces including a community clubhouse and leasing center, swimming pool, fitness center, pet playground, and outdoor activity areas. In all, the residential apartment development occupies the rear 10.79 acres of the Deerbrook Shopping Center.

Other pertinent approvals include: In 2017, the petitioners were granted approval of major renovations to the middle portion of the shopping center between Hobby Lobby and the vacant Art Van Furniture space resulting in 534,757 square

feet to Deerbrook Shopping Center; a Special Use for a Stein Mart store (now Marshalls) and renovations to the pylon signs along with new signage criteria for the shopping center.

Surrounding Land Use and Zoning (for entire Deerfield Square PUD)

North (across Lake Cook Road): C-2 Outlying Commercial District - Shell Gas Station, Luna, and other retail uses

South: C-2 Outlying Commercial District – Super 8 by Wyndham Motel, Northwestern Memorial Hospital medical offices and Prairie Point Shopping Center

East: (across Waukegan Road): C-2 Outlying Commercial District and unincorporated Cook County – North Shore University medical offices, Chick-Fil-A, and other retail uses, and Glenbrook Countryside Estates subdivision (single family residential)

West: C-2 Outlying Commercial District – Deerfield Park Plaza

Proposed Use

The petitioners are proposing to establish a 6,858 square foot Gloss Nail Bar, a luxury nail salon and spa in the vacant retail space at 92 S. Waukegan Road. The vacant tenant space is located between Marshalls and Jewel Osco in the Deerbrook Shopping Center and is approximately 21 feet wide at the entrance to the space by 220 feet deep. Services would include pedicure, manicure, and nail related services. All services will be done inside the salon. Gloss Nail Bar will cater to appointments, walk-in clients, and also offer private rooms for birthdays, parties, events. The building floor plan will include a reception and polish station, manicure area, pedicure area, waxing room, customer lounge, bathrooms, and utility room. The typical hours of operations are Monday – Friday: 9:00AM-7:00PM, Saturday: 9:00AM-6:00PM, and Sunday: 10:00AM-5:00PM. On the average during weekdays, the nail salon would staff 8-12 employees at one time and during the weekend and holidays, there would be 12-16 employees working at one time. The petitioner anticipates using 20 parking spaces during slow periods and a maximum of 40 parking spaces at peak summer times and during Holidays.

The proposed signage will be compliant with Deerfield signage requirements. No modifications will be made to the exterior façade, landscaping on the property, the existing rooftop mechanical equipment, parking lot lighting or parking lot. The petitioner's material indicates their business will have more clients during nice weather and holidays and less clients during bad weather. Staff has asked the petitioner for estimates on the number of clients they will see on a daily basis as well as during their peak times. The petitioner is asking for a waiver of the parking and traffic study.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a nail salon of 6,900 square feet in the C-2 Outlying Commercial District as a Special Use. At the present time, a nail salon of not more than 2,100 square feet is a Special Use in the C-2 Outlying Commercial District. If a proposed use is not listed as either a Permitted or a Special Use in a zoning district, it is not allowed. Therefore, a nail salon of over 2,100 square feet is not currently allowed. The Board of Trustees placed the 2,100 square foot maximum restriction on nail salons in 2015 in the C-2 Outlying Commercial District when a previous nail salon use was approved in the C-2 district, due to concerns about non-sales tax space and the trends for nail salon uses at that time.

In order to allow the proposed use in the C-2 Outlying Commercial District, a text amendment would have to be made to the Zoning Ordinance to change the allowable square footage of a nail salon to be allowed as a Special Use in the C-2 Outlying Commercial District. The Plan Commission shall not recommend the adoption of a proposed text amendment unless it finds that the adoption of such a text amendment is in the public interest and is not solely for the interest of the applicant.

In addition to the text amendment, the petitioners are also seeking approval of a Special Use for a nail salon of 6,858 square feet for a Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerbrook Shopping Center. The Special Use standards are attached.

Parking for Deerbrook Shopping Center PUD

Required Parking for Deerbrook Shopping Center:

In 2001, Ordinance O-01-39, approving the renovations to Deerbrook Shopping Center granted a parking variation for Deerbrook (3,814 spaces were required when calculated on a use-by-use basis, and 2,804 spaces were provided according to Village records, a 26% reduction). In 2001, the Plan Commission (and Board of Trustees) believed the parking variation was warranted. The Village believed that the shared parking for Deerbrook had merit as the demand for parking will vary throughout the day based on the mix of businesses at the shopping center (e.g. retail busier during the day and restaurants busier in the evening). The Village believed that if all the uses were the same type so that their peak hours (busiest times) of operation coincided, then the maximum number of parking spaces would be needed, but that was not the case. Since the different uses in Deerbrook have varying peak parking demand times, the Village believed that the maximum amount of parking required by the Zoning Ordinance was not necessary. In 2005, the Village granted a further parking variation to Deerbrook to accommodate the vehicular cross access interconnection plan with Deerfield Park Plaza (which was the only part of the 2005 plan that was implemented).

Based on the square footage of the proposed nail salon use, a total of 46 ($4,758/150 = 45.72$) parking spaces would be required for the proposed use based on the requirement of one (1) parking space for each 150 square feet of gross floor area.

The current uses at Deerbrook Shopping Center require a total of 2,263 spaces when calculated on a use-by-use basis based, including the proposed Gloss Nail Bar, based on the square footage and the uses shown on the chart on the following page based on Village records.

Deerbrook Parking Based on Removal of Rear 10.79 Acres of Continental Properties Development

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
		60/120*	224.88
Starbucks	2,110		
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail/Service			
Marshalls (Former Steinmart)	34,558	200	172.79
Vacant (Former Hobby Lobby)	51,350	200	256.75
Sleep Number	2,550	200	12.75
Ulta (Not Built/Future Retail)	10,570	200	52.85
Sky Zone	41,926	200	229.00
Floor & Décor (Former Carters)	6,267	200	31.34
Floor & Décor (Former Mens Warehouse)	5,875	200	29.38
Floor & Décor (Former Bed Bath & Beyond)	47,000	200	235.00
Mattress Firm	4,000	200	20.00
Vacant (Former Vitamin Shoppe)	3,500	200	17.50
Vacant (Former T-Mobile)	1,700	200	8.50
The Dump	135,855	1/1000; 1/300**	451.00
Retail A (Not Built/Future Retail)	9,350	200	46.75
Office Depot	15,000	200	75.00
Proposed Gloss Nail Bar (north of Marshalls)	6,858	150	45.72
Total Parking Provided*** (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
Total Parking Required (excludes rear 10.79 acres of Deerbrook property)			2,263
Parking Exception			11%
Year	2,026	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,263	3,327	3,814
Parking Exception	11%	16%	26%

* Calculated at 50% sit-down or 1 space per 60sf and 50% take-out or 1 space per 120 sf.

**Furniture Store Parking Calculation

*** 2,918 parking spaces minus 886 space(rear 10.79 acres of Deerbrook property which is used for Springs at Lake Cook Crossing rental apartments. Parking is on its own parcel) = 2,032 spaces.Per Approved 2017 Site Plan

Proposed Parking at Deerbrook:

A total of 2,032 parking spaces are currently provided at the Deerbrook Shopping Center (including the handicapped spaces on the site and the underground spaces below The Dump (former Great Indoors and Wonder stores). Although the parking requirements for all of the uses in the shopping center (including the proposed Gloss Nail Bar) is greater than the total provided parking for the shopping center, the current parking exception of 11% is still less than the 26% parking reduction that was approved in Ordinance O-01-39 in 2001. Most PUDs are approved with shared parking. In other words, the parking demand varies throughout the day depending on the uses.

Signage

Signage will be proposed for the building exterior. The petitioner has indicated that the signage for this tenant space will comply with the Zoning Ordinance and the Deerfield Square sign criteria. The petitioner will have to meet with the Appearance Review Commission for approval of the signage.

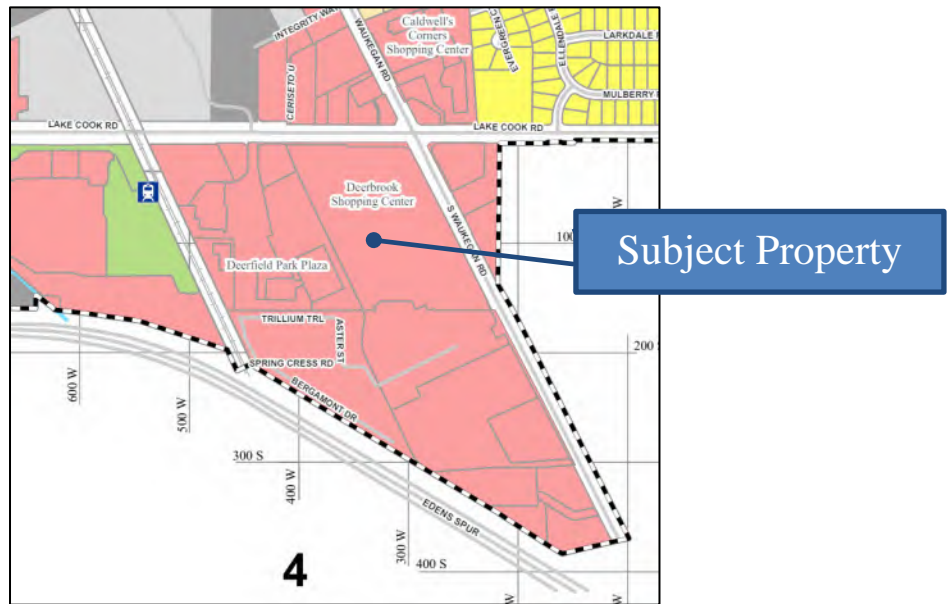
Appearance Review Commission













The Appearance Review Commission (ARC) will have to approve the exterior wall signs and any other exterior changes to the building and site.

Submittal List

Attached is a submittal list provided to the applicant.

Village of Deerfield 2025 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 COMMERCIAL
	C-3 LIMITED COMMERCIAL OFFICE
	C-4 ENTERTAINMENT AND LIMITED RETAIL BUSINESS DISTRICT
	I-1 OFFICE, RESEARCH, RESTRICTED INDUSTRIAL
	I-2 LIMITED INDUSTRIAL
	P-1 PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



0 500 1000 ft

Print Date: 1/16/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

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.

December 22, 2025

Text Amendment for a Special Use Nail Salon Over 2,100 SF in the C-2 Outlying Commercial District and Approval of a Special Use for a Proposed Nail Salon at Deerbrook Shopping Center Submittals

A nail salon under 2,100 square feet is a special use in the C-2 Outlying Commercial Zoning District.

Below is a list of the submittals that would need to be provided for the Plan Commission pre-filing conference and public hearing for the proposed Text amendment and Special Use.

Pre-filing Conference (workshop meeting) Submittals

Two (2) sets of plans are due three (3) weeks prior to the pre-filing conference for staff review and comments. Three (3) sets of paper plans and one electronic copy are due 2 weeks prior to the pre-filing conference meeting.

A pre-filing conference (an informal workshop meeting) with the Plan Commission will provide feedback, input and direction prior to the public hearing. For a pre-filing conference, the following submittals will be needed: a detailed written project description (see below comprehensive written description) of the proposed renovations, a scaled site plan with data table, scaled building elevation drawings including proposed wall signage, and the traffic and parking analysis (sometimes preliminary analysis is submitted if the traffic and parking study is not ready). You can ask for a waiver of the parking a traffic study. In order to do this you must provide adequate information to the Plan Commission that your business will not have a traffic and parking impact on neighboring businesses. This is done by providing data on your peak parking demand (maximum number of people in your space at one time) during the peak hours of the shopping center.

Public Hearing Submittals

Two (2) sets of plans are due three (3) weeks prior to the public hearing for staff review and comments. Four (4) sets of paper plans and one electronic copy are due 2 weeks prior to the public hearing meeting.

- A comprehensive written description of the business which is proposed at the location. Describe *all activities* to occur on the premises such as:
 - Days and hours of operation of the proposed nail salon.
 - Total square footage of the business and company background (if you have a brochure, please include it in the packet)
 - All product and product types to be sold etc.
 - The anticipated busiest times

- Number of employees (full and part time, and the maximum number working at one time)
- A Traffic and Parking Study prepared by a professional consultant. The parking study needs to be able to convince the Plan Commissioners that there is adequate parking and the impact of traffic from the proposed use will work. The consultant will have to testify at the public meetings.
- A scaled site plan detailing the proposed tenant location of the use (please label existing tenants on the site plan). If there are any changes to the site plan (landscaping, exterior lighting, etc.) indicate on the site plan.
- A scaled floor plan showing how the proposed space is to be used.
- Scaled building elevation drawing with the proposed wall sign that meets the sign criteria, if any, for the shopping center. The maximum size allowed for a front wall sign is 8% of the wall area, or 80 square feet. Please keep in mind this is the maximum allowable, but the Village may be more restrictive in order to make sure the sign is in keeping with the shopping center.
- Address the Special Use in writing. The Special Use standards are attached.

Two sets of public hearing materials must be submitted three weeks prior to the Plan Commission meeting date for staff to look over and provide you with comments. Three sets of plans and an electronic copy of the plans are due two weeks prior to the meeting date for distribution to the Plan Commission.

The Village has an Appearance Review Commission (ARC), which must approve the exterior elements of the project (e.g. signage, awning, exterior building changes, landscaping, etc.). The Village has an Appearance Code that applicants use in their design of exterior signage and other improvements and this is the code that the ARC uses to evaluate projects. The Appearance Code is available online by clicking [here](#). The contact for the ARC is Liz Delevitt at (847) 719-7483. Please begin to coordinate with Liz at this time about the ARC review process and application. ARC feedback on exterior modifications and exterior signage needs to be done early in the process and will feed into the Plan Commission meetings.

The Plan Commission is a recommending body of the Village Board of Trustees. The Village Board of Trustees will consider the recommendation and has a final decision on the matter. If the Village Board approves the Text Amendment and Special Use, an ordinance is prepared by the Village Attorney that goes through one (1) reading at the next Board meeting. Only after the reading of the ordinance is passed, is the Text Amendment and Special Use approved. In addition to being present at the Board of Trustees meeting where the Plan Commission recommendation is considered, representatives for your proposal must also be present at the reading of the ordinance to answer any additional questions that might come up. After approval of the ordinance, a building permit can be turned into the Building Department for review. Review time varies depending on the time of the year but sometimes the building review time can run up to four to six weeks.

The Plan Commission application is attached. The applicant is always the current property owner and they must sign off on the application. The current property owner must submit the most current plat of survey and proof of ownership (a deed and a title policy) with the Plan Commission application.

December 22, 2025

Special Use

Daniel Nakahara, AICP
Planner II
Village of Deerfield
850 Waukegan Road, Deerfield, IL 60015
847.719.7480

Re: Proposed Gloss Nail Bar
Deerbrook Shopping Center
92 S Waukegan Rd, Deerfield, IL 60015
Project Description

Dear Mr. Nakahara

Gloss Nail Bar is proposing to build our salon in the vacant retail space at 92 S Waukegan Ra, Deerfield, IL 60015. Gloss Nail Bar would provide the community with a luxury nail and spa for the local residents and will bring customers into Deerfield within 30 miles radius into Deerbrook shopping center.

We will take over the space and do a total renovation into a luxury nail salon. No modifications will be made to the exterior façade. The proposed new sinage will meet all local and Deerbrook signage requirements. The existing lighting, landscaping, and parking will remain the same. No new site improvements are proposed.

Gloss Nail Bar will bring a more customer based customers service to cater to clients coming into Deerbrook shopping center. While Deerfield is out 5th locations in the Illinois, we are associated with big brand like Milano Nail Spa and Nail of America (100 locations and counting, Coco Nail Bar (9 Locations), Venezia Nail Spa (10 locations), and much more. Our companies have build a lots of luxury Nail Salon in the Illinois region. Please see below for Gloss Nail Bar Founder and as a builder:

THINH TO

BUSINESS OWNER & BUILDER



SUMMARY

Business Owner with over 17 years experience in marketing, planning, construction, operation, and purchasing. Build and operated 27 nail salon, restaurant, and Café in the past 16 years. Possesses Bachelor in Computer Science and Certified in Business Management.

Contact Information

Mobile: (815) 608-6443

Email: thinhto@yahoo.com

thinhto@gmail.com

8808 Harvest Hills Trail

Rockford, IL 61114

EXPERIENCE

Business Owner & Builder

Salon Locations Build and Owner

- Gloss Nail Bar (Rockford)
- Blush Nail Lounge (Loves Park)
- Lush Nail Bar (Rockford)
- Blush Nail Bar (Roscoe)
- Coco Nails and Beauty (Loves Park)
- Essence Nail & Spa (Rockford)
- Milano Nail Spa (Broadview)
- Venezia Nail Spa (9 locations)
- Gloss Nail Bar – Coming Soon
 - *Machesney Park*
 - *Geneva Commons*
 - *Schaumburg*
 - *Deerfield*
 - *Cherry Valley*

Salon Locations as Builder

- Coco Nail Bar (9 locations)
- Ava Nail Bar (2 locations)
- L.A Nails (Loves Park)
- Happy Nails (Loves Park)
- Beauty Nails & Spa (Beloit, WI)
- Milano Nail Spa (Mount Prospect) – Coming Soon
- Lavish Nail Bar (Machesney Park)
- Royal Nails and Spa (Machesney Park)

SKILLS

- Salon Builder
- Marketing
- Business Operations
- Networking
- Leadership
- Team Building Skilled
- Delegation and Time Management

The proposed operations within our salon are designed to cater to a wide range of age ranges. We offer affordable services and also high end services to cater to everyone in the community. Our services would include pedicure, manicure, and nail related services. We have rooms to cater to appointments clients, walk-ins clients, and also private rooms for birthdays, parties, events. Our goals and dedication is to provide utmost satisfactory services with no clients leave the salon unhappy. We often donate to local events and charity to stay engaged and close to the community.

The typical hours of operations is Monday – Friday: 9AM-7PM, Saturday: 9AM-6PM, Sunday: 10AM-5PM. We do closed on all the National Holidays for our staff to enjoy time with their families.

The estimated numbers of client going into our salon is difficult to determine as nice weather season will bring more clients while bad weather will be much slower. During such the colder season, the Holidays will bring more clients into our salon.

Please see the break down below for the area of the facility. On the average during weekdays, 8-12 staff would work at one time. During the Weekend and Holidays, we would have 12-16 staff to work at one time. The proposed facility's gross square footage is 6,858.

Reception and Polish Station	680 SF (Approximate)
Manicure Area	1,200 SF (Approximate)
Pedicure Area	2,421 SF (Approximate)
Customer Lounge	480 SF (Approximate)
Bathrooms	400 SF (Approximate)
Utility	450 SF (Approximate)
Waxing Room	224 SF (Approximate)
Hallway	1,003 SF (Approximate)

Gloss Nail Bar does not receive many deliveries. We will only have one anticipated deliveries every 2 weeks for our supplies to be brought to our salon.

The following list of items is excluded from this submittal as they are not applicable to the proposed buildout and are to be remains as is.

- Gloss Nail Bar does not propose to put any window signs at this location
- All services is to be done inside our salon
- The exterior landscaping on the property is to remain as is
- The existing rooftop mechanical equipment is to remain as is and is currently screened from view
- The trash area is to remain as is
- The parking lot lighting is to remain as is
- At this time, no proposed sustainable green design elements are being incorporated into this project, as the majority of the work is a Tenant build out
- There is no need for a bike rack for this proposed use.

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.

The facility will be located at 92 S Waukegan Rd, between Jewel and Marshall.

The Special Use will be compatible with the existing development and will not impeded the normal and orderly development and improvement of surrounding property.

2. Lot of Sufficient Size

The current lot will be plenty for Gloss Nail Bar clients and staff in the Deerbrook Shopping center.

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. This projected increase in daily and peak hour traffic is low and not anticipated to significantly impact operations and capacity along Lake Cook Road and Waukegan Road.

4. Parking and Access

Parking areas will be of adequate size for the particular use and properly. During our slow time, we anticipated to use 20 parking space and a maximum of 40 parking space at peak Summer time and during Holidays.

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, our salon will bring more values property values in the surrounding area.

6. Adequate Facilities

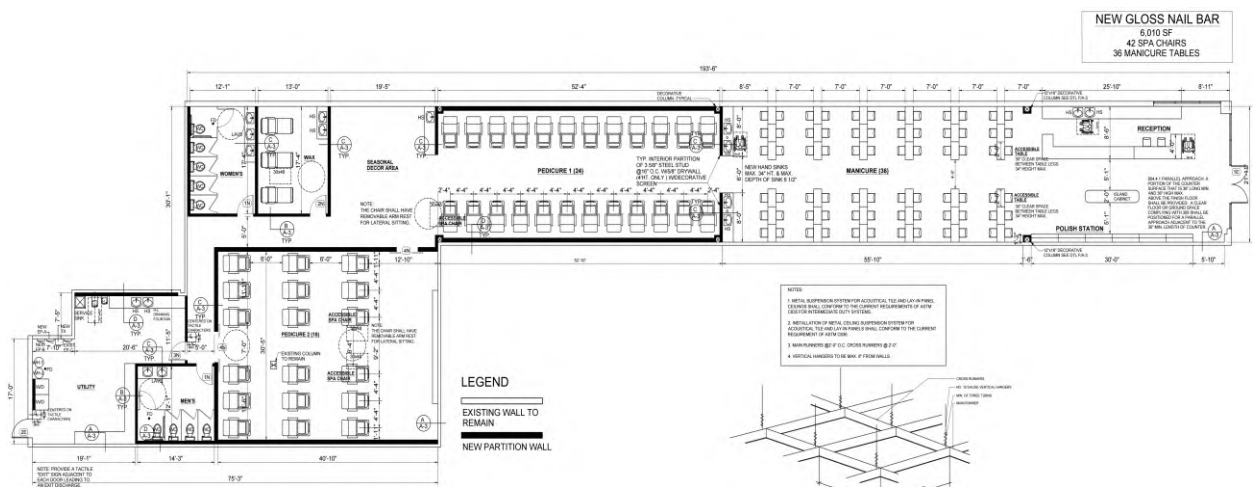
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

The Deerbrook Shopping Center is serviced by signalized access to Waukegan Road, which provides more than sufficient access. Existing utilities, drainage, and other necessary facilities that already service other uses in the center have been provided.

7. Adequate Buffering

Our operation is on inside the salon. We will not have excessive noise during our relaxation services. Our neighbors in Deerbrook shopping center will not be effected in any ways.

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 D



















RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: January 8, 2026

RE: Request for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and Approval of a Special Use for an N. Family Club Child Care Center at 833 Deerfield Road in the Deerfield Square Shopping Center



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: December 11, 2025

Public Hearing Publication Date: December 18, 2025

Public Hearing Date: January 8, 2026

Zoning Actions

The Deerfield Plan Commission conducted a public hearing to consider a request for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and approval of a Child Care Center Special Use for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and approval of a Child Care Center Special Use for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center. The Plan Commission held a public hearing on January 8, 2026. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of the 17-acre Deerfield Square Planned Unit Development, which is bounded by Deerfield Road to the north, Waukegan Road to the east, Osterman Avenue to the south, and the railroad tracks to the west. The specific area under consideration is 833 Deerfield Road, which abuts Metra railroad tracks and formerly occupied the Warehouse and the Rhapsody Café restaurants. Vehicular access to Deerfield Square is from three signalized intersections (two on Deerfield Road and one on Waukegan Road) and at the Robert York Avenue and Osterman Avenue intersection, and at secondary access points along Osterman Avenue. The setbacks, access points, lot coverage, open space, site landscaping, parking lot lighting, sign criteria, and storm water management for this Planned Unit Development were previously approved when this development was approved by the Village (ordinances O-98-34, O-99-12 and O-99-51).

Surrounding Land Use and Zoning (for entire Deerfield Square PUD)

North (across Deerfield Road): C-1 Village Center District and P-1 Public Lands District – retail, public parking lots, AT&T building, and commuter parking lot

South C-3 Limited Commercial District: medical office building, and across Osterman Avenue: C-1 Village Center District, P-1 Public Lands District and R-5 General Residence District - Post Office, One Deerfield Place senior housing apartment building, and South Commons multiple-family residential development

East (across Waukegan Road): Deerfield Village Centre mixed use retail, office, and residential development

West (across train tracks): P-1 Public Lands District, R-5 General Residence District, R-4 Single and Two-Family District – Metra parking, multi-family residential, and two-family residential

Proposed Use

Note: A summary of the changes the petitioner has made from the Prefiling Conference Meeting to the Public Hearing can be found on page 6 of the petitioner’s plans.

The petitioners are proposing to establish a N. Family Club child care center consisting of 13,153 square feet of interior space (in the former Warehouse and Rhapsody Café restaurant spaces) and two outdoor play areas; one on the roof of the 833 building and one at-grade area directly to the west of the 833 building at the existing service drive. The roof-top play area will be accessible from via stairways and the existing elevator. Both play areas will be enclosed by PVC privacy fencing and in a neutral color to match the building. An eight-foot tall fence will enclose the play area on the roof and a six-foot fence will enclose the infant play area on the west elevation. The building floor plan will include ten playrooms, a kitchen, lounge, breakroom, restrooms, director’s office and storage areas. Child ages will range from 6 weeks to toddlers to pre-Kindergarten ages.

Meals and snacks will be prepared in-house and meal times with key educators are used as further opportunities for educational experiences. Lunch will be served at 11:30 AM for the younger children and at 12 PM for older children, and dinner is served at 4:00 PM. A snack bar is available throughout the day.

N Family Club will be open from 6:30 AM until 6:00 PM Mondays through Fridays. Upon full enrollment, approximately 153 children (total capacity) will be on site during peak operating hours supported by 35-40 team members resulting in a range of 1:6 team member to child ratio, after excluding clerical and other support staff. Parents will be required to walk their child into and out of the facility, sign their child in and out, and take the child directly to and from his/her classroom. No drop-offs or picks-up outside the premises will be allowed.

Exterior building modifications planned to the storefront will match the existing storefront with respect to color, style, mullion sizes, and layouts. Navy blue spandrel glass will be added to select above-ceiling level storefronts to conceal mechanicals. All new clear glazing systems will match existing glass. The petitioner is not proposing any changes to the existing landscape plan. Signage is proposed for the exterior of the building comprising of a wall sign on the building's south elevation and one blade sign on the far east side of the north elevation.

Sixty-three parking spaces are currently provided in the 833 parking lot and shared with the shopping center. With the proposed child care center plans, the service drive area on the west side of the building will be redeveloped to create a play area. New six-foot high PVC privacy fencing will be added to enclose the play area. The existing trash enclosure on the north side of the service drive will be relocated to the south end of the service drive. The petitioner has also taken the Plan Commission suggestion (from the Prefiling Conference Meeting) had have added a cross walk within the parking lot leading from the 833 building's main entrance as shown in Exhibit B of the petitioner's materials.

There will be no drop-off lane for vehicle stacking in the parking lot as parents will be required to walk their child into and out of the facility, sign their child in/out, and take the child directly to and from his/her classroom. No drop-offs or picks-up outside the premises will be allowed.

Traffic and Parking Study

The petitioners have submitted a Traffic Impact Study dated December 23, 2025 prepared by traffic consultants, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.). The purpose of the study was to examine background traffic conditions, assess the impact that the proposed facility will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed child care center at 833 Deerfield Road in the Deerfield Square Shopping Center.

KLOA conducted peak traffic period counts to determine current traffic condition within the study area. Traffic counts were performed on Tuesday, December 2, 2025 during the weekday morning peak period (7:00 AM to 9:00 AM) and weekday evening peak period (4:00 PM to 6:00 PM) at the Deerfield Road/Robert York Avenue intersection and the Robert York Avenue and Deerfield Square/site access drive intersection. Traffic count results show that the weekday morning peak hour of traffic generally occurs from 8:00 AM to 9:00 AM and the weekday evening peak hour of traffic generally occurs from 4:45 PM to 5:45 PM. The existing traffic volumes are illustrated in Figure 4 on page 7.

The directional distribution of how traffic will approach and depart the proposed day care center was based on existing travel patterns, the existing roadway characteristics, and the traffic controls surrounding the site. Figure 5 on page 9 illustrates the estimated directional distribution for the proposed day care center traffic.

The volume of traffic estimated to be generated by the proposed development is based on trip generation rates published by the Institute of Transportation Engineers (ITE) in its 12th Edition of the *Trip Generation Manual*. The anticipated total trips by the development for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are shown in Table 2 on page 10. Table 3, also on page 10 shows the trip generation comparison between the former (restaurants) use and the proposed child care facility and indicates that the proposed child care facility will have 11 percent and 15 percent less traffic during the weekday morning and weekday evening peak, respectively and 58 percent less traffic daily.

The traffic study estimated the projected parking demand of the proposed development based on the Village of Deerfield Village Code requirements (1 space/employee and 1 space/for every 10 students; 40 employee spaces + 15.3 spaces = 56 required parking spaces) and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition. Based on information published in the ITE *Parking Generation Manual*, 6th Edition, child care facilities have an estimated peak parking demand of 0.25 parking space per student. Therefore, the estimated peak parking demand will be 39 parking spaces.

The study concludes that the provided 63 parking spaces for the child care facility will meet both Village code and the ITE Parking Generation Manual.

It should also be noted that the Traffic Study specifically addressed the drop-off and pick-up operations for the proposed child care center. Most children will arrive at the facility by personal vehicle, transported by their parents or other guardians. Children will be driven to the facility, the vehicle parked, and then the children will be walked into the building. Once dropped off, the driver will return to the vehicle and leave the site. To depart, the children are assumed to be walked out of the facility by their respective parent or guardian to the parked vehicle which will then leave the site. With 63 parking spaces located to the south of the subject building and with up to 40 staff members, the traffic study indicated that there will be approximately 23 parking spaces available for drop-off and pick-up activities. Drop-off/pick-up for the child care center will occur within the vicinity of the main entrance on the south side of the 833 building.

The traffic study indicates that based on a survey of a similar facility with an enrollment of 150 children and an observed maximum of 10 children being dropped off at the same time, they estimate that the proposed facility will experience a maximum of 10 children being dropped off at the same time. Due to the ongoing nature of drop-off and pick-up activities, with the process for each vehicle taking approximately three to five minutes, the 23 available parking spaces during the peak period will provide adequate parking to accommodate both parked vehicles for staff and for drop-off/pick-up activities.

The drop-off and pick-up analysis concludes that the proposed site will adequately accommodate drop-off and pick-up activities, with the parking lot configuration minimizing conflicts and congestion on-site and any potential for traffic backups onto area roadways.

Overall, the traffic study, concluded that the proposed access system will provide flexible and efficient access to the site, traffic estimated to be generated by the proposed day care center will not have a significant impact on area roadways, the proposed 63 shared parking spaces will exceed the Village of Deerfield code and meet ITE demand and will be adequate in accommodating the projected parking

demand and the proposed child care use will generate less traffic than the previous restaurant land uses.

Vehicular Access to the Deerfield Square PUD

Access to the proposed child care facility will be provided via the existing Deerfield Square shopping center access system. Deerfield Square has two signalized access points off of Deerfield Road both east of the day care center, and one signalized access point off of Waukegan Road southeast of the facility. The existing access points to Deerfield Square will remain unchanged and consists of the following: the signalized north Deerfield Square access drive on Deerfield Road allows full movements in and out of the shopping center; Robert York Avenue at the north provides access to Deerfield Road and allows full movements in and out of the shopping center under signalized control. Robert York Avenue at the south provides access to Osterman Avenue and allows full movements in and out of the shopping center under all-way stop sign control. The signalized easternmost Deerfield Square access drive on Waukegan Road allows full movements in and out of the shopping center.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a child care center in the C-1 Village Center District as a Special Use. At the present time, a child care center is not a Permitted or Special Use in the C-1 Village Center District. If a proposed use is not listed as either a Permitted or a Special Use in a zoning district, it is not allowed. In order to allow the proposed use in the C-1 Village Center District, a text amendment would have to be made to the Zoning Ordinance for a child care center to be allowed as a Special Use in the C-1 Village Center District. The Plan Commission shall not recommend the adoption of a proposed text amendment unless it finds that the adoption of such a text amendment is in the public interest and is not solely for the interest of the applicant.

The petitioners are also seeking approval of a Special Use for the N. Family Club Child Care Center at 833 Deerfield Road. The Special Use standards are attached.

Parking

Required: The required parking for child care centers that are open to the general public is one (1) parking space for each teacher and employee, plus one (1) parking space for each ten (10) students.

Proposed: N. Family Club will have up to 40 employees and a maximum capacity of 153 students. The child care facility will require 56 parking spaces (40 spaces for N. Family Club employees + 15.3 spaces for parents/students = 56). The petitioner will provide 63 parking spaces in the parking lot to the south of the 833 building for the child care facility which will meet Village code requirements.

Signage

Signage is proposed for the exterior of the 833 Deerfield Road building comprising of a wall sign on the building's south elevation and one, double faced blade sign on the far east side of the north elevation. Deerfield Square has an approved sign criteria for the entire development. The signage for this building complies with the Zoning Ordinance and the Deerfield Square sign criteria. The petitioner will have to meet with the Appearance Review Commission for approval of the signage.

Fire Department Approval

The petitioner has obtained approval from the Deerfield-Bannockburn Fire District for the proposed changes to the site plan and specifically the elimination of the 833 building west service drive and there were no objections provided that the at-grade play area is ADA compliant and meets OFSM (Office of the State Fire Marshal) standards for child care facilities.

Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall signs and any other exterior changes to the building and site. The petitioner is scheduled to meet with the ARC on Monday, January 26, 2026.

CONCLUSIONS

Request for Approval of a Text Amendment to the C-1 Village Center District to Allow a Child Care Center as a Special Use

The Plan Commission is not in favor of allowing a Text Amendment to the C-1 Village Center district to allow a child care center to be a Special Use. The Plan Commission finds that the proposed use as a child care center is not an appropriate use for the C-1 Village Center District. The Plan Commission finds the use is not in the public interest to allow a child care center in the C-1 Village Center zoning district. The Plan Commission finds it will not be a benefit to allow a child care facility in the C-1 Village Center zoning district, which is shown as red on the Deerfield zoning map. The Plan Commission finds that there are other zoning districts in the Village that are more appropriate for a child care center use. A child care center is currently allowed in the C-2 Outlying Commercial District and the I-1 Office, Research, and Restricted Industrial District as a Special Use.

Special Use for Proposed Child Care Center in the C-1 Village Center District

Compatible with Existing Development

The Plan Commission finds that the proposed child care center will not be compatible with existing development and will impede the orderly development and improvement of surrounding properties. The Plan Commission finds that the proposed use will not be an amenity to the shopping center being in close proximity to the train line which brings concerns with air and noise pollution. They find the child care center is not a good use for the property and will not be compatible with the existing development in the area. The Plan Commission finds the child care center will have an adverse impact on surrounding properties. The Plan Commission finds the rooftop play area may be a detriment to the adjacent roadway network due to safety concerns, such as children throwing objects down onto the roadway below.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the proposed child care center use, but they find that the property is not suitable for the proposed use and will create a negative impact on surrounding properties.

Traffic

The Plan Commission finds that the traffic generated by the proposed use during daily morning and evening peak periods will have an adverse impact on traffic on the property and create safety concerns for children and their caregivers during drop off and pick up. The Plan Commission finds the rooftop play area will be a detriment to the surrounding properties bringing about safety concerns for children and the adjacent roadway network. The petitioner proposed to install a crosswalk from the main entrance to the main parking island at the suggestion of the Plan Commission, but the benefit of the new crosswalk did not outweigh the safety concerns of the Plan Commission.

Parking and Access

The Plan Commission reviewed the parking study prepared by the petitioner and finds the parking currently works well on the property as different uses have different peak hour demands. The petitioner's parking study indicates that adequate parking will be available throughout the day on the subject property for the proposed business. The Plan Commission was not convinced there is adequate parking for the proposed child care center during the daily morning and evening peak drop off and pick up periods and with the large number of child care center employees. The Plan Commission finds that the proposed use is not appropriate for subject property. The petitioners indicated that there is flexibility to have employees of the child care center park in a different parking lots in the shopping center if parking becomes a problem in the immediate subject area.

The existing vehicular access point to and from this development on Deerfield Road will not be changed for the proposed child care center.

Effect on Neighborhood

The Plan Commission finds the proposed child care center use will be significantly detrimental to the health, safety, or welfare of the public and injurious to the other property or improvements in the neighborhood and may diminish or impair property values in the surrounding area. The Plan Commission finds the proposed use will have an adverse impact on surrounding properties. The Plan Commission finds that the proposed child care center is not a good use for this vacant space, will not be an asset to the shopping center and the Village, and is not a desirable service business to have at this location.

Adequate Facilities

Adequate facilities (utilities, access roads) will be provided on the subject property, but the Plan Commission finds that the proposed use is not appropriate at this location.

Adequate Buffering

The Plan Commission believes that the existing buffering on the subject property is adequate.

Not Injurious to the Character of the C-1 Village Center District as a Retail Center

The Plan Commission finds the proposed child care center would be injurious to the character of the C-1 Village Center District as a retail center, is not a good fit at this location, and does not create or support a pedestrian shopping environment in the C-1 Village Center District and does not support the existing shopping synergy in Deerfield Square. The Plan Commission finds the use is not a good fit in this location. The proposed use does not contribute to pedestrian shopping activity. Deerfield Square currently benefits from a complementary mix of retail and related uses that work together to create a strong and vibrant shopping center. The proposed use would not add to that synergy and reduce opportunities for visually engaging storefronts that draw customers into Deerfield Square.

Public Comments from Other Day Care Operators

At the hearing, several day care operators with existing locations in the Village provided testimony about the impact that the applicant's business may have on their businesses due to the current demand for day care services and their ability to compete for a limited pool of day care employees. The Plan Commission determines that these concerns are not relevant to the standards in the Code and the effects of increased competition in the marketplace are not considered in making this recommendation.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Text Amendment to the Zoning Ordinance for a child care center as a Special Use in the C-1 Village Center District, be approved.

Ayes: (3) Crist, Schulman, Bromberg

Nays: (4) Keefe, Lubezny, Rauen, Stolman

Motion Fails.

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Text Amendment to the Zoning Ordinance for a child care center as a Special Use in the C-1 Village Center District, be denied.

Ayes: (4) Keefe, Lubezny, Rauen, Stolman

Nays: (3) Crist, Schulman, Bromberg

Motion Passes.

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Special Use for the proposed child care center for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center, be denied.

Ayes: (5) Keefe, Lubezny, Rauen, Schulman, Stolman

Nays: (2) Crist, Bromberg

Motion Passes.

Respectfully submitted,
Al Bromberg, Chair
Deerfield Plan Commission

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on January 8, 2026, at Deerfield Village Hall.

Present were: Al Bromberg, Chair
 Lisa Crist
 Bill Keefe
 Sara Lubezny
 David Rauen
 Blake Schulman
 Ken Stolman

Absent: None

Also present: Jeff Ryckaert, Principal Planner
 Dan Nakahara, Planner II
 Benjamin Schuster, Village Attorney

Chairperson Bromberg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

PUBLIC HEARING

- 1) Public Hearing on the Request for a Text Amendment to Allow a Child Care Center as a Special Use in the C-1 Village center District and Approval of a N. Family Club Child Care Center as a Special Use to be Located at 833 Deerfield Road in the Deerfield Square Shopping Center

Chairperson Bromberg asked for proof of publication and certified mailing. Mr. Ryckaert reported that notice was published in the Deerfield Review on December 18, 2025, and certified mailing receipts were provided by the petitioner.

Chris Siavelis, with Kirby Limited Partnership, presented on the request. Meaghan O'Connor, Development Manager with EIG14T Commercial Real Estate on behalf of N. Family Club, as well as Luay Aboona, Traffic Engineer with KLOA, Inc., were present to answer questions on the proposal. N. Family Club, a U.K.-based child day care operator, seeks to occupy the 13,153

square foot building located at 833 Deerfield Road. The request includes a Special Use permit as well as a Text Amendment to the Zoning Ordinance.

Mr. Siavelis presented a slide show depicting the interior design of the business. He noted N. Family Club plans to offer quality finishes in their buildout to create a safe and inviting environment for customers. They plan to include a lounge for parents to boost involvement. N. Family Club will offer children breakfast, lunch, and dinner as well as snacks throughout the day. Proposed operating hours are Monday through Friday, from 6:30 A.M. to 6:00 P.M. Total child capacity will be 153 children and peak operating hours are expected to be from 6:30 to 8:30 A.M. and from 4:30 to 6:00 P.M. The age range for children will be from six weeks old to pre-kindergarten. Mr. Siavelis noted N. family Club requires children to be accompanied into and out of the building for safety reasons. Mr. Siavelis presented a site plan and pointed out where the business would be located in the Deerfield Square Shopping Center in addition to some minor site plan changes. He noted the trash enclosure will be relocated to the south end of the service drive on the west side of the building. The service drive will be replaced with a 1,200 square foot at-grade play area. In addition, there will be an approximately 5,300 square foot play area located on the roof of the building. Both play areas will be surrounded by fencing. The rooftop play area will feature an 8-foot solid decorative fence and the at-grade play area will feature a 6-foot solid decorative fence, with both fence types being identical. Mr. Siavelis stated that, per the Commission's request at the pre-filing conference, a crosswalk was added from the parking field to the main entrance.

Mr. Siavelis noted the Deerfield-Bannockburn Fire Protection District has reviewed the preliminary plans and has approved them pending ADA accessibility for the at-grade play area and compliance with state standards for child care facilities. Mr. Siavelis presented the floor plan for the business which will feature 10 play rooms, with a maximum capacity pursuant to IL State code. Also included in the floor plan is a kitchen, lounge, break room, director's office, restrooms and small storage areas. He noted the rooftop play area will be accessible via an interior stairwell and the existing elevator. To accommodate access to the elevator, a doorway from inside the facility to the elevator will be added. Mr. Siavelis presented a slide depicting the proposed rooftop area on the north half of the building with the south half of the roof being used for existing mechanicals. There will be some minor building elevation changes, with the main change being the installation of an 8-foot fence. The color of the fence will blend into the neutral colors of the building. Other changes include storefront openings along the western elevation to increase natural sunlight in the playrooms. Mr. Siavelis noted the new storefront systems will match the existing glazing and facades. Proposed signage changes include a wall sign on the south elevation. The north elevation will feature a single blade sign utilizing the existing framing from the previous tenant and the south elevation will feature a wall sign which will not require a variance. Awnings will be added to soften the facades.

The petitioners engaged KLOA, Inc., to conduct and prepare a parking and traffic study. The report concluded that the proposed use will require less parking and generate less traffic than the previous restaurant uses. Mr. Siavelis stated the number of parking spaces exceeds the

Village Code parking requirements as well as industry standards. Mr. Siavelis presented a summary of the changes to the plan that have taken place since the pre-filing conference meeting.

N. Family Club completed a market demand analysis in early 2025, representing the most accurate information at the time. Chairperson Bromberg asked about the increase in the number of children (130 to 153) from the pre-filing conference. Mr. Siavelis stated it was a typo on his part. He discussed the level of service and amenities offered by the petitioner. He believes it is in the best interest of area residents to offer this service. He discussed the impact on pricing for child care services stating that more options lead to lower pricing, better serving the public interest. Mr. Siavelis reviewed the special use criteria and believes it is compatible with the existing development. He noted the lot size is sufficient and the parking and facilities are more than adequate for the proposed use. Mr. Siavelis does not believe the proposed business will be injurious to neighboring properties or the C-1 Village Center zoning district. He stated this is an ideal use due to the location and challenging leasing environment. Mr. Siavelis noted the destination-type use is ideal and the business fills a vacant building, providing a property tax benefit.

Commissioner Lubezny asked about the three child care centers included in the market analysis. She asked why other existing child care centers were not considered and why the radius for the analysis was limited to three miles. Ms. O'Connor discussed the process of conducting the market analysis and noted the comparisons were made between N. Family Club and similarly sized child care businesses. She stated the comparison did not include faith-based or home-based child care businesses. Commissioner Lubezny asked why only one Montessori school was included, but not others within the radius. Ms. O'Connor stated she was not part of the group that conducted the market analysis, but believes there may have been a threshold count that caused those schools to have been excluded, possibly based on student count. Commissioner Lubezny asked about the traffic count study and for specificity regarding the peak hours, noting the hours mentioned in the presentation were different than those included in the materials. Mr. Aboona noted the peak hour refers to the peak hour of traffic, not the peak hours of the business operation. He specified the peak hour referenced in the traffic study relates to the peak hour of the street system. He noted the morning peak hour for this location is from 8:00 A.M. to 9:00 A.M. and the peak hour for the afternoon is 4:45 P.M. to 5:45 P.M. The conditions for the study are designed by overlaying the peak hour with the peak hour of trip generation for the proposed child care use. Commissioner Lubezny also asked about the traffic analysis regarding a restaurant use. Mr. Aboona noted that analysis used the same methodology to examine if a restaurant would generate more traffic. He stated the child care use has more concentrated peak hours with limited traffic outside of the peak times and no weekend traffic being generated. Commissioner Lubezny asked if the restaurant data came from a hypothetical restaurant use or one of the previous restaurants that occupied the site. Mr. Aboona stated the data was based on a hypothetical restaurant use which would include afternoon/evening, weekend and delivery traffic. He noted a child care use typically has a rush

in the morning and a rush in the late afternoon with peak times frequently more spread out than a school with a set start time.

Commissioner Schulman asked about the comparison between the child care and high-turnover restaurant uses. He asked if the prior restaurants that occupied the space would be considered high turnover restaurants. Mr. Aboona noted it is a hypothetical comparison and it is impossible to know the exact traffic generation between them. Other restaurant uses would be fine dining or fast food/quick casual. He noted the restaurant use was included as a reference point. He pointed out that a restaurant operated there previously, with adequate traffic. Commissioner Schulman asked if all the employees will be present at the time of opening. Ms. O'Connor noted the full staff will not be present at opening. She stated the full staff will be present from 8:00 A.M. to 4:00 P.M. She does not expect the entire staff to be there at 6:30 A.M. for the business opening. Commissioner Schulman asked about the size of this facility compared to other child care facilities. Ms. O'Connor noted it is on the larger end of the spectrum, but there are others with larger student counts. Commissioner Schulman asked how the proposed number of 153 children compares to the other child care businesses included in the market study, specifically if that number is larger than the others. Ms. O'Connor stated she does not have that information. Commissioner Schulman asked if that information is made public. Ms. O'Connor stated that information may be available by filing a FOIA request with the state. Commissioner Schulman asked if there is any concern on the effect of vibrations from the train next door on children that may be on the rooftop play area. Ms. O'Connor stated there has not been any discussion of adding soundproofing. Mr. Siavelis noted based on studies for a previously-approved residential use, the freight trains provide more vibration than passenger trains. He stated the freight trains are less frequent than the passenger trains. Mr. Siavelis noted in his time in the building he did not notice any significant vibration from the train. He also noted METRA has done some improvement to the tracks due to aging, and that information was included when the previously-approved residential use was being proposed.

Commissioner Keefe asked if sound levels of the trains have been measured in the proposed play areas. Mr. Siavelis stated he did not have that data. Commissioner Schulman asked about concerns regarding exhaust fumes from the trains. Mr. Siavelis stated that issue has not been raised before and he had no information to offer on the issue. Commissioner Rauen asked if the child care would be utilizing Jewett Park, possibly for field trips. Ms. O'Connor stated she does not anticipate using that particular park, as there are play areas on site. She noted N. Family Club does occasionally offer field trips for children to enhance their education, but there is no intent to use Jewett Park for that purpose. Commissioner Rauen asked, when considering the rooftop play area, if there are any safety concerns being as the play area is located above and along Deerfield Road. Ms. O'Connor noted the licensing department (State of IL) would intervene if there was a safety issue. She noted the requirement that fencing is solid and non-climbable are characteristics designed to avoid dangerous conditions. Commissioner Rauen asked if ball play will be allowed and how they will address the concerns about balls going over the fence onto Deerfield Road, potentially causing a traffic concern. Ms. O'Connor stated the

play areas are always supervised and a ball being thrown over the 8-foot fence is unlikely. She noted it will be the child care operator's purview to allow ball play in that area.

Commissioner Stolman expressed concerns about the number of parking spots being adequate for the number of children that could be dropped off on a given day combined with the need for parking for employees. Mr. Siavelis noted the staggered drop off and pickup of children over a roughly two-hour period should alleviate any traffic or parking concerns. Mr. Aboona noted drop offs and pickups will likely occur over a two-hour period and are estimated to last 3-5 minutes. He noted the turnover is quite high and studies conducted at other child care facilities suggest the number of spaces should be more than adequate. Chairperson Bromberg asked if all the staff members will also be parking in that lot. Mr. Siavelis stated it is unlikely all the employees drive and use the parking lot, and stated if it becomes an issue, they can be relocated to other employee parking lots in the shopping center. Commissioner Stolman asked about objects being thrown or falling from the rooftop play area and stated he does not believe the 8-foot fence will be adequate. Mr. Siavelis stated the fence height conforms with State regulations and stressed that the children in that play area will be continuously supervised. Ms. O'Connor noted the building is surrounded by sidewalks on the ground level and given the height, it would be unlikely for a child to be able to throw an object over the 8-foot fence and have it reach the roadway. She stated the petitioner is more than willing to address any safety issues that arise. Commissioner Stolman stated his concerns with groups of children crossing Deerfield Road to access Jewett Park. Ms. O'Connor noted that due to it being a high-traffic road, child care operators would view that as an insurance issue. She stated there will be no intent to take the children to an off-site playground. Chairperson Bromberg asked if parents will be allowed to drop off their children and leave their car parked in the lot before getting on the train. Mr. Siavelis stated no commuter parking is allowed in the lot. Commissioner Schulman asked if parents could park there and go to Whole Foods to shop. Mr. Siavelis stated yes, parking in the child care parking lot would be allowed as long as they are remaining in the shopping center.

Public Comment

Jane Faynshteyn, co-owner of the Goddard School, has been with the school since it opened in 2019. She stated the Goddard School has a basketball court and balls frequently go over the fence. She is a parent, educator and community member who cares deeply about parents, teachers and the long-term health of the Village. She stated she is looking at this proposal through a lens of child development, staffing realities and quality of care. She does not oppose new businesses, but questions whether Deerfield needs additional large child care centers. She noted N. Family Club's proposal would require 40-45 teachers. She believes multiple large child care centers located next to each other creates instability. She stated that unlike retail or other businesses, early childhood education depends on stable staffing, consistent relationships and long-term trust between families, teachers and schools. Ms. Faynshteyn believes clusters of child care centers create higher teacher turnover, less continuity for children and lower overall quality creating a threat to the preschool environment. She noted the petitioner's market analysis stated that the Guidepost Montessori School is closing or may have already closed. Ms.

Faynshteyn stated she spoke with Sonia Lakhani, Head of School at Guidepost, earlier that day and they are open and operating with no plans to close the business. Ms. Faynshteyn noted the Primrose School in Deerfield and the Gardner School in Bannockburn are slated to open soon and will add nearly 450 seats requiring 130 educators. She believes the child care market is oversaturated.

Boris Kholyavsky, co-owner of the Goddard School, encouraged the Commission to deny approval of zoning for additional preschools for both N. Family Club and Primrose. He believes the Deerfield child care market is significantly over supplied and adding more supply will harm Deerfield families. Mr. Kholyavsky feels the core issue is Deerfield currently has more licensed child care seats than children. He pointed out that 2023 census data shows 1,249 children under the age of five years old reside in the 60015 ZIP code. Mr. Kholyavsky believes when the capacity exceeds the total number of preschool-aged children in the community, it will create an imbalance which is only going to get worse. He stated that approving two additional preschools will push Deerfield into a permanent oversupply position. Mr. Kholyavsky feels this is a community stability issue. When child care markets become oversaturated, longstanding community schools lose enrollment, teacher turnover increases and program quality declines. The result is that families lose stable, high-quality programs. Mr. Kholyavsky noted that he submitted supporting emails echoing his public comment. Chairperson Bromberg confirmed that the Commission received his email submission.

Doug Kambich is a lifelong resident who has also raised his children in Deerfield. He does not believe more child care providers are needed. Mr. Kambich feels a child care center is not a good use of the property and will not serve the community's interests. He expressed concerns regarding traffic and believes it will cause major congestion problems. Mr. Kambich believes there is a safety issue with the roof top play area, noting that it would be problematic to have children on the roof if there was a fire. He also believes it is not the Village's responsibility to fill the space with a business that does not help the community.

Lisa Kambich is the Director of the Deerfield Montessori School a non-profit organization that has been serving families in Deerfield for over 60 years. She believes her unique vantage point has allowed her to see the growth and changes in the community. Ms. Kambich noted she has no issue with the applicant or developers. She pointed out there are nine child care centers within the village limits with different philosophies offering a wide variety of choices. She noted that figure does not include home-based child care options or the additional 11 providers within a three-mile radius. She noted there is publicly available data that can be used to examine the need for child care centers in Deerfield. Ms. Kambich noted the oversupply of space for children, pointing out there are 1,027 spaces for 824 children. Current providers have fully-equipped classrooms ready to accept children. While there are some small waitlists at child care centers, the students could be accommodated by existing providers. Ms. Kambich stated the larger issue is the national shortage of early childhood educators. She stated, in her work as Director, that she is recruiting and training educators all year long. She feels that

additional child care centers are not necessary and approving the petitioner's request will result in fewer high-quality options and more child care center closures.

Megan Tinsley, owner and operator of Montessori Kids Universe in Bannockburn, discussed availability and staffing of her business. She pointed out the Gardener School will be opening in Bannockburn further increasing the number of child care centers. Ms. Tinsley spoke about the economic factors and pricing changes from adding more child care centers and the negative effect on the business environment. She feels it is irresponsible to say adding more spaces will reduce costs. When child care centers compete for business workforce wages increase, resulting in reduced profits for providers. Ms. Tinsley feels that adding capacity simply shifts the problem and increases the likelihood of failure. She pointed out the licensed capacity of child care centers is publicly available information that can be obtained through the Department of Children and Family Services website without a FOIA request. She stressed her opposition to the proposal.

Judy Rundell, Director of Christian Beginnings, supports the previous public comments. She pointed out there are open spaces available right now, capacity exists. Ms. Rundell does not believe adding another school will reduce costs, rather, she feels it will only end up increasing competition for employees driving up salaries thereby hurting business owners. Those increased costs will end up being passed on to parents. She also expressed her safety concerns about objects coming off the roof.

John Vanrenterghem lives at 640 Robert York Avenue and is a member of his condo association. He compiled questions on behalf of the condo association for the buildings located at 610 and 640 Robert York Avenue. Mr. Vanrenterghem feels traffic will be intensified at the drop off/pickup point during the mornings and evenings. He asked if it will be necessary for staging of the employees and visitors to the business. He also asked if there will be any potential impacts to the safety of residents, specifically those who cross the intersection of Osterman and Robert York Avenues. He expressed his concern about increased traffic as more businesses have opened up at the shopping center. Mr. Vanrenterghem noted the outdoor play area is in close proximity to the train station. He pointed out studies have shown locomotive engines can produce noise levels as high as 95 decibels without the use of horns. He expressed concerns about the idling, braking and emissions from the trains on young children.

Krista Reed, Head of School at Montessori Universe, discussed staffing issues for child care centers. Since the pandemic, there has not been enough qualified early childhood educators to satisfy the market's need. Ms. Reed noted lead qualified teachers are leaving the field at a pace faster than their replacements are entering it. She believes a market study will show none of the area daycares are fully occupied, mainly due to staffing issues. Mr. Reed emphasized the difficult process of finding teachers and does not believe adding another child care center is in the best interest of the Village.

Yvette Olsen has been a Deerfield resident for more than 30 years. She has been an early childhood educator in town for more than 25 years. She feels children are the most important, and providing them with stability is also important. She is concerned that oversaturation in a field with businesses not at capacity will create more instability for families. Ms. Olsen believes that instability may result in families switching between child care providers looking for price advantages. She believes this is a poor choice for the Village.

Mr. Siavelis stated there are arguments both for and against the proposed use. Ms. O'Connor respects the neighboring child care offerings and pointed out that parents make their child care decisions based on a multitude of factors. She believes Deerfield would benefit from an additional option.

Chairperson Bromberg stated the Plan Commission has concluded public testimony and will deliberate on their recommendation on this matter. He stated this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated the Plan Commission is a recommending body, and a written recommendation will be forwarded to the Village Board of Trustees for final action on this matter.

Commissioner Keefe stated he is not in favor of the text amendment or granting a special use for a child care facility in the C-1 Village Center District. Commissioner Stolman stated he has concerns on the effect of this business on the neighborhood and has additional concerns related to parking and safety. He stated he does not believe it is the right fit for the C-1 Village Center District. Commissioner Crist asked Village Attorney Schuster for a reminder on the purpose and responsibility of the Commission. Village Attorney Schuster noted there are two issues to consider pertaining to the relief that is being sought. The first is the proposed Text Amendment to allow a child care facility in C-1 Village Center District. Mr. Schuster stated the question is not whether there should be more child care businesses in the Village, rather the focus should be on the zoning district. He noted nothing would preclude a child care from applying in another district where it is a permitted use. The second issue pertains to land use standards that are evaluated based on land use not about stifling or encouraging market competition. The Commission's responsibility when considering the text amendment is to determine if the proposed use is good for the community. Mr. Schuster noted there are implications regarding market need, not in terms of competition. There is also an element of being an appropriate use that should be part of the consideration.

Mr. Schuster pointed out the Special Use standards are set forth in Village Code and are limited to the property and issue, specifically the physical nature of the property, the effect on the neighborhood it is surrounded by, and the use itself (e.g., compatibility with existing development, lot of sufficient size, adequate parking and access, etc.). He noted competition and market need are not part of the Special Use standards. He stated the Commission should consider each component part of the request separately: whether the Text Amendment is desirable, and then evaluating the application to determine if it meets the standards of a Special Use. Commissioner Keefe asked if the Text Amendment would allow some other

petitioner to apply to open a child care elsewhere in the district. Mr. Schuster confirmed that the Text Amendment would allow other child care businesses to apply for a Special Use Permit in the C-1 Village Center District. Commissioner Schulman stated market competition is not in the purview of the Commission, but he does not believe the proposed use is appropriate in the C-1 District. Commissioner Lubezny asked if the Text Amendment is not approved, is there still a need to vote on the Special Use request. Mr. Schuster stated it is best to take two votes on the separate requests to provide a clear recommendation to the Village Board.

Chairperson Bromberg noted in his time on the Commission, various proposed uses have come through. He noted competing business owners frequently comment on the negative effect the proposal will have on their business. He pointed out it is not the Commission's role to protect existing business from marketplace competition. He noted that he expressed his lack of excitement about this proposal at the pre-filing conference. However, he would like to see a vacant building filled. Chairperson Bromberg noted he does not have concerns about the proximity to the train, as that does not have a negative effect on children playing at Jewett Park. He also pointed out the previously approved residential use for the property and the fact that other businesses that do not generate sales tax have been approved in the C-1 District. Chairperson Bromberg noted that, about one year ago, when the child care center (Bright Horizons) in Parkway North was going to shut down, the Commission received public comments about the need for more child care services. He is in support of the petition. Commissioner Crist added that every opinion is respected. She understands the competition issue and noted the Commission has to review an application based on its own value. Chairperson Bromberg noted he has been to a child care center with a smaller parking lot (picking up a grandchild) and does not feel that it will be a detriment. Commissioner Rauen asked Mr. Schuster if approving the Text Amendment would allow child care businesses everywhere in the C-1 District. Mr. Schuster stated that the Text Amendment would allow other petitioners to apply for a Special Use Permit for a child care elsewhere in the C-1 District. The application would then be reviewed to see if it met the Special Use standards. Mr. Ryckaert clarified that a Special Use is a site-specific inquiry that would be evaluated to determine if it is an appropriate for the proposed location. Mr. Schuster stated approval would mean finding the use to be allowed, appropriate and subject to site specific analysis. Chairperson Bromberg asked for a motion regarding the Text Amendment.

Commissioner Schulman made a motion, seconded by Commissioner Crist, to recommend approval of the request for a Text Amendment to allow a child care center in the C-1 Village Center District.

The motion failed on the following vote:

Ayes: Crist, Schulman, Bromberg (3)

Nays: Keefe, Lubezny, Rauen, Stolman (4)

Commissioner Keefe moved, seconded by Commissioner Lubezny, to recommend denial of the request for a Text Amendment to allow a child care center in the C-1 Village Center District.

Mr. Schuster noted the Commission has other options to consider when making a motion. For example, a commissioner could move to study the issue further and continue it to another meeting to hear additional public testimony or review additional information from the applicant. He stated taking a vote on another motion is the proper protocol.

The motion passed on the following vote:

Ayes: Keefe, Lubezny, Rauen, Stolman (4)

Nays: Crist, Schulman, Bromberg (3)

Mr. Schuster stated that a recommendation can be made on the request for a Special Use permit. The previous vote was to recommend denial of the Text Amendment request. The Commission can still make a recommendation on the request for a Special Use permit, as it is a separate request for relief.

Commissioner Schulman moved, seconded by Commissioner Stolman, to recommend denial of the request for a Special Use Permit for N. Family Club child care center to be located at 833 Deerfield Road in the Deerfield Square Shopping Center.

The motion passed on the following vote:

Ayes: Keefe, Lubezny, Rauen, Schulman, Stolman (5)

Nays: Crist, Bromberg (2)

Chairperson Bromberg stated that the recommendations from the Plan Commission will be forwarded to the Board of trustees. He noted the petitioner is still free to present to the Board of Trustees and seek the requested relief. Mr. Ryckaert stated this item will go before the Board of Trustees on Monday, February 2, 2026.

DOCUMENT APPROVAL

1. December 11, 2025 Plan Commission Minutes

Chairperson Bromberg provided two corrections to the minutes. Commissioner Crist moved, seconded by Commissioner Stolman, to approve the minutes with the stated corrections. The motion passed with a unanimous voice vote.

Items from the Commission

There were no items from the Commission.

Items from the Staff

Mr. Ryckaert notified the Commission the next Plan Commission Meeting will be held on January 22, 2026.

Designation of Representative for the next Board of Trustees Meeting

Mr. Ryckaert reported that a representative from the Plan Commission will not be needed for the next Board of Trustees meeting.

Adjournment

There being no further discussion, Commissioner Stolman moved, seconded by Commissioner Rauen, to adjourn the meeting at 9:09 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted

Daniel Van Dusen, Deputy Village Clerk