

**PLAN COMMISSION AGENDA
Village of Deerfield
2nd Floor Franz Council Chambers
February 12, 2026 at 6:00 PM
Workshop Meeting**

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

1. Approval of 2026 Zoning Map

DOCUMENT APPROVAL

1. January 22, 2026 Plan Commission Minutes
2. 2026 Zoning Map Recommendation

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: February 5, 2026

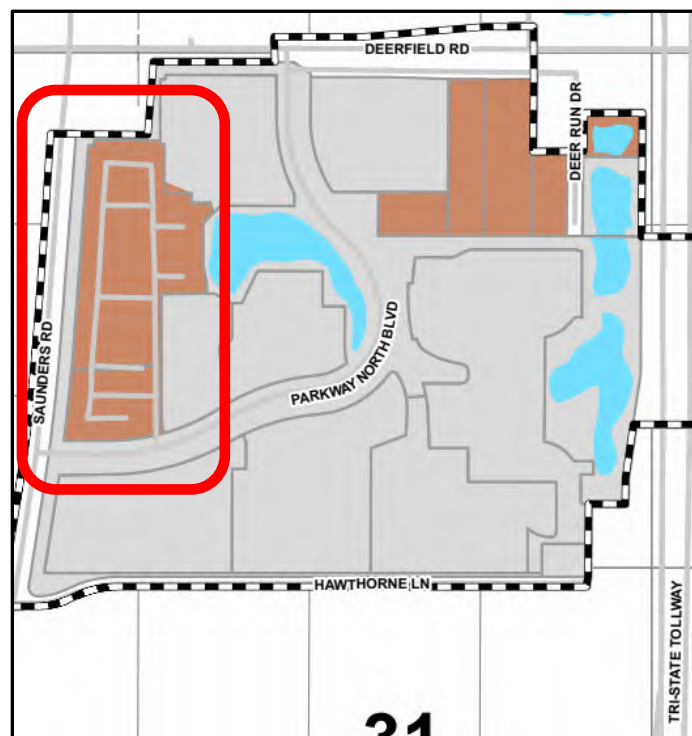
RE: Approval of 2026 Zoning Map



VILLAGE OF DEERFIELD

Each year the Village must publish a new zoning map by March 31 reflecting the changes for the preceding calendar year. This year's zoning map will show the following change:

- Rezoning of 5 and 8 Parkway North from I-1 Office Research Restricted Industrial District to R-5 General Residence District.



There are no other changes to the 2026 Zoning Map.



Village of Deerfield

2026 Zoning Ordinance Map

Lake and Cook Counties, Illinois

Zoning Classifications

SYMBOL	DIST.	PERMITTED USES	MIN. LOT AREA	MIN. LOT WIDTH	MAX LOT COVERAGE	PARKING REQUIREMENTS
	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES	20,000	100	35%	SEE ARTICLE 8, Z.O.
	R-2	SINGLE FAMILY DISTRICT SAME AS R1	12,000	80	35%	"
	R-3	SINGLE FAMILY DISTRICT SAME AS R1	9,000	75	35%	"
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES	1-F - 9,000 2-F - 12,000	75	35%	"
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES	1-F - 5,000 2-F - 13,000 M.F. - SEE Z.O.	S-F & 2-F - 75 M.F. - 100	35%	"
	C-1	VILLAGE CENTER	NOT APPL. (2,500 S.F. MIN.)	NOT APPL.	75%	"
	C-2	OUTLYING COMMERCIAL	NOT APPL.	NOT APPL.	30%	"
	C-3	LIMITED COMMERCIAL OFFICE	NOT APPL.	NOT APPL.	25%	"
	C-4	ENTERTAINMENT AND LIMITED RETAIL BUSINESS DISTRICT	5 ACRES	200 FT	35%	"
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRIAL	5 ACRES	200 FT	35%	"
	I-2	LIMITED INDUSTRIAL	5 ACRES	150 FT	40%	"
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES	NOT APPL.	NOT APPL.	40%	NOT APPL.

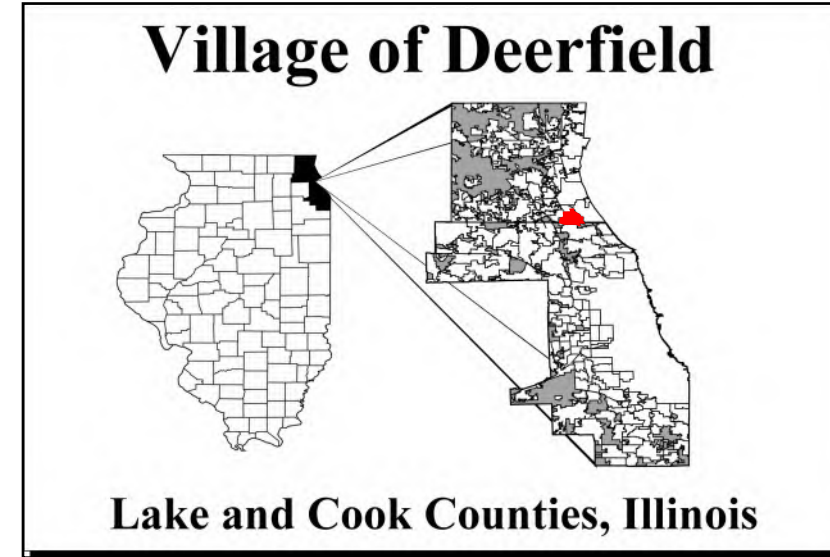
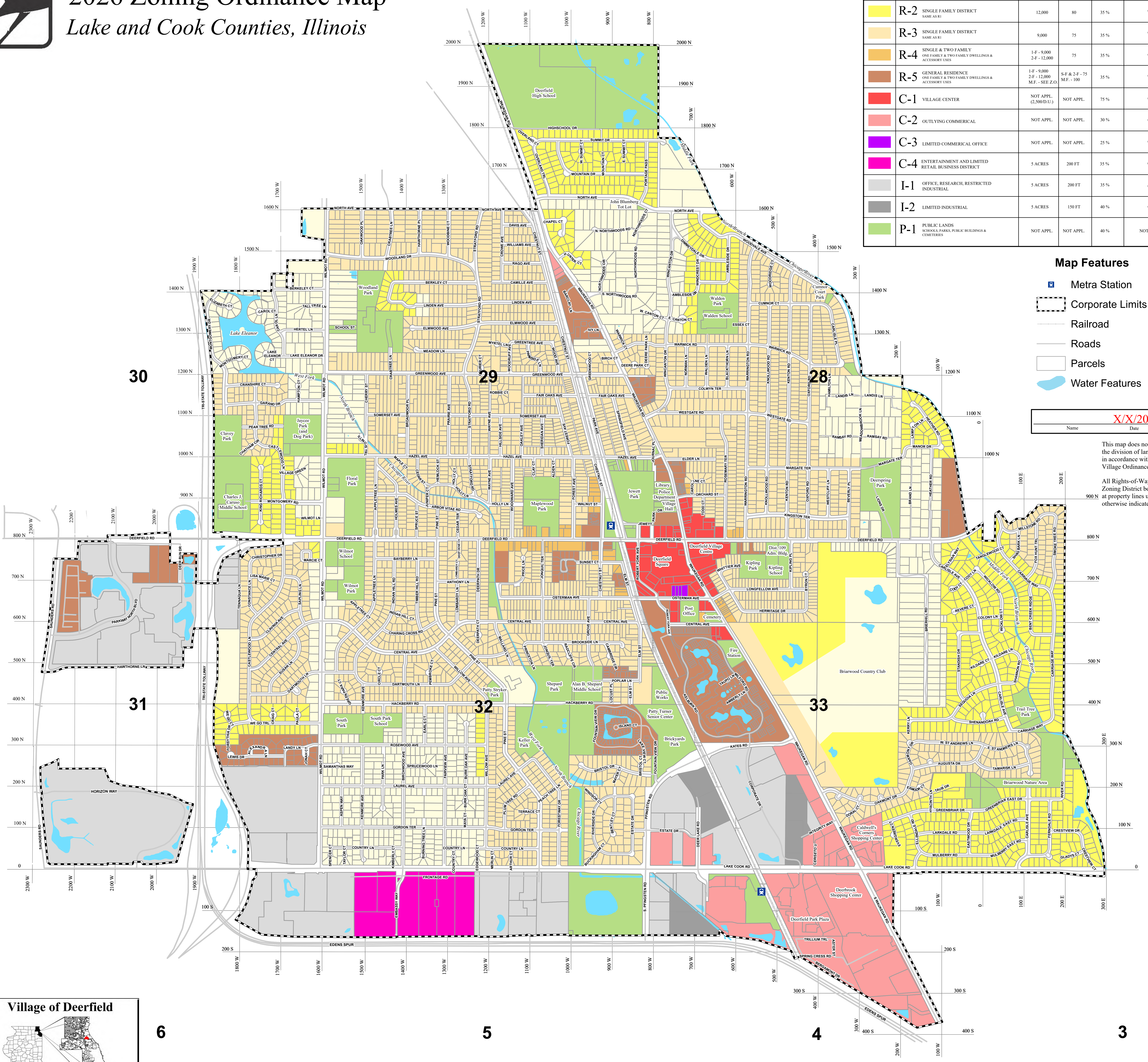
Map Features

- Metra Station
- Corporate Limits
- Railroad
- Roads
- Parcels
- Water Features

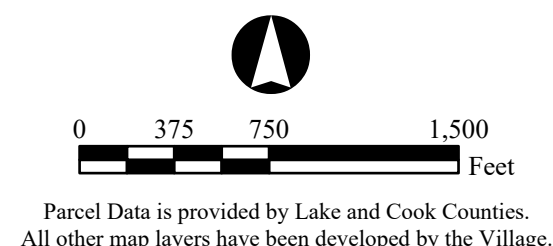
Name	X/X/2026
Date	

This map does not reflect the division of land in accordance with the Village Ordinances.

All Rights-of-Way are unzoned. Zoning District boundaries end at property lines unless otherwise indicated.



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**PLAN COMMISSION
VILLAGE OF DEERFIELD
January 22, 2026
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on January 22, 2026, at Deerfield Village Hall.

Present were: Al Bromberg, Chair
 Bill Keefe
 David Rauen
 Blake Schulman

Absent: Lisa Crist
 Sara Lubezny
 Ken Stolman

Also Present: Jeff Ryckaert, Principal Planner

Chair Bromberg noted the Village is not being represented by counsel tonight; rather, a transcript is being recorded and minutes are being taken by the secretary. Chairperson Bromberg swore in those 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.

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

Thinh To, Owner and General Contractor for Gloss Nail Bar, explained they currently have two (2) locations and will have four (4) in addition to the proposed Deerfield salon. Gloss is a luxury retail nail salon that caters to each individual client. They pay attention to detail with an emphasis on marketing. They bring people from 20 miles away into their locations. Gloss provides quality services, hold special event parties. Nail salons are currently an \$11.96 million industry and see a projected growth rate of 9.5 percent from 2023 to 2030. Mr. To projects building his client base from 5,000 to 7,000 in Deerfield by 2030. People patronize Gloss for consistent nail growth and health, cleaner healthier hands and feet, resetting their mental health, stress relief, professional monitoring, elevating appearance and confidence and a ritual that grounds customer's wellness routines.

Chair Bromberg questioned the size of the space. Mr. To explained their locations are all more than 6,000 square feet. Their salons are larger than typical salons. Gloss provides value and their customers typically walk around, and engage with the community. Approximately 65 percent of their clients are female. At their Rockford salon, which is about 4,500 square feet, they generate \$2.4 million in business. Mr. Ryckaert explained the zoning code limits the size of a nail salon to 2,100 square feet. In 2015, the Village limited a nail salon's size to 2,100 square

feet because of concerns about nail salons taking up too much retail space. Therefore, a Text Amendment is required for salons larger than 2,100 square feet, and then a Special Use is needed for the proposed location.

Adam Firsel, Managing Principal and Founder of Core Acquisitions explained there was a lot of competition to purchase Deerbrook Shopping Center, and they have owned it since November 4, 2025. He explained this space is the hardest space to lease in the shopping center, as it is the leftover space from Marshalls. It has 20 feet of frontage that opens in the back and a small sign band. Because the space opens in back, it is perfect for the pedicure rooms. Mr. Firsel was looking for a user to be a good tenant for that space. Gloss is a high-end, established business.

Commissioner Keefe noted this property only has 21 feet of frontage and goes deep. Commissioner Keefe questioned whether their business generates more sales tax than other salons. Mr. To explained they do not have retail; it is all service-based. He noted this is the first time he has appeared for a Special Use due to the location size, but has dealt with spacing requirements between nail salons in other communities.

Commissioner Schulman understands why the Trustees limited the space to 2,100 square feet in Cadwell's Corners. This center is a lot larger, and he suggested the Text Amendment to be limited to a specific percentage of the property; possibly the lesser of 7,000 square feet or 3 percent of the property. Chair Bromberg explained a Text Amendment would apply to all properties in the C-2 District. He believes limiting the size to a percentage would be difficult for smaller properties such as the Ifergan property. Staff will explore further how to limit the size of nail salon for the proposed Text Amendment for a nail salon in the C-2 zoning district.

Chair Bromberg explained the applicant also asked for a waiver of the parking study. The commissioners were okay with the waiver request.

Mr. Ryckaert explained the Public Hearing will be on February 26, 2026. Chair Bromberg suggested making a short presentation for the absent commissioners and letting the Commission know if there are any changes from the current proposal.

DOCUMENT APPROVAL

1) 833 Deerfield Road Text Amendment and Special Use Recommendation

Commissioner Schulman made some changes to the minutes. Commissioner Schulman moved, seconded by Commissioner Rauen, to approve the minutes as corrected. The motion passed unanimously on a voice vote.

2) January 8, 2026 Plan Commission Minutes

Commissioner Schulman recommended changes to the minutes. Commissioner Schulman moved, seconded by Commissioner Keefe, to approve the minutes as corrected. The motion passed unanimously on a voice vote.

Items from the Commission

Chair Bromberg questioned whether N. Family Club Child Care Center would be moving forward to the Board. Mr. Ryckaert explained they have asked to defer going to the Board and would keep the Village apprised. He noted Plan Commission representation would not be needed at the February 2, 2026 Board of Trustees meeting. Chair Bromberg noted if there are significant changes, would they have to appear before the Commission. Mr. Ryckaert explained that the Board could refer the matter back to the Plan Commission if there are significant changes to the plans.

Items from the Staff

Mr. Ryckaert explained the Plan Commission will be meeting in three weeks for the annual approval of the Zoning Map and possibly one other item. Chair Bromberg suggested poling the commissioners to meet earlier if the only matter they are discussing is the Zoning map.

Mr. Ryckaert reported a developer has purchased the Walgreen's campus in the C-4 District.

The Village has spoken to representatives from District 109 regarding plans for the schools. If the referendum gets approved, they will want to move quickly on the renovations of the schools. They want to rebuild Wilmot and Walden and make other significant renovations to the other schools, which would all be Special Uses in the P-1 District.

Designation of Representative for the next Board of Trustees Meeting

A representative is not needed for the February 2, 2026 Board of Trustees meeting.

Adjournment

There being no further discussion, Commissioner Keefe moved, seconded by Commissioner Rauhen, to adjourn the meeting at 8:09 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,

Jeri Cotton,
Secretary

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: February 12, 2026

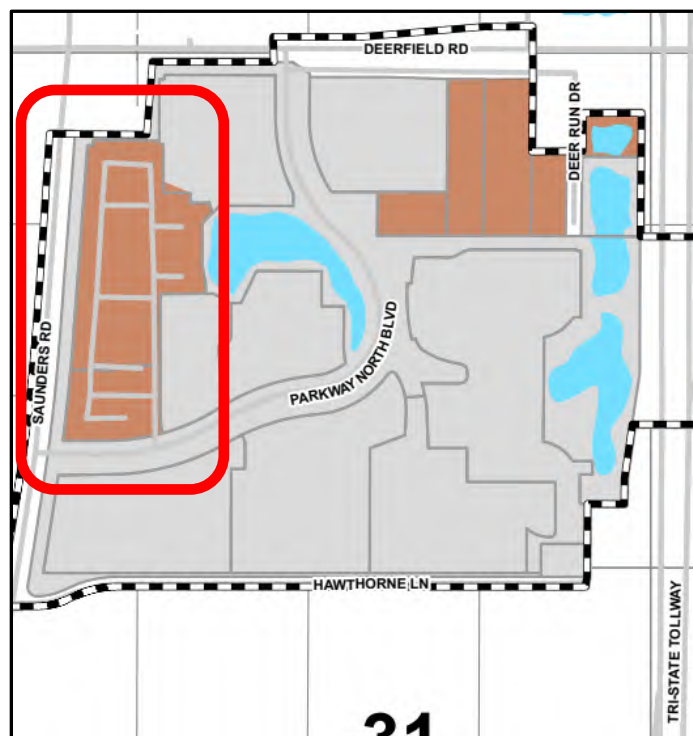
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RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the 2026 Zoning Map be published to reflect the change noted.

Ayes:

Nays:

Abstain:

Respectfully submitted,
Al Bromberg, Chair
Deerfield Plan Commission