

PLAN COMMISSION AGENDA
Village of Deerfield
2nd Floor Franz Council Chambers
February 26, 2026 at 7:30 PM
Public Hearing and Workshop Meeting

Public Comment on a Non-Agenda Item

PUBLIC HEARING

1. Public Hearing 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. February 12, 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: February 20, 2026

RE: Public Hearing 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



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: January 22, 2026

Public Hearing Publication Date: February 5, 2026

Public Hearing Date: February 26, 2026

Zoning Actions

The Deerfield Plan Commission is conducting a public hearing to consider a 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.

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 feet 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 the vacant Hobby Lobby space and the vacant Art Van Furniture space (now Sky Zone); 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 – Endeavor Health medical offices, Chick-Fil-A, and other 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 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 offer

appointments, walk-in clients, as well as offer private rooms for birthdays, parties, and 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.

No changes will be made to the exterior façade of the tenant space (other than proposed signage), 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. At the pre-filing conference meeting, the petitioner asked for a waiver of the parking and traffic study. The Plan Commission did not have an issue with waiving the parking and traffic study.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a nail salon of 7,000 square feet (rounded up from 6,858 proposed space) 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 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 nails 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 in the interest of the applicant.

In addition to the Text Amendment to allow a larger nail salon in the C-2 district, 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.

At the January 22, 2026 Prefiling Conference meeting, the Plan Commission suggested the Text Amendment to be limited to a specific percentage of the building; possibly 3 percent of the building area. The Text Amendment would apply to all properties in the C-2 District. The Plan Commission asked staff to further explore the matter of limiting the size of nail salon. Staff reviewed four shopping centers in the C-2 Outlying Commercial District varying in size from 11,296 square feet to 454,536 square feet and what a nail salon tenant size would be at 1%, 2%, 3% of the total building square footage. Table 1 illustrates the results.

Table 1

Shopping Center Property	Building Size* Square Feet	3% of Building Size	2% of Building Size	1% of Building Size
Ifergan	11,296	339	226	113
Cadwells Corners	79,774	2,393	1,595	798
DF Park Plaza	201,141	6,034	4,023	2011
Deerbrook	454,536	13,636	9,091	4545
*Village Files				

Reviewing the 1%, 2%, and 3% thresholds as applied to total building square footage indicates that a minimum allowable square footage is necessary to ensure nail salons can operate in smaller properties or as can be seen from the chart, the small properties such as Ifergan would not be allowed adequate square footage for a nail salon. Accordingly, staff is suggesting that the Plan Commission consider a Text Amendment that would:

- Establish a minimum allowable nail salon size of 2,100 square feet to take into account the smaller buildings in the C-2 District and which is consistent with the nail salon size currently allowed in the C-2 Outlying Commercial District; and
- Revise the maximum permitted size to 2% of the gross building square footage, capped at 7,000 square feet.

The proposed minimum allowable nail salon would provide a consistent baseline nail salon size regardless of building size, while the revised maximum would allow nail salon floor area to scale proportionately with the overall building size—up to a maximum of 7,000 square feet.

Text Amendment

Staff is recommending that the Plan Commission consider the current nail salon Special Use, 5.02-C.2.,m be amended as follows:

Replace

~~m. Nail salons of not more than 2,100 square feet of gross floor area providing manicures and pedicures, which may include ancillary service such as massage and waxing service.~~

And amend/replace with:

m. Nail salons of not more than 7,000 square feet or 2% of the total building whichever is lesser, with a minimum allowable nail salon of 2,100 square feet. Nail salon services include manicure and pedicure services and may include ancillary services such as massage and waxing services.

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 Residential Development

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
Starbucks	2,110	60/120*	224.88
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail			
Marshalls (Former Steinmart)	33,637	200	168.19
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
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)			2,212
Parking Exception			9%

Year	2,025	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,212	3,327	3,814
Parking Exception	9%	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) = 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 where the parking demand varies throughout the day depending on the uses.

Signage

Wall Signage

Wall signage is proposed for the building exterior and a shopping center pylon signs. The petitioner has a sign plan illustrating two (east and north elevation) wall signs for the tenant space as well as Pylon 5 along Lake Cook Road. The proposed wall signs are composed of internally illuminated, front-lit channel letters centered vertically and horizontally within the sign bands. The signs will have black faces and black returns. The east elevation will have a 48-inch diameter logo with black and gold translucent overlay with black returns. The east elevation wall sign is slightly off center over the tenant space in order to center the sign within the sign band.

Deerbrook Mall Sign Criteria (attached) restricts businesses of less than 10,000 square feet to a 28- inch letter height. In the past, the Appearance Review Commission (ARC) has sometimes restricted the entire sign height, including the logo, to this dimension. Sleep Number was required to reduce their logo to 28 inches, but Starbucks Coffee was approved with a 48-inch logo on their south and east elevations. Gloss Nail Bar is requesting a 48-inch logo and 2 lines of text totaling 38 inches, while maintaining the 28-inch letter height. Gloss Nail Bar feels that visibility is difficult in their proposed location, and the sign band is too narrow to allow for unstacked lettering. The proposed east and north wall signs

would require an exception to the Deerbrook Mall Sign Criteria for a letter height greater than 28 inches. The sign allowances for the wall signs follow.

East (Front) Elevation Wall Sign

	ALLOWED	PROPOSED
Sign Area:	8% of the wall area = 38.24 SF (or 80 SF, whichever is greater)	52 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height & 48-inch logo height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

North (Side) Wall Sign

	ALLOWED	PROPOSED
Sign Area:	4% of the wall area = 13.53 SF (or 40 SF, whichever is greater)	30.35 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

Pylon Signage

The petitioner is requesting two (2) half size sign panels to be added to Pylon 5 along Lake Cook. Proposed are aluminum sign faces with push-through graphics. The panels are to be painted Greyshank suede satin finish, as required by the sign criteria and the letter faces will be white (the same as the Floor & Decor face color). The minimum 4" margin around the text has been provided. The proposed sign meets the Deerbrook Mall sign criteria and the Deerfield Zoning Ordinance.

Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall signs, and pylon sign. The petitioner is scheduled to present their sign plan at the February 23, 2026 ARC meeting.

Prefiling Conference Minutes

Attached are the January 22, 2026 prefiling conference minutes.

**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 billion 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~~

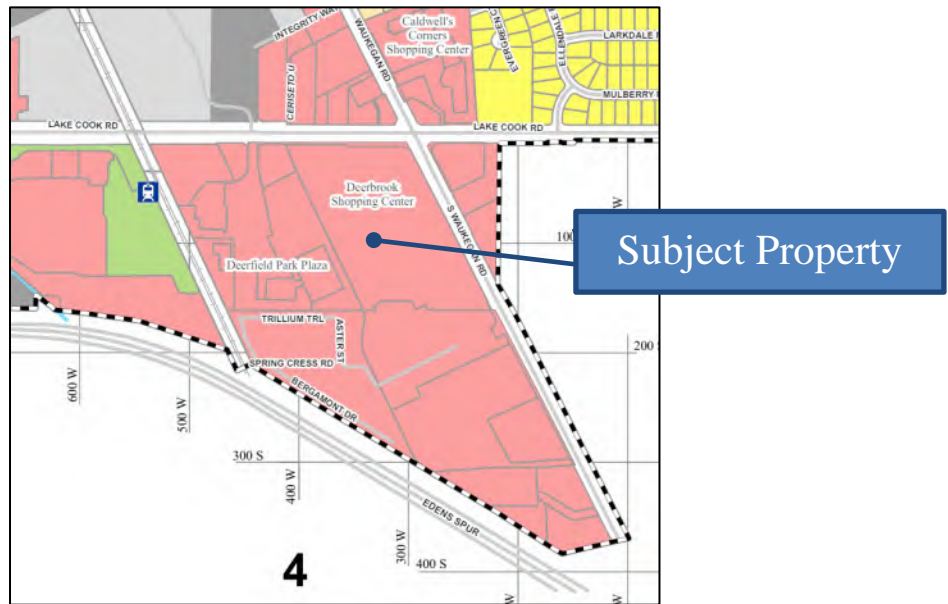
~~1) 833 Deerfield Road Text Amendment and Special Use Recommendation~~













~~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.~~

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

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.

DEERBROOK MALL SIGN CRITERIA

March 2017

All signs for the Premises are subject to the written approval of Landlord and the Village of Deerfield Appearance Review Commission.

A) General Design Requirements

- 1) One tenant identification sign is allowed for each elevation facing a public street or parking area.
- 2) No wall sign shall be located higher than the roof deck and no higher than thirty feet (30') above the curb, whichever is lower. Tenant's sign submittal shall indicate the roof deck height by a dashed line across the building elevation.
- 3) Wall signs shall not exceed a depth of six inches (6") and sign elements must be flat and installed on the same plane.
- 4) Tenant's signs shall be directly fastened to the vertical face of the Premises, in a manner approved by Landlord.
- 5) Sign wording shall be limited to store identity (corporate or trademarked name) and shall not include product, goods or services sold.
- 6) Logos shall be permitted only if trademarked and specifically approved by Landlord and the Village of Deerfield.
- 7) All sign attachment devices, wiring, clips, transformers, lamps, tubes and other sign mechanisms shall be concealed.
- 8) No animated, moving action, flashing or audible signs will be permitted.
- 9) Total sign area shall be calculated based on the sign area calculation method used by the Village of Deerfield sign ordinance. In all cases, signs shall not exceed eight percent (8%) of the front wall and four percent (4%) of a rear or side wall. Wall area is calculated by multiplying the height (grade to roof deck), by the lineal frontage (lease line to lease line).

- 10) No wall sign may exceed a maximum area of two hundred fifty square feet (250' sf).
- 11) Tenant signs shall be three dimensional, channel type individual letters, with acrylic face and metal sides and backs.
- 12) All exposed metal returns, mounting brackets, fastening devices and trim caps shall be black or match the two sign colors.
- 13) No sign shall be painted directly onto an exterior wall.

B) Sign Design

- 1) Trademarked sign colors will be approved upon Landlord's receipt of tenant's trademark certificate.
- 2) Wall sign colors shall be harmonious with the building architecture. A maximum of two colors may be used for each sign.
- 3) Sign text shall be surrounded by negative space, providing a margin between the letters and/or logo and the edge of the sign's background.
- 4) Signs shall be centered vertically and horizontally on the Premises' designated sign area.
- 5) Letter height shall be:
 - a) A maximum of twenty eight inches (28") for a business less than ten thousand square feet (10,000 sf).
 - b) A maximum of thirty six inches (36") for a business greater than ten thousand square feet (10,000 sf) and less than twenty thousand square feet (20,000 sf).
 - c) A business greater than twenty thousand square feet (20,000 sf), shall not exceed the maximum sign area allowance of two hundred fifty square feet (250 sf.) and said area shall be reasonable in relationship and proportion to the building.
- 6) Tenant signage may be all capital letters or a combination of upper and lowercase.

C) Sign Illumination

- 1) A sign's light source must be fixed and concealed. Exposed neon and exposed LED lighting are prohibited. Letters shall be internally face lit only.
- 2) Raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the exterior wall due to a structural conflict, the raceway shall be mounted to the exterior surface of the wall and be finished to match the background wall. Exposed raceways are discouraged.
- 3) Tenants are to control the illumination of their signs.

D) Window Signs

- 1) Window signs are regulated by village ordinance 0-07-26, which can be found on the Village of Deerfield's website.

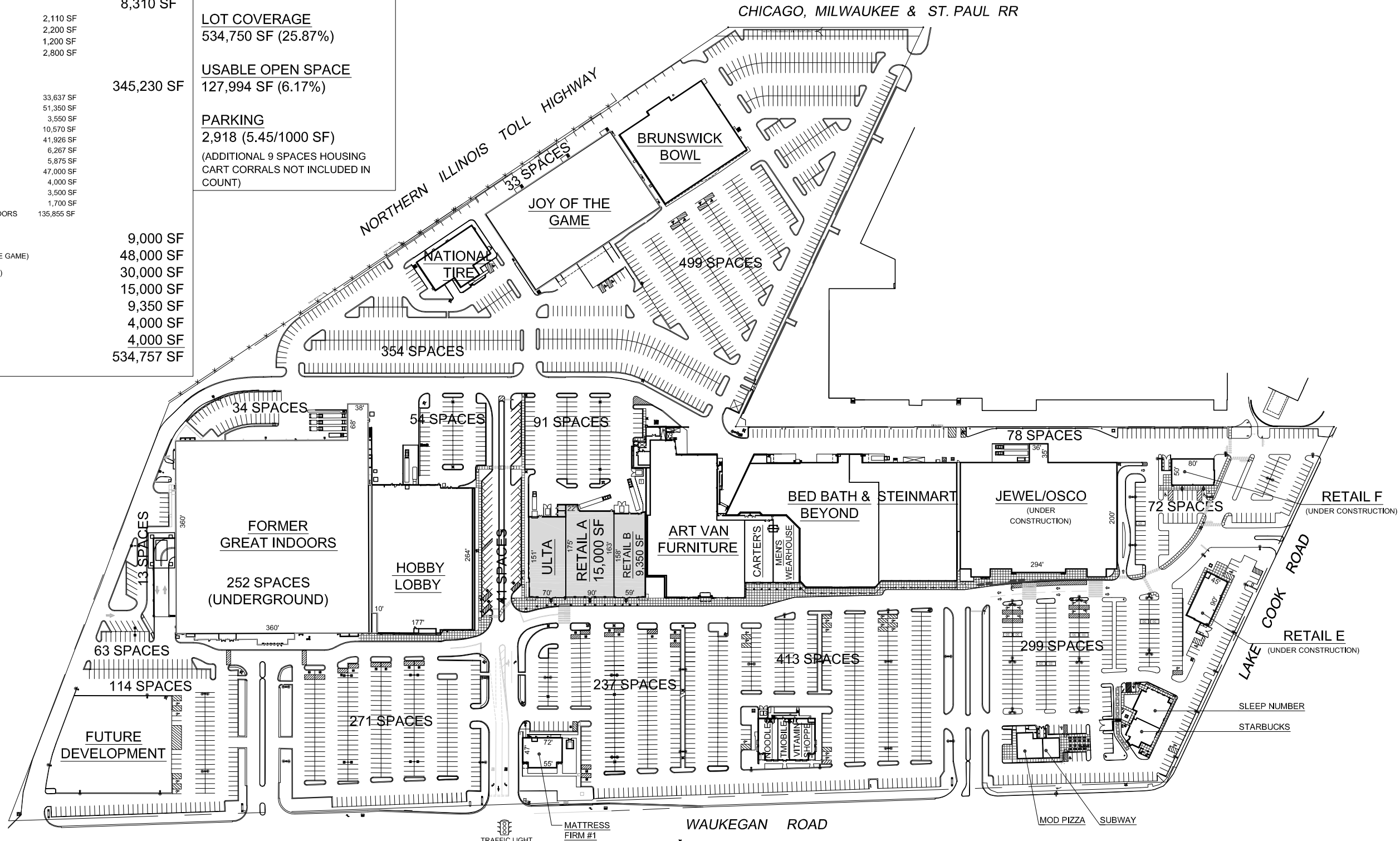
E) Miscellaneous Signage

- 1) No advertising placards, paper signs, banners, pennants, names, insignias or other descriptive materials shall be affixed upon the exterior walls of the premises or storefront.
- 2) Tenants will be permitted to place upon each entrance of its Leased Premises not more than one hundred forty four square inches (144") of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating store address number, hours of business and emergency phone numbers.
- 3) Permanent free standing signs are prohibited. The following signs are prohibited when placed outside of the tenant's interior premises: temporary free standing signs, sandwich boards, feather banners, inflatable characters, etc.

F) Pylon Sign Panels

- 1) Tenant's pylon sign panels shall be one trademark color.
- 2) Logos are prohibited on pylon sign panels.
- 3) Tenants shall submit their pylon panel design to the Village of Deerfield for review and approval with their wall sign package.
- 4) No more than one line of text shall be permitted on any panel.
- 5) Tenant sign lettering to be routed and push-thru 1" thick acrylic.
- 6) A minimum of a 4 inch margin on all sides of the tenant sign panel shall be kept around the text.
- 7) All Tenant sign panels shall be .125", flat aluminum painted MAP 13914 Greysbank (or approved color match), Suede Satin Finish and attached with countersunk screws on faces.
- 8) Landlord to designate the pylon sign and panel location for tenant's installation.

EXISTING GLA		LOT AREA	
GROCERY	61,867 SF	2,066,994 SF (47.45 ACRES)	
RESTAURANT	8,310 SF	LOT COVERAGE	
STARBUCKS	2,110 SF	534,750 SF (25.87%)	
MOD PIZZA	2,200 SF	USABLE OPEN SPACE	
SUBWAY	1,200 SF	127,994 SF (6.17%)	
NOODLES	2,800 SF	PARKING	
RETAIL/ BANK		2,918 (5.45/1000 SF)	
STEINMART	33,637 SF	(ADDITIONAL 9 SPACES HOUSING	
HOBBY LOBBY	51,350 SF	CART CORRALS NOT INCLUDED IN	
SLEEP NUMBER	3,550 SF	COUNT)	
ULTA	10,570 SF		
ART VAN FURNITURE	41,926 SF		
CARTERS	6,267 SF		
MEN'S WAREHOUSE	5,875 SF		
BED BATH BEYOND	47,000 SF		
MATTRESS FIRM #1	4,000 SF		
VITAMIN SHOPPE	3,500 SF		
TMOBILE	1,700 SF		
FORMER GREAT INDOORS	135,855 SF		
AUTO SERVICE		9,000 SF	
FITNESS (JOY OF THE GAME)	48,000 SF		
BOWLING (32 LANES)	30,000 SF		
RETAIL A	15,000 SF		
RETAIL B	9,350 SF		
RETAIL E	4,000 SF		
RETAIL F	4,000 SF		
		534,757 SF	

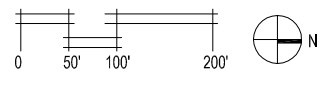


PROPOSED PLAN
SCALE: 1"=200'-0"

NEW CONSTRUCTION



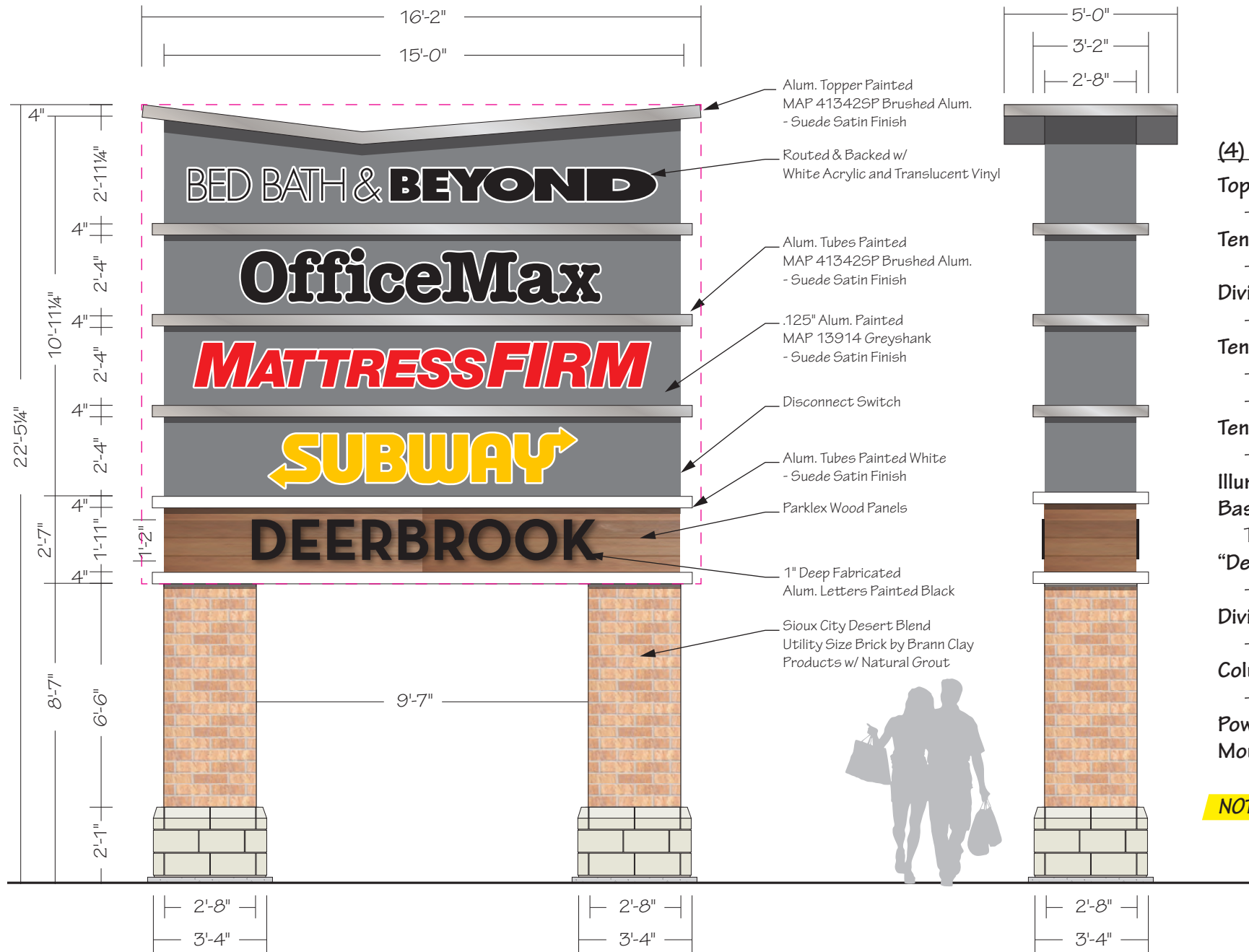
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



DEERBROOK MALL
DEERFIELD, ILLINOIS

April 06, 2017 Project #: 16094

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



$$\begin{array}{r}
 166.25'' \\
 \times 194.00'' \\
 \hline
 32252.50'' \\
 \hline
 \frac{32252.50''}{144} = 224 \text{ SF}
 \end{array}$$

(4) 22'-5 1/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs

Topper: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Cabinet: Fabricated Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish

Divider Bands: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Panels: .125" Flat Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish

- Attach w/ Countersunk Screws on Faces

Tenant Graphics: Routed & Backed w/ White Acrylic - Translucent Vinyl Graphics Applied

Illumination: White LEDs

Base Cabinet: Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels

"Deerbrook" Letters: 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

Divider Bands: Fabricated Aluminum Painted White - Suede Satin Finish

Columns: Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout

Power: Reuse Existing

Mounting: Use Existing Steel

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

1 of 2

WORK ORDER

76519

FILE NAME

MA76519am

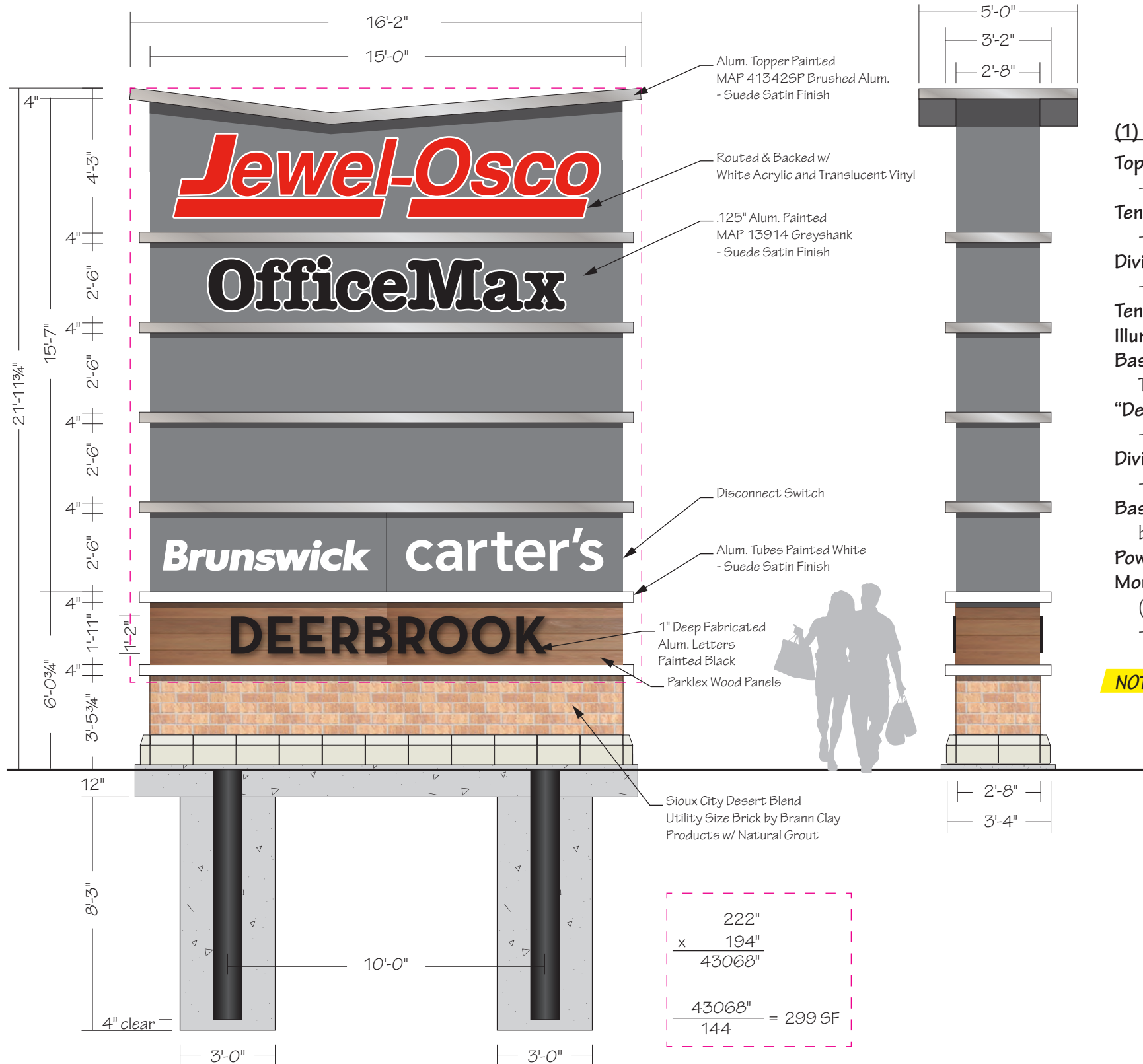
REVISIONS:

- 1 11.14.16
- 2 1.11.17 - move project name to lower cabinet
- 3 1.26.17 - reduce size
- 4 2.02.17 - adjust size
- 5 2.27.17 - Parklex HDL Timber
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



(1) 21'-11 3/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs

Topper: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Cabinet: Fabricated Aluminum Painted MAP 13914 Greys Shank - Suede Satin Finish

Divider Bands: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Graphics: Routed & Push-thru 1" Thick White Acrylic

Illumination: White LEDs

Base Cabinet: Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels

"Deerbrook" Letters: 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

Divider Bands: Fabricated Aluminum Painted White - Suede Satin Finish

Base: CMU Block w/ Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout

Power: Reuse Existing

Mounting: (2) 10" (10.75" O.D.) Sch. 40 Steel Pipes Set into (2) 3'-0" dia. x 8'-3" deep Concrete Piers - Concrete Pad Foundation for Masonry

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

2 of 2

WORK ORDER

76519

FILE NAME

MA76519am

REVISIONS:

- 1 11.14.16
- 2 1.11.17 - move project name to lower cabinet
- 3 1.26.17 - reduce size
- 4 2.02.17
- 5 2.27.17 - Parklex HDL Timber
- 6
- 7
- 8

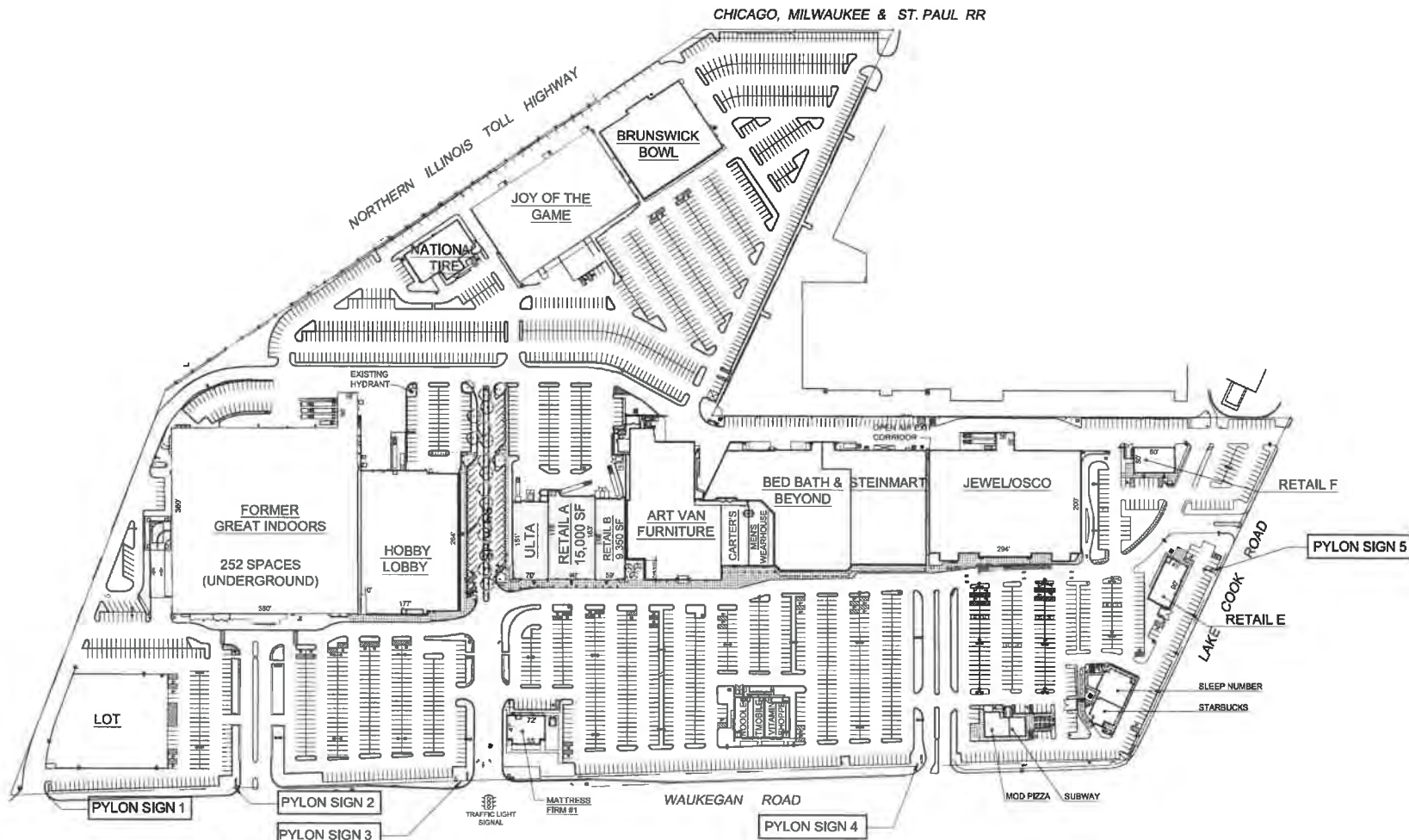
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

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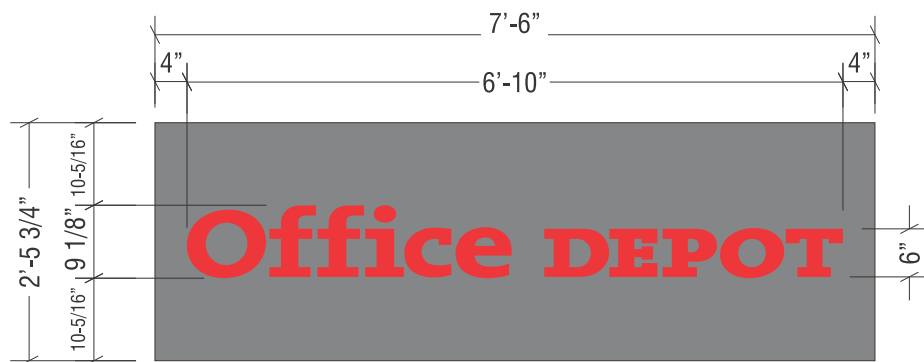
PYLON SIGN LOCATION PLAN
SCALE: 1"=200'-0"

OKW Architects
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

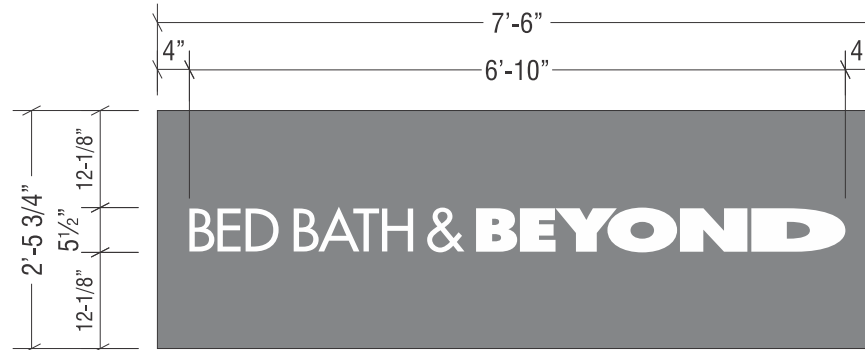
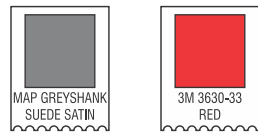


DEERBROOK MALL
 DEERFIELD, ILLINOIS
 March 02, 2017 Project #: 16094

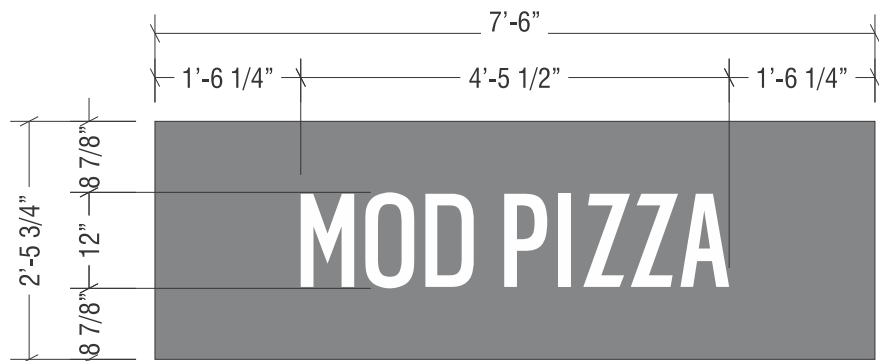
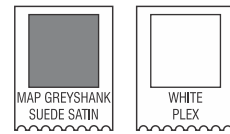
Previously Approved Deerbrook Half Panels



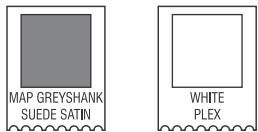
B TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



C TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



D TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



PYLON #1



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
11.7.22	REMOVE THE DUMP PYLON 3 & REVISE NOODLES GO TO MOD PIZZA
11.15.22	REVISE STARBUCKS(STACKED) & SLEEP NUMBER(COLORS)
12.9.22	VARIOUS REVISIONS PER JST NOTES - km
12.13.22	VARIOUS REVISIONS - km
12.21.22	ADDED COLOR SPECS - km
12.22.22	REVISED PER NOTES - km
1.3.23	REMOVED REG. MK. FROM BED BATH & BEYOND ALT. - km
1.9.23	REMOVED BED BATH & BEYOND ALT. - km
1.25.23	VARIOUS REVISIONS - km

Jay A. Mural 1/25/2023
 CUSTOMER APPROVAL DATE

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CLIENT	DEERBROOK MALL						
ADDRESS	110 S WAUKEGAN RD.						
CITY	DEERFIELD	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90680	SCALE:	NOTED	DATE:	02.24.2022	SHEET NO.	1

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

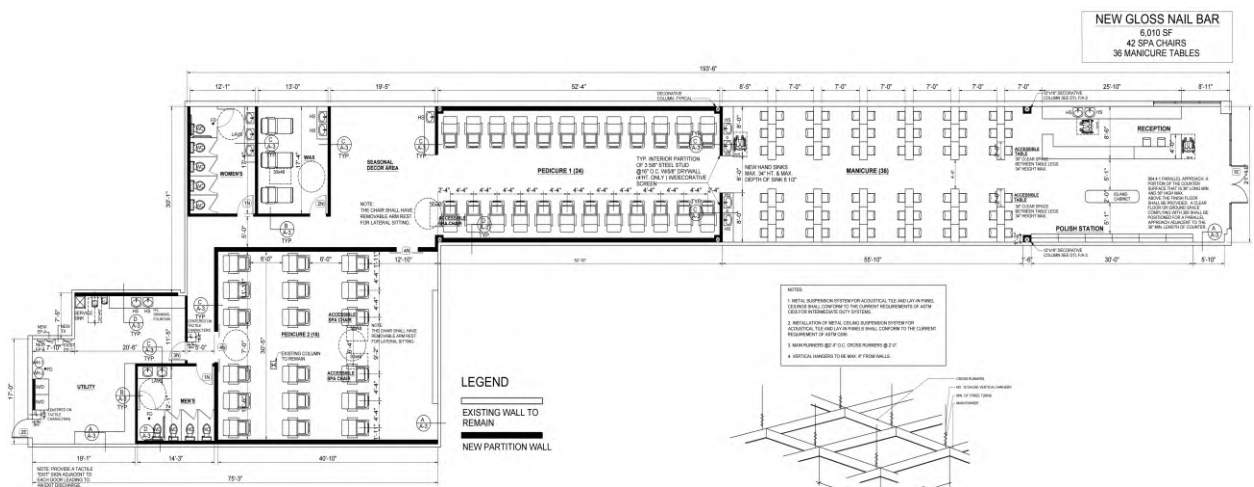
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

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.

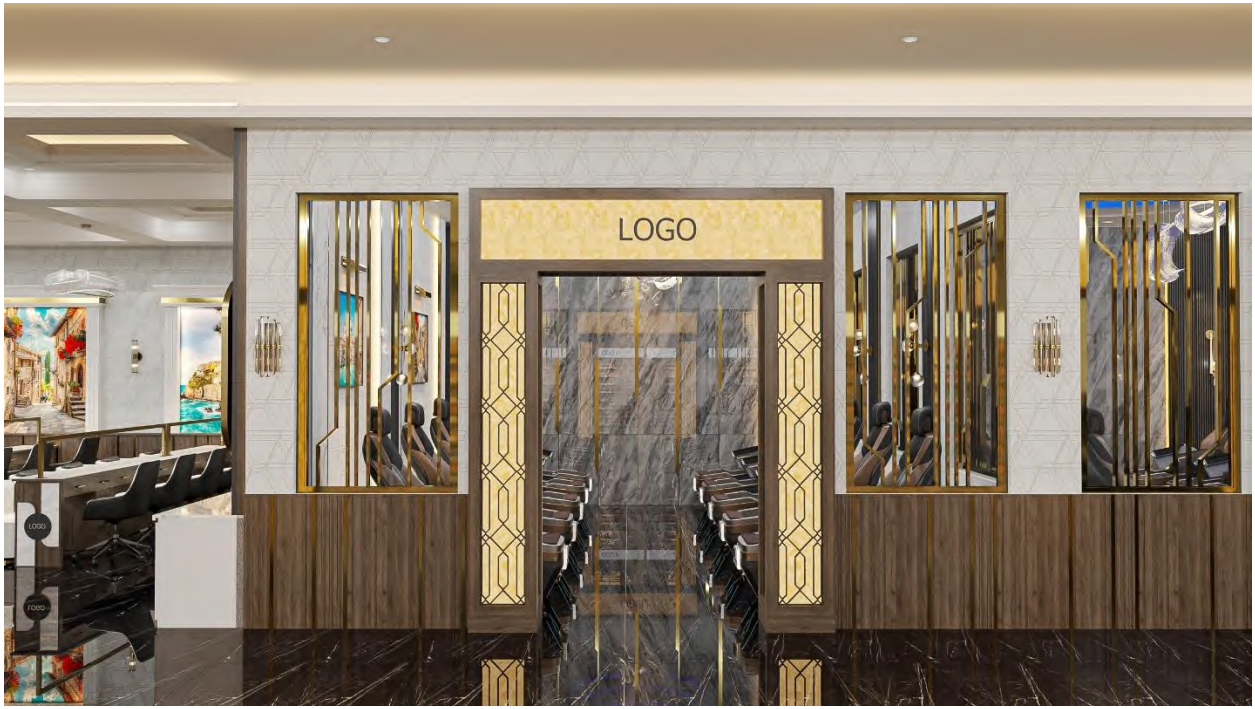
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center D



















Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by: _____

Date: _____

Proof date: 02/18/2026

Version #: 5

Page: 1/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:
- Fabricate & install channel letters

SIGN TYPE:
- Face-lit channel letters

SIGN FONTS:
- Custom designed logotype

QUANTITY:
- 1 set

OVERALL SIZE (HxW):
- 48"x156"

LETTER BODY DEPTH:
- 3"

MOUNTING TYPE:
- Flush, fasteners through backs

LIGHTING TYPE:
- White LED

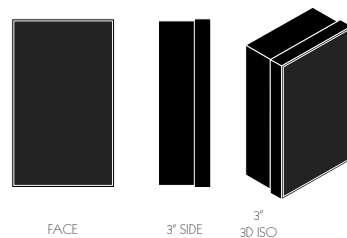
TRIM CAP COLOR/SIZE:
- 1", Black

RETURNS (SIDES) COLOR:
■ Black

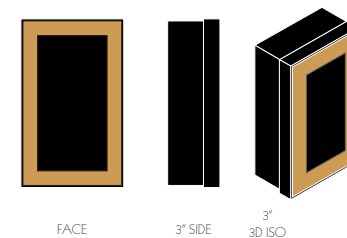
FACE COLORS:
■ #2447 acrylic with day/night black perforated overlay
■ #2447 acrylic with Oracal 8800-091 Gold Translucent overlay with opaque black graphics



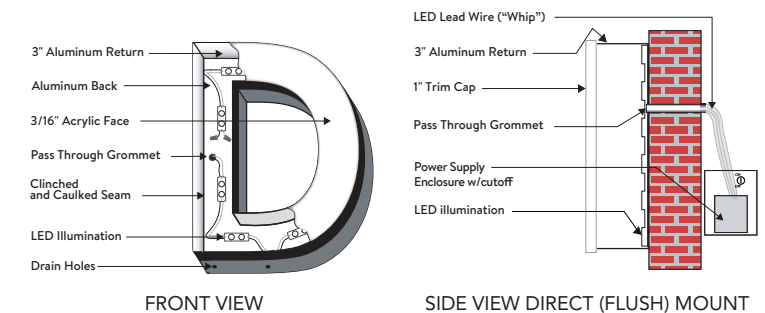
3" DEEP, FACE-LIT CHANNEL LETTER
TRIMCAP: 1" BLACK
BODY: BLACK
FACE: 2447 WHITE WITH PERFORATED BLACK OVERLAY



3" DEEP, FACE-LIT CHANNEL LETTER
TRIMCAP: 1" BLACK
BODY: BLACK
FACE: 2447 ACRYLIC WITH "GOLD NUGGET" OVERLAYS & BLACK OPAQUE GFX



FACE LIT CHANNEL LETTERS -3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS: Number of circuits: 1
Voltage: 120 -or- 277 VAC
Amperage: 4.8@120VAC -or- 2.8@277VAC
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package
Client: Think Hitto
Address: 94 S Waukegan Rd., Deerfield, IL 60015
Job #: 96210

Approved by: _____ Date: _____

Proof date: 02/18/2026 Version #: 5 Page: 2/6

Production cannot begin until this form is completed and returned to Signs Now

Installation rendering with wall measurements:

LEASE LENGTH:
- 21'-11"

HEIGHT TO ROOF DECK:
- 21'-10"

Sign to be centered within the sign band



ROOF LINE
21'-10"

Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS: Number of circuits: 1
Voltage: 120 -or- 277 VAC
Amperage: 4.8@120VAC -or- 2.8@277VAC
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

www.SignsNowRockford.com
700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 3/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:

- Fabricate & install channel letters

SIGN TYPE:

- Face-lit channel letters

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 1 set

OVERALL SIZE (HxW):

- 42"x104"

LETTER BODY DEPTH:

- 3"

MOUNTING TYPE:

- Flush, fasteners through backs

LIGHTING TYPE:

- White LED

TRIM CAP COLOR/SIZE:

- 1", Black

RETURNS (SIDES) COLOR:

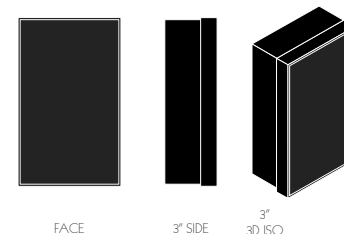
Black

FACE COLORS:

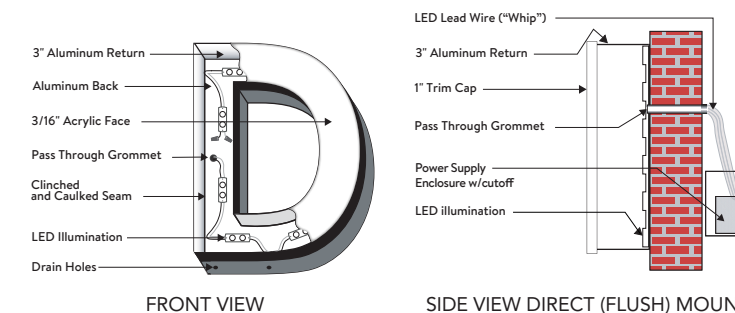
#2447 acrylic with day/night black perforated overlay



3" DEEP, FACE-LIT CHANNEL LETTER
TRIMCAP: 1" BLACK
BODY: BLACK
FACE: 2447 WHITE WITH PERFORATED
BLACK OVERLAY



FACE LIT CHANNEL LETTERS
-3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS: Number of circuits: 1
Voltage: 120 -or- 277 VAC
Amperage: 3.6@120VAC -or- 2.1@277VAC
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 4/6

Production cannot begin until this form is completed and returned to Signs Now

Installation rendering with wall measurements:

HEIGHT TO ROOF DECK:
- 21'-10"

ROOF LINE
21'-10"

Sign to be centered within the sign band



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:
 Number of circuits: 1
 Voltage: 120 -or- 277 VAC
 Amperage: 4.8@120VAC -or- 2.8@277VAC
 Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026

Version #: 5

Page: 5/6

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SCOPE OF WORK:

- Fabricate & install tenant panels

SIGN TYPE:

- CNC cut, push-thru acrylic panels

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 2pcs

PANEL MATERIAL:

- .080 aluminum

GRAPHICS MATERIAL:

- Translucent acrylic (3/4" protruding)

OVERALL SIZE (HxW):

- 29.75"x90"

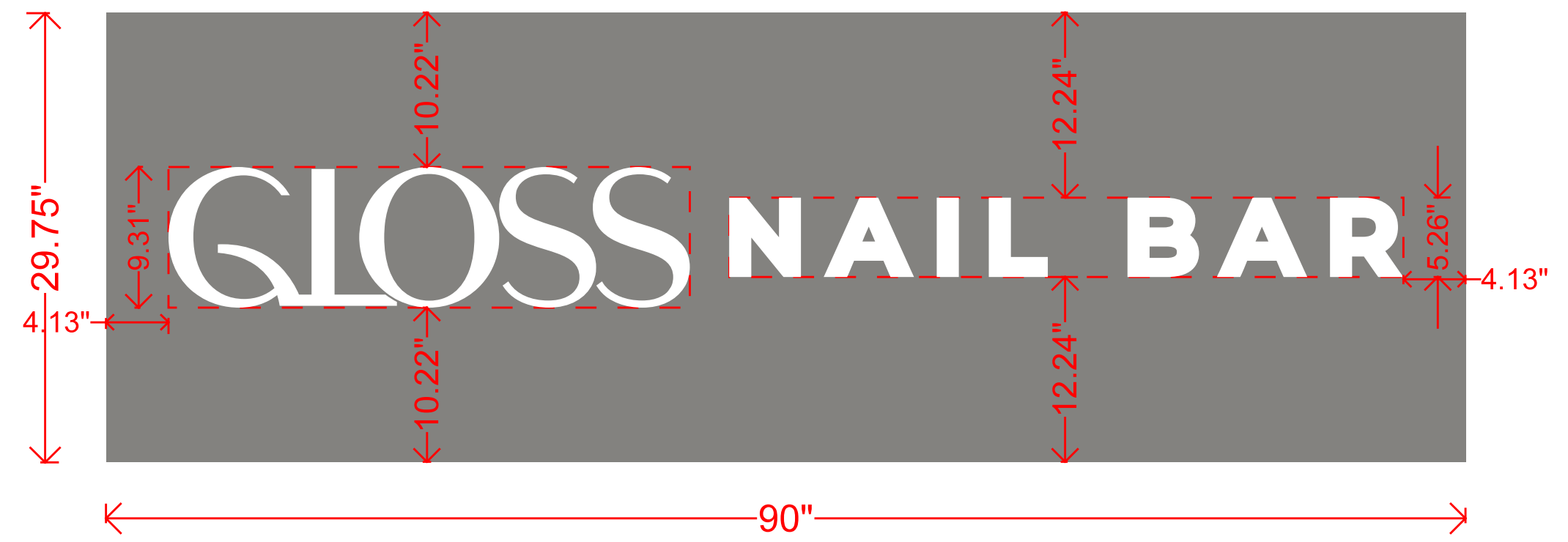
MOUNTING TYPE:

- Color matched button head screws

FACE COLORS:

Matthews #13914 "Greysbank"

#7328 Pure white translucent (same as "FLOOR & DECOR" lettering)



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.



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Installation rendering:



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**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 6:00 P.M. on February 12, 2026, at Deerfield Village Hall.

Present were: Al Bromberg, Chair
 Lisa Crist
 Sara Lubezny
 David Rauen (Arrived After Roll Call)
 Ken Stolman

Absent: Bill Keefe
 Blake Schulman

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

Public Comment on a Non-Agenda Item

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

WORKSHOP MEETING

1) Approval of 2026 Zoning Map

Mr. Ryckaert stated that each year the Plan Commission reviews the changes to the Zoning Map, and each year the Village publishes a new Zoning Map. This year's Zoning Map reflects a rezoning to the 5 and 8 Parkway North properties, changing that area from I-1 to R-5 for the VennPoint Development. That is the only change to the 2026 Zoning Map. Commissioner Stolman, seconded by Commissioner Crist, moved to approve the 2026 Zoning Map.

The motion passed by the following vote:

Ayes: Crist, Lubezny, Stolman, Bromberg (4)

Nays: None (0)

DOCUMENT APPROVAL

1. January 22, 2026 Plan Commission Minutes

Chairperson Bromberg provided two corrections to the draft January 22, 2026, Plan Commission Meeting minutes. Commissioner Lubezny moved, seconded by Commissioner Stolman, to approve the minutes with the noted corrections. The motion passed with a unanimous voice vote.

2. 2026 Zoning Map Recommendation

The Plan Commission did not have any changes to the 2026 Zoning Map Recommendation. Commissioner Crist moved, seconded by Commissioner Lubezny, to approve the recommendation. The motion passed with a unanimous voice vote.

Items from the Commission

None

Items from the Staff

Mr. Ryckaert notified the Commission there will be a public hearing for Gloss Nail Bar for a text amendment and special use in the Deerbrook Shopping Center at the next Plan Commission meeting.

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 Rauen moved, seconded by Commissioner Stolman, to adjourn the meeting at 6:15 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted
Daniel Nakahara, Planner II