AGENDA FOR THE BOARD OF TRUSTEES
Monday, March 16, 2026, 7:30 P.M.
Livestream available at Channel 10 and Village website

Call to Order
Roll Call
Pledge of Allegiance
Presentation – Police Department Annual Report
Minutes of Previous Meeting
Treasurer's Report
Bills and Payroll
Public Comment

REPORTS

26-33 Consideration and Action on the Plan Commission Recommendation on the 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

CONSENT AGENDA

26-28-1 Ordinance Authorizing Approval of the 2026 Zoning Map

26-39 Resolution Approving and Authorizing Agreement with the Village of Bannockburn

OLD BUSINESS

NEW BUSINESS

26-34 Resolution Approving an Agreement for Professional Therapy Services with First Responders Wellness Center LLC, 911 Wellness Group and Living Pono Counseling

26-35 Resolution Reallocating 2026 Volume Cap to the Village of Buffalo Grove, Illinois

26-36 Resolution Authorizing Purchase Order For Centrifuge Repair

26-37 Ordinance Amending Section 2-185 of the Municipal Code of the Village of Deerfield, as Amended, Regarding Injunctive Relief in Administrative Adjudications

26-38 Resolution Waiving Competitive Bidding and Authorizing the Purchase of Submersible Pump from Xylem, Inc.

26-40 Resolution Approving a Fourth Amendment to the Lake-Cook Corridor Agreement with the Village of Northbrook

Items for Discussion by Mayor and Board of Trustees
Reports of the Village Manager
Adjournment

2025

DEERFIELD POLICE DEPARTMENT

ANNUAL REPORT

Chief of Police
John J. Sliozis

Deputy Chiefs of Police
Brian Budny & Chris Fry

850 Waukegan Road, Deerfield, IL 60015

JOHN SLIOZIS

MESSAGE FROM CHIEF OF POLICE

I am pleased to submit the 2025 Deerfield Police Department Annual Report. This report details police activity, service programs provided to improve the quality of life in Deerfield and our efforts to place professional, well-educated officers on our streets.

The Department has historically placed emphasis on programs and activities designed to better serve the community. This report highlights efforts in the past year toward that commitment and describes other improvements in the quality of service provided by the Deerfield Police Department.

I would like to take this opportunity to thank Mayor Dan Shapiro, the Village of Deerfield Board of Trustees, and Board of Police Commissioners, members of the community, and the police officers and employees of the Deerfield Police Department for their dedicated support of professional law enforcement services for our community.

Respectfully,

John J Sliozis

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ORGANIZATIONAL CHART

JANUARY 1, 2026

MISSION

With respect and dignity, the Deerfield Police Department will provide professional and ethical service through partnership with citizens and proactively identifying risks to Deerfield's quality of life.

The Police Department has identified nine continuing goals to accomplish this mission:

- Prevention of crime
- Apprehension of offenders
- Recovery and return of property
- Safe movement of traffic
- Provision of services unavailable from other public and private welfare agencies
- Prevention of substance abuse in the community
- Education of juveniles, informing them of their legal responsibilities
- Education of the public in the steps it can take to reduce the probabilities of becoming the victim of criminal attack
- Participation in the implementation of disaster and disorder services

VALUES

Core values guide and inform all of an organization's interactions and reflect the agency's identity. Understanding of these values ensures that each staff member is clear on the ideals needed to achieve goals and objectives.

The Deerfield Police Department has identified the following values:

Professionalism in day-to-day activities of law enforcement and serving the community

A community that is **safe** for its residents and visitors

A **balance** of service, training, career development, and personal time that provides staff with the opportunity for success at the work place and home

Human rights that are the foundation of the country and society

TEN SHARED PRINCIPLES

The Deerfield Police Department endorses the “Ten Shared Principles” of the Illinois Association of the Chiefs of Police (IACP) and the National Advancement of Colored People (NAACP).

On March 22, 2018, the NAACP Illinois State Conference and the IACP agreed to share a set of principles regarding the relationship between law enforcement and the communities and people they serve in Illinois. These principles were designed to build mutual trust between law enforcement and the community.

1. We value the life of every person and consider life to be the highest value.

2. All persons should be treated with dignity and respect. This is another foundational value.

3. We reject discrimination toward any person that is based on race, ethnicity, religion, color, nationality, immigrant status, sexual orientation, gender, disability, or familial status.

4. We endorse the six pillars in the report of the President’s Task Force on 21st Century Policing. The first pillar is to build and rebuild trust through procedural justice, transparency, accountability, and honest recognition of past and present obstacles.

5. We endorse the four pillars of procedural justice, which are fairness, voice (i.e., an opportunity for citizens and police to believe they are heard), transparency, and impartiality.

6. We endorse the values inherent in community policing, which includes community partnerships involving law enforcement, engagement of police officers with residents outside of interaction specific to enforcement of laws, and problem-solving that is collaborative, not one-sided.

7. We believe that developing strong ongoing relationships between law enforcement and communities of color at the leadership level and street level will be the keys to diminishing and eliminating racial tension.

8. We believe that law enforcement and community leaders have a mutual responsibility to encourage all citizens to gain a better understanding and knowledge of the law to assist them in their interactions with law enforcement officers.

9. We support diversity in police departments and in the law enforcement profession. Law enforcement and communities have a mutual responsibility and should work together to make a concerted effort to recruit diverse police departments.

10. We believe de-escalation training should be required to ensure the safety of community members and officers. We endorse using de-escalation tactics to reduce the potential for confrontations that endanger law enforcement officers and community members; and the principle that human life should be taken only as a last resort.

COMMUNITY OUTREACH

The Deerfield Police Department has always understood the importance of being present in the community. Community outreach by police departments is an effort to engage with community members proactively, instead of a reactionary way. When residents encounter a member of the Deerfield Police Department, they should feel comfortable asking questions, voicing concerns or just saying hello. In an effort to facilitate this type of communication the Department hosts regular events such as Coffee with a Cop, Community Roll Call and Cone with a Cop.

These events primarily serve to provide opportunities to share important crime prevention information, safety tips, and for residents to meet the patrol officers who serve their community.

Coffee with a Cop

Cone with a Cop

COMMUNITY OUTREACH

Touch a Truck

Toy Drive for Lutheran General & Ronald McDonald House

Safety Seat Event

Cram a Cruiser

Pack the Place & FD vs PD Home Run Derby

Gurnee & Westmont Police Expo

FUNDRAISING

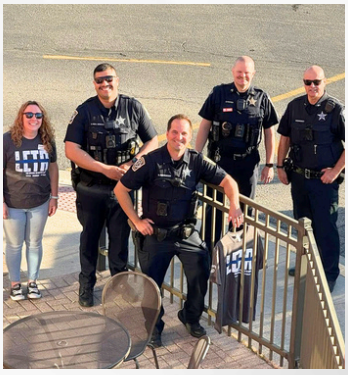
The Deerfield Police Department has historically placed an large emphasis on giving back to the community through partnership with nonprofit organizations and fundraising.

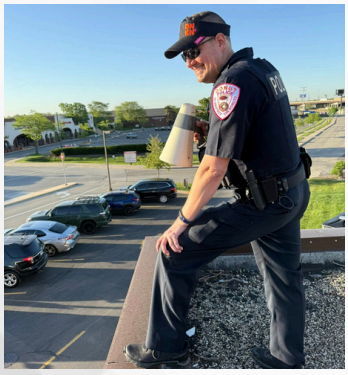
Special Olympics Illinois
We are proud to be affiliated with Special Olympics Illinois and participated once again in the Law Enforcement Torch Run. Another large fundraising event is the annual Cop on a Rooftop held in partnership with Dunkin'. Deerfield raised over $5,800 for Special Olympics Illinois through these events.

The Cure Starts Now
In the spirit of "No Shave November" employees raised funds through The Cure Starts Now: Beard It Up & Color for the Cure campaign to support pediatric cancer research. As a team we raised $4,472 for the cause.

Special Olympics Torch Run

Cop on a Rooftop





FUNDRAISING

The 100 Club of Illinois
The Department raised funds for the 100 Club of Illinois through our memorial patch fundraiser and Pack the Place Charity Basketball event. The 100 Club of Illinois provides for the dependents of fallen first responders across Illinois. In May, in honor of National Police Week, subdued police memorial patches were available to the public for a minimum donation of $10. Over $4,396 was donated to the 100 club of Illinois through these events.

Cancer Wellness Center of Northbrook
The Deerfield Police Department once again partnered with Cancer Wellness Center of Northbrook for the Pink Patch Patrol fundraiser. Pink Deerfield Police patches were available to the public for a $10 donation. Pink patches were available at our Coffee with a Cop event and at a Portillo's Fundraising event. We were able to raise over $2,192 throughout the month.

Memorial Patch

Pink Patch

FIELD OF HONOR

In November 2025 The Deerfield Police Department, in partnership with the Village of Deerfield, Deerfield Bannockburn Fire Department, Deerfield Park District, Public Works, Deerfield Public Library, and the Deerfield American Legion, organized the inaugural Field of Honor in Jewett Park.

For Veterans Day weekend Jewett Park became Deerfield's Field of Honor with a breathtaking display of 500 United States flags, each representing a story of honor and sacrifice. This moving tribute is a powerful reminder of the sacrifices made by our veterans and active-duty service members.

Proceeds from the flag dedications and sponsor donations benefited Midwest Veterans Closet and Lake County Honor Flight; organizations that support and uplift those who have served. Over $12,885 was split between the two organizations.

CITIZEN'S POLICE ACADEMY

Commander Tokarz led two Citizen's Police Academy sessions in 2025. Participants completed a nine-week program designed to promote and enhance citizen understanding and awareness of our role within the community. Participants were instructed in a variety of law enforcement topics by officers who specialize in those areas. Topics discussed included, Patrol Operations, Interview & Interrogation, Accident Investigations, Evidence Collection, Rapid Deployment, and much more.

JUNIOR POLICE ACADEMY

Deerfield hosted its third Junior Police Academy in August 2025 and it was a great success. Throughout our JPA program, young Deerfield residents dove into the exciting world of law enforcement, gaining hands-on experience in collecting evidence, taking fingerprints, and investigating crimes. Through engaging activities, they learned valuable skills in mental toughness, self-discipline, and teamwork, all while developing a deeper understanding of the importance of police work in their community.

Several Deerfield Police employees gave age-appropriate presentations or demonstrations in their area of expertise.

SCHOOL RESOURCE OFFICERS

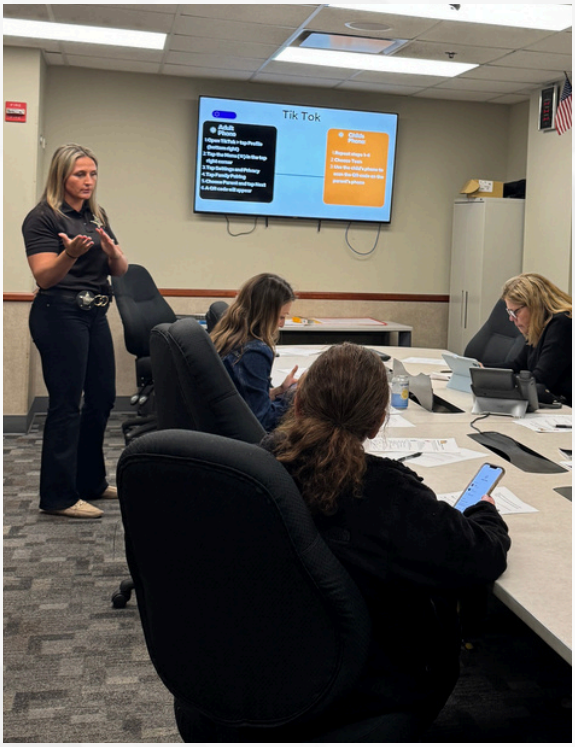
The Deerfield Police Department currently has one School Resource Officer assigned to Deerfield High School and one dedicated to serving the students, staff, and families of District 109.

SROs foster working relationships between the police, school administration, social service agencies, parents, teachers, and students in order to maintain a safe and stable environment for children.

Officers McKenzie Cherestal and Lauren Maldonado currently serve as the SRO of Deerfield High School and Deerfield District 109 respectively.

SAFE SCREENS PARENT WORKSHOPS

School Resource Officer Maldonado along with Sergeant Salato hosted the Safe Screens Parent Workshop Series in 2025 to help adults understand and navigate electronic devices and digital apps their children might use. The series was broken into weekly sessions focusing on specific topics including; Parental Controls, Snapchat, TikTok, Instagram, and games with chat features like Minecraft and Roblox.



All workshops included a presentation with real life case examples and hands-on instruction of the safety measures for that app, such as how to set content restrictions and manage privacy settings.

The Safe Screens Parent Workshops were offered free to Deerfield residents and were well-received by those in attendance. The plan is to continue to offer workshops in the future.

PATROL OPERATIONS

Patrol Operations is comprised of three shifts that are responsible for patrolling the streets to serve and protect the community. The patrol section responds to all emergency and non-emergency calls for service and enforces statutes and ordinances. The patrol section's duties include:

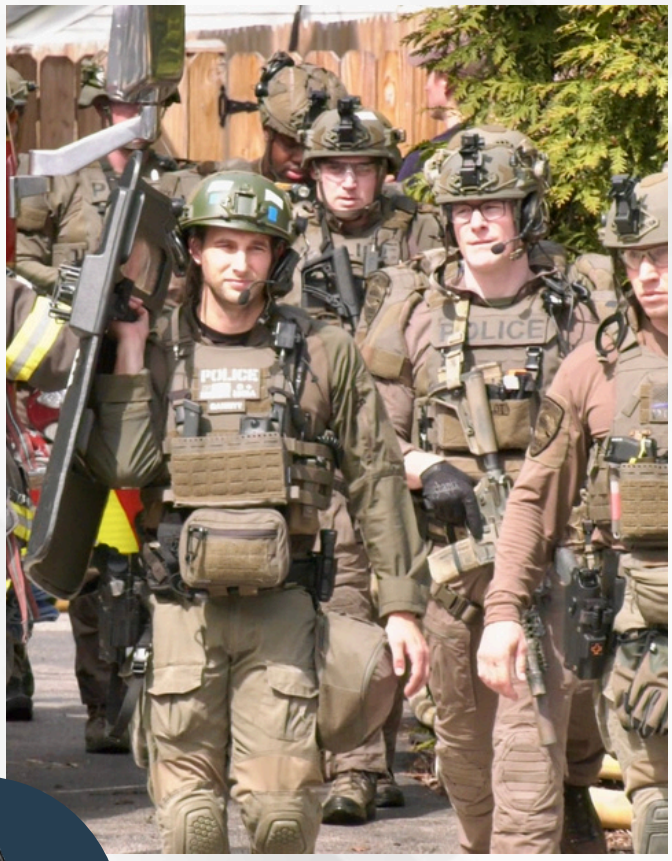
- Patrol residential streets and commercial businesses
- Respond to calls for service
- Traffic Enforcement
- Bicycle Patrol
- Evidence Technicians
- Community Relations

The Patrol Section places a strong emphasis on community involvement and ensuring the highest quality of law enforcement services provided.

NORTHERN IL POLICE ALARM SYSTEM

The Northern Illinois Police Alarm System (NIPAS) is a multi-agency mutual aid network for law enforcement in northeastern Illinois, providing shared resources like tactical teams (Emergency Services Team) and crowd control units (Mobile Field Force) for high-risk situations, natural disasters, or major events, ensuring local police have backup and specialized equipment.

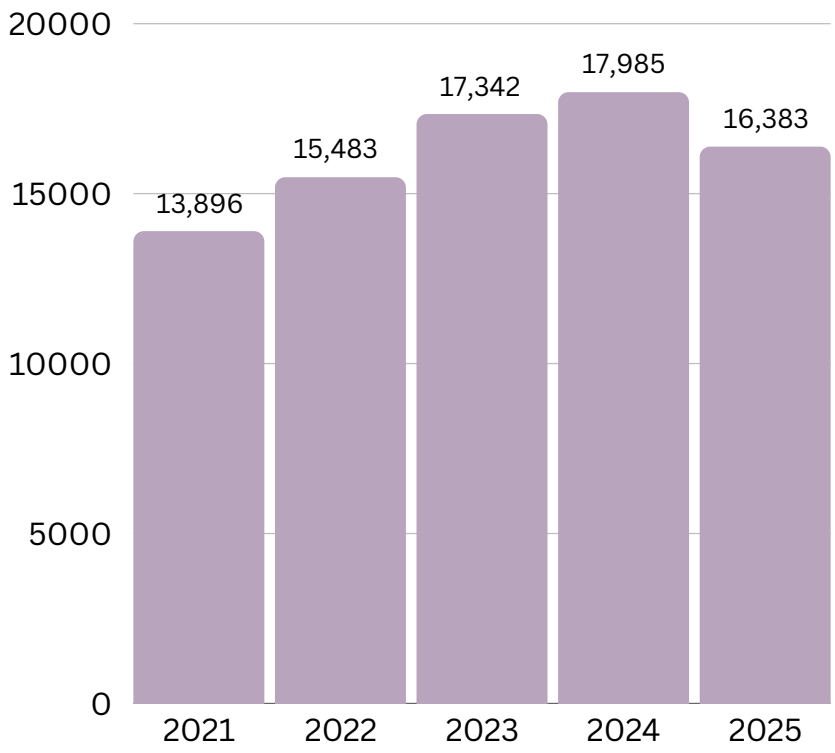
Deerfield requested aid from NIPAS in April for assistance with an armed, barricaded subject who threatened to set fire to his home.



CALLS FOR SERVICE

Calls for Service is a term used by police departments to describe virtually every police activity that requires a response from an Officer or Community Service Officer including: crime complaints, requests for service, inspectional service, premise checks, traffic collisions, investigations of crimes and a myriad of other services provided to the general public. Calls for Service also includes self-initiated activity by the officer, including traffic stops, relating to the violation of Village or State law.

In 2025, the Deerfield Police received 16,383 calls for service.



BICYCLE UNIT

As part of the Patrol Unit, the Bicycle Unit consists of full-time sworn police officers that patrol throughout the Village brining Police closer to the community. Bicycle Patrol Officers speak to neighborhood groups, participate in business and civic events, consult with social agencies, and take part in education programs for youth.

The Bicycle Unit supplements uniformed patrol officers and provides covert coverage in situations where a marked police car would not be feasible. This Unit focuses on strong public relations while remaining highly visible to deter crime. Park district facilities, businesses, schools, and residential areas are covered during a tour of duty. The Department has 15 sworn officers certified as Bike Officers with 2 pending to be trained in 2026.

BIKE & PEDESTRIAN GRANT

In 2024 the Deerfield Police Department applied for grant funds from the Illinois Department of Transportation. Ultimately, the Department received $10,272 for the purpose of bicycle and pedestrian safety education and enforcement.

In 2025 we held three public education events at the Deerfield Farmer's Market. At these events, Bike Officers distributed educational materials and answered questions about bike laws and bike safety.

Safety enforcement for the grant focused on bicycle and pedestrian violations and aggressive driving in school zones. This enforcement resulted in 36 traffic stops and 30 citations.

TRAFFIC UNIT

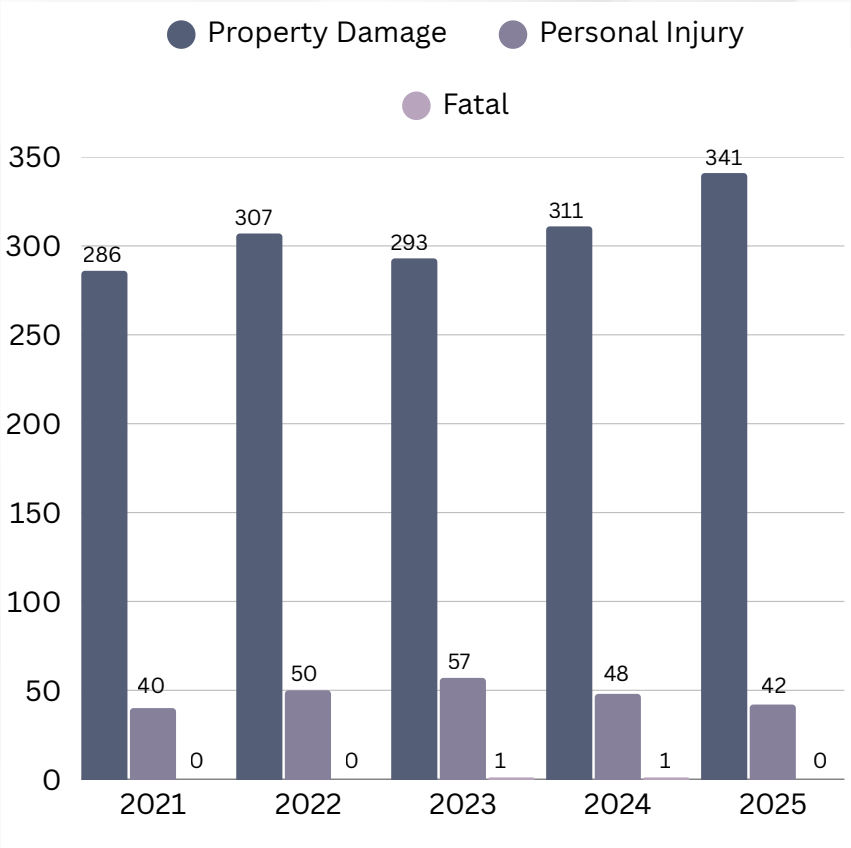
The Traffic Unit focuses on traffic safety issues including but not limited to; traffic enforcement, traffic safety education, citizen traffic complaints, and acts as a liaison with Olson Transportation, Inc. In 2025 the Traffic Unit responded to 14 traffic complaints and handled 24 Stop Arm Violation Complaints reported by school bus drivers to Olson Transportation, Inc.

When responding to a traffic complaint, the Traffic Unit prepares traffic surveys as needed, organizes selective enforcement, and reports results back to the original complainant. The report may conclude that no more enforcement is needed, engineering changes need to be made, or that selective enforcement needs to continue.

The Traffic Unit works in conjunction with the Patrol Division to reach the important goal of reducing traffic crashes and allowing the traffic to flow smoothly and safely throughout the Village.

2025 PUBLIC ROADWAY CRASHES

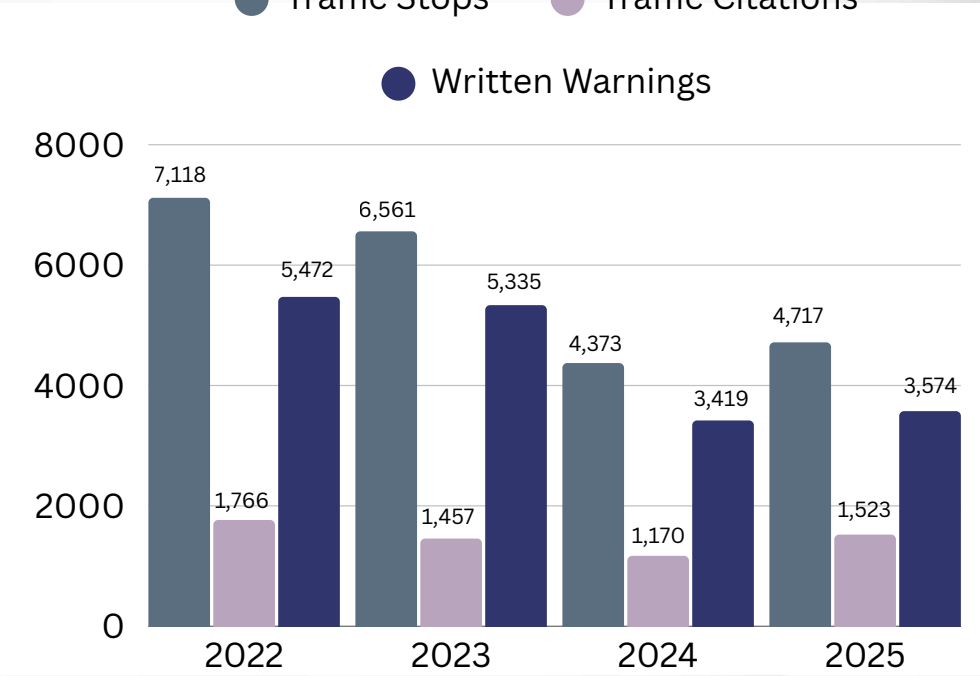
Property Damage	341
Injury Reported, Not Evident	25
Non-Incapacitating Injury	16
Incapacitating Injury	1
Fatal	0
Total	**383**



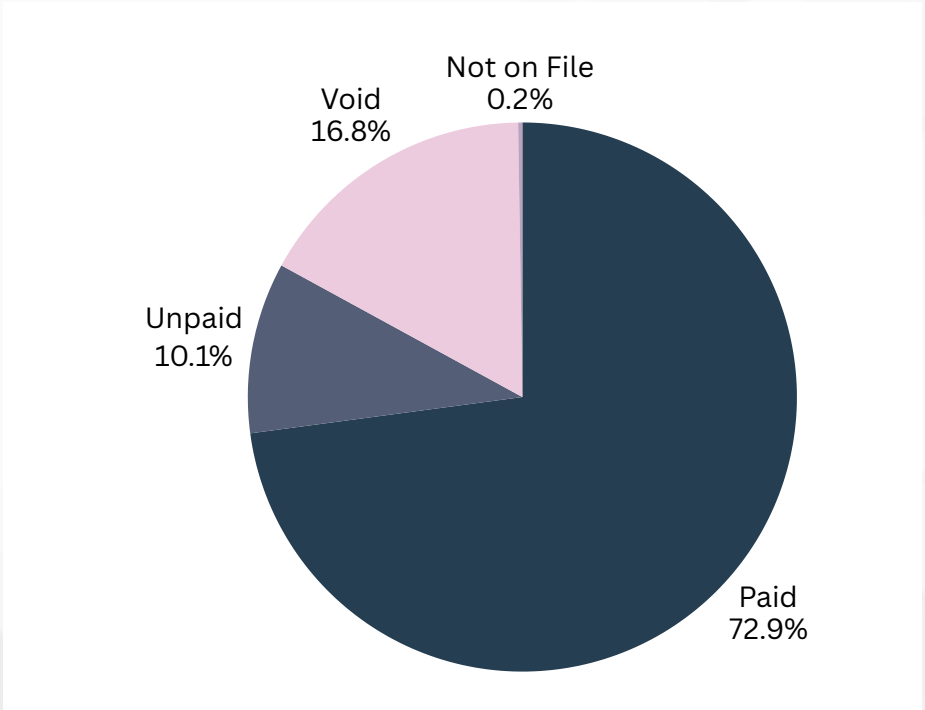
The total number of public roadway crashes increased slightly in 2025 from 360 in 2024 to 383. The intersection with the highest total of vehicle crashes was Lake Cook Road and Waukegan Road with 36 crashes in 2025 and the intersection of Waukegan Road and Deerfield Road had the second highest total with 32 crashes.

CITATIONS

2025 Most Common Citations Issued	
Speeding	1,629
Expired Registration	934
Cell Phone Use	442
Operating Uninsured Vehicle	134

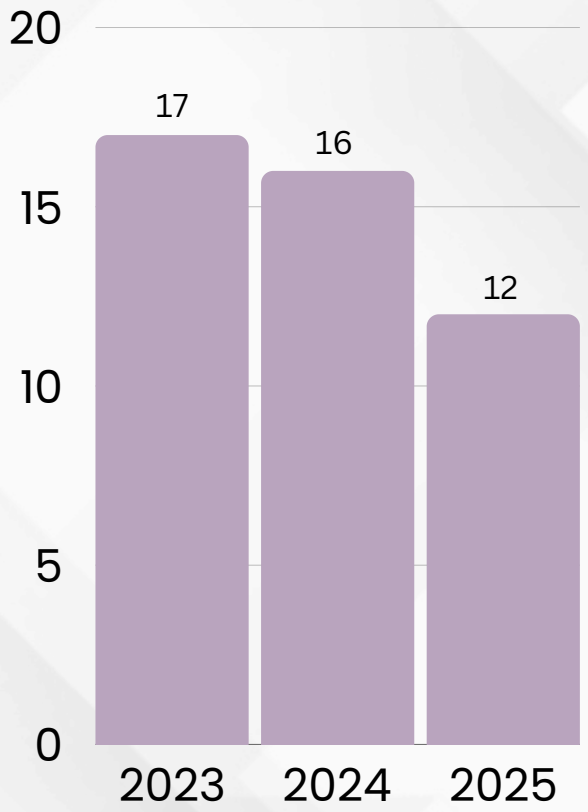


2025 PARKING CITATIONS



The above chart details the disposition of all parking tickets issued in 2025. Of the 2,036 tickets issued 347 were voided or not on file. Of the 1,689 remaining tickets, 1,478 were paid.

DUI Arrests



SUSTAINED TRAFFIC ENFORCEMENT PROGRAM

In 2024 the Deerfield Police Department applied for and received grant funding from the Sustained Traffic Enforcement Program (STEP) through the Illinois Department of Transportation (IDOT) for fiscal year 2025. The purpose of the STEP grant is to maximize traffic enforcement during specific times of the year when traffic crashes are the highest. The campaigns take place throughout the year and focus on education, awareness and targeted enforcement to deter potential impaired drivers, distracted drivers, speeders, and unbuckled drivers and passengers.

The goal of the STEP grant is to reduce serious traffic crashes in Deerfield via DUI, seatbelt, distracted driving and speeding enforcement.

2025 STEP GRANT

2025 STEP Campaign	Citation Total
Holiday Seatbelt	20
Holiday DUI	15
January Additional Enforcement	59
St. Patrick's Day DUI	12
March Additional Enforcement	38
April Distracted Driving	99
May Additional Enforcement	51
Memorial Day Seatbelt	8
Memorial Day DUI	12
June Additional Enforcement	63
Independence Day Seatbelt	27
Independence Day DUI	15
July Speed Awareness	101
August Additional Enforcement	67
Labor Day Seatbelt	24
Labor Day DUI	7
September Additional Enforcement	54
TOTAL	**672**

The 2025 STEP grant period began October 1, 2024 and ended September 30, 2025. The Deerfield Police Department applied for and received $56,672 for enforcement.

The funding resulted in approximately 551 hours of sustained and targeted enforcement. The sustained and targeted enforcement resulted in 887 traffic stops which resulted in 672 traffic citations and 12 traffic arrests. In addition to the enforcement effort, there were 51 separate educational effort which was accomplished via e-mail blasts, social media releases, messaging boards, public access channels, and banner postings.

INVESTIGATIONS

The Investigations Unit consists of one Commander and three Detectives/Investigators. The Unit assists patrol with preliminary investigations when offenders are apprehended and conduct follow-up investigations of crimes when the offenders have fled the scene or are unknown at the time of the report.

The unit proactively networks with other law enforcement agencies and task forces; collects and disseminates information to effectively prevent criminal activity; and identifies and apprehends offenders after committing a crime. Detectives maintain partnerships with residents, businesses and schools.

Major cases solved by the Investigations Unit in 2025 include:

- Felony Theft and Money Laundering
- Fradulent ID/Deceptive Practice
- Felony Violation of Order of Protection
- Felony Possession of Stolen Vehicle, Forgery & Resisting Arrest

2025 TRAINING & CERTIFICATIONS

In September, Detective Curren attended National Computer Forensics Institute (NCFI) Open Source Investigation one-week course in Alabama. NCFI provides advanced, federally funded training in cyber and electronic crime forensics to law enforcement, prosecutors, and judges. This program covers techniques to identify, gather and analyze publicly available data from social media, public records, and digital forensics to support criminal investigations.

In October, Detective Curren attended the Illinois Homicide Investigators Association (ILHIA) 2025 Conference and obtained certification as a Lead Homicide Investigator. This Conference focused on some of the most crucial aspects of homicide and criminal investigations. Instructors from across the country with years of investigative experience provided practical information for those assigned to investigate homicides, violent crimes and other criminal offenses.

In November, Detective Hardt attended Covert Surveillance for Narcotics and Task Force Units Organized by Homeland Security Training Institute (HSTI). This three day training program designed for law enforcement officers who use stationary, vehicle and foot surveillance as part of investigations. The course is designed to provide the participants with the skills to safely conduct and properly document surveillance activities.

SOCIAL SERVICES

The Social Services Department is a division of the Investigations Unit. Two full time Social Workers work closely with members of the Police Department and the community to provide a diverse array of community needs. Social Workers assist residents experiencing: grief after a death, divorce, domestic violence, juvenile problems, sexual assault, substance abuse, mental illness, financial crisis, and more.

2025 INITIATIVES AND HIGHLIGHTS

- The division emphasized rapid response and short-term counseling, serving critical roles in behavioral health crises and resource navigation
- Coordinated therapy referrals and facilitated connections to medical and legal resources; strengthening community ties and increasing access to necessary support systems
- Addressed housing instability and essential needs by collaborating with various cross-agency resources such as Endeavor Health System, VA social workers, and Lake County PADS
- Supported the elder population through partnering with entities like Partners in Aging to facilitate dementia-informed assessments and coordination of in-home support services
- Advanced community education by actively supporting and educating through the Citizen's Police Academy
- Implemented the Casebook case management system to optimize data management processes, enhancing reporting accuracy and efficiency.

These accomplishments underscore the division's dedication to building robust community support networks and highlight the importance of ongoing collaboration and system improvements.

Moving forward, the emphasis will be on expanding these data-driven practices, broadening education outreach and improving crisis intervention strategies to meet the community's evolving requirements.

COMMUNICATIONS

In 2025, the Communications Center continued to serve as the central hub for emergency response for the communities of Deerfield, Bannockburn, Riverwoods, and Lincolnshire. The Center consistently excelled in the handling of both emergency and non-emergency calls for service, ensuring timely, accurate, and professional communication between the public and first responders. As the first point of contact in critical situations, the Communications Center remained a vital component of public safety operations across all four communities.

The Communications Center is staffed by a dedicated team, including a Communications Director, nine full-time Telecommunicators, four part-time Telecommunicators, and a Records Specialist who provides additional support as needed. This staffing model allows the Center to maintain high service levels while adapting to fluctuating call volumes and operational demands.

This year, Communications Center staff actively pursued advanced training opportunities to remain ahead of evolving technology and legislative requirements. Personnel participated in APCO training courses, with a focus on leveraging emerging technologies to enhance public safety services beyond traditional operational responsibilities. These training efforts ensured that the Center remained aligned with best practices and prepared for future challenges in emergency communications. Leadership development and innovation were also key priorities in 2025. Commander Pettorelli attended the Tyler Technologies Communications Conference in San Antonio, returning with innovative solutions aimed at enhancing the efficiency and effectiveness of the Communications Center.

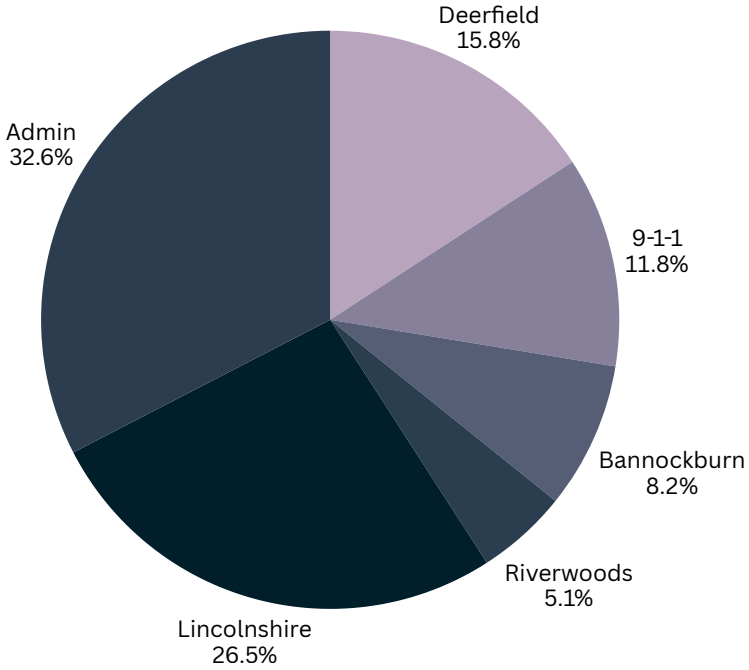
Team members participated in Department fundraising initiatives and community outreach programs such as Cop on a Rooftop, Community Roll Call and Citizen's Police Academy.

The Communications Division also oversees the Car Safety Seat Inspection and Installation Program. In 2025, staff conducted 26 child safety seat inspections, supporting families and improving child passenger safety.

COMMUNICATIONS

One of the most significant projects completed in 2025 was the grant funded Indoor Mapping Project. This initiative involved the digitization of indoor maps for 18 schools across the four communities served by the Communications Center. Indoor mapping provides critical situational awareness for dispatchers and first responders, significantly improving school safety and enabling faster, more effective response during emergencies. This project represents a major advancement in public safety preparedness and underscores the Communications Center's commitment to innovation and proactive risk reduction.

2025 CALLS RECEIVED



In 2025, the Deerfield Communications Center received 57,668 combined calls for service for Deerfield, Bannockburn, Riverwoods and Lincolnshire; 33,776 combined administrative calls and 12,204 9-1-1 calls.

DEERFIELD:	**16,383**
BANNOCKBURN:	**8,495**
RIVERWOODS:	**5,293**
LINCOLNSHIRE:	**27,497**
ADMIN	**33,776**
9-1-1:	**12,204**

ADMINISTRATION

Public Act 93-209 requires whenever a local law enforcement officer stop a motorist for an alleged violation of the Illinois Vehicle Code, the officer record certain data relative to the stop. The legislation was enacted in 2003 to address concerns of racial profiling by law enforcement agencies.

The Deerfield Police Department collects the required data for motor vehicle stops, field contacts and instances of seizure/forfeiture as required by law. The data is then forwarded to the Illinois Department of Transportation for further review and analysis. The data has remained relatively consistent concerning the percentages and numbers of minority drivers stopped by Deerfield Officers. In 2025 the Department performed traffic stops on minority drivers at a 29% ratio of all stops. This total is consistent with previous years and the same ratio as 2024.

The Deerfield Police Department is proud to provide a professional high level of service to the public. Following the standards of the International Association of Chiefs of Police, Commission on Accreditation for Law Enforcement Agencies, Illinois Chiefs Association and Lake County Chiefs Association, we have implemented policies to meet the expectation of the public.

There were no complaints of bias-based policing in 2025. The review and release of this data is another step to ensure professional service and transparency. Further information concerning the data may be found at idot.illinois.gov.

BIASED-BASED POLICING

2025 STOPS BY RACE	NUMBER	PERCENT
Caucasian	3,357	71%
African American	361	8%
Native American	9	.01%
Hispanic	617	13%
Asian	382	8%
Other Pacific Islander	28	.01%
Total Stops	4,754	
Minorities Stopped	1,397	29%

RESULTS OF THE STOP	CAUCASIAN	MINORITY
Citation	22%	26%
Warning	77%	72%
Verbal/Stop Card	.02%	.02%

RESULTS OF THE STOP	DEERFIELD RESIDENT	NON-RESIDENT
Citation	19%	24%
Warning	81%	76%

ADMINISTRATION

REPORTS AND ANALYSIS

Vehicle Pursuits

It is policy of the Deerfield Police Department not to engage in vehicle pursuits for offenses other than serious felonies. Vehicle pursuit is justified only when the officer knows or has reasonable grounds to believe the suspect is attempting to evade apprehension and the suspect, if allowed to escape, may present a danger to human life or cause serious injury. A supervisor must specifically authorize a pursuit and can also order termination of the pursuit.

There were no vehicle pursuits in 2025 and one in 2024. There are no trends or patterns identified that would indicate the need for additional training, equipment or policy changes.

Analysis of Grievances

It has been the policy of the Department to strictly adhere to the Village of Deerfield grievance procedure that is designed to resolve matters between the employee and employer fairly and expeditiously. A grievance is any complaint concerning working conditions, classification, salary, or other work-related matter.

An annual analysis of grievances is required to determine trends and prevent such grievances in the future. There was one grievance filed in 2022 and none since then. There are no patterns or trends that can be determined from this data.

Use of Force Analysis

The use of physical or deadly force shall be restricted to circumstances authorized by law and only to accomplish lawful objectives. All sworn members of this agency are required to review the use of force policy annually. The policy is reviewed throughout the year at roll call and at weapons training.

The Deerfield Police Department reviewed 9 instances of use of force in 2025. All use of force incidents during the calendar year were found to be a reasonable response and 5 involved a subject with mental health issues. There were no recommendations for discipline as a result of a use of force investigation.

Examination of these reports failed to reveal any trends, patterns, equipment needs, or the need for policy changes. No concerns have been raised for potential problems in the agency's early warning system from these incidents. All officers involved followed the policies, statutes, and case law.

2/17/25	Mental Health/Self Endangerment
4/22/25	Arrest/Warrent
4/26/25	Mental Health/Self Endangerment
8/24/25	Arrest/Domestic
8/30/25	Arrest/Retail Theft
9/28/25	Burglary Investigation
11/21/25	Arrest
12/18/25	Felony Stop/Domestic Batteryy
12/27/25	Well Being Check/Mental Health/Warrant

ADMINISTRATION

REPORTS AND ANALYSIS

Internal Affairs

The Deerfield Police Department follows an internal affairs policy to ensure prompt and thorough investigation of alleged transgressions and, if needed, issues suitable disciplinary action.

The Personnel Early Warning System is designed to assist the department in identifying individuals through collective employee patterns of poor performance and/or misconduct and then taking action to correct deficiencies.

In 2025 there were 15 incidents that required internal affairs investigations. These incidents were initiated by a complaint (internal or external) or by policy. The 15 incidents involved 29 employees with 4 receiving discipline as a result of the investigation.

The system has proven to be effective at identifying employees who may benefit from agency intervention. A review of the five year data did not indicate any established patterns that would activate the Personnel Early Warning System.

INCIDENT	2021	2022	2023	2024	2025
Administrative Reviews	0	0	1	1	0
Citizen Complaint	4	4	1	3	3
Internal Complaint	2	3	11	5	0
Pursuit	0	0	0	1	0
Squad Accident	3	6	3	1	3
Use of Force	15	6	5	8	9
Workman's Comp	0	0	0	0	0
Early Intervention	3	0	2	1	0
FINDINGS BY EMPLOYEE	**2021**	**2022**	**2023**	**2024**	**2025**
Exonerated	46	12	8	10	25
Not Sustained	4	1	3	2	0
Sustained	5	8	15	4	4
Sustained with Qualifications	0	0	0	3	0
Unfounded	5	2	4	1	0
DISCIPLINE BY EMPLOYEE	**2021**	**2022**	**2023**	**2024**	**2025**
Counseling	1	1	3	3	0
Employee Contact	0	0	4	1	1
Letter of Instruction	2	1	1	0	1
Written Reprimand	0	3	6	0	1
Suspension	2	3	1	1	1
Resignation	0	0	0	2	0

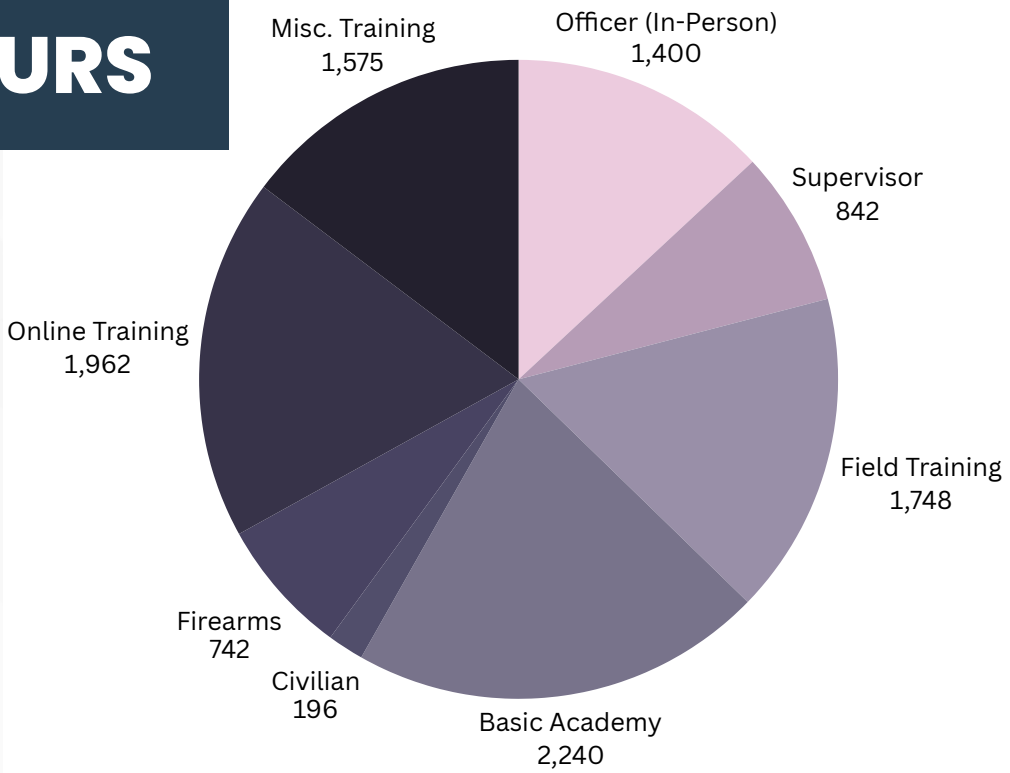
TRAINING

The Deerfield Police Department is committed to developing the skills, knowledge and abilities of each employee through training. It is the ultimate goal of the training division to prepare employees to act appropriately and decisively under a broad spectrum of situations and to work with greater productivity and effectiveness. We also comply with all State, Federal, and the Commission on Accreditation For Law Enforcement Agencies (CALEA) mandated training. The spectrum of training attended by our officers range from in-person training through North East Multi-Regional Training (NEMRT), Police Training Institute (PTI), Homeland Security Training Institute (HSTI), and on-line training via PowerDMS, CourtSmart, Police Training Institute, Safe Response, and the Illinois Law Enforcement Training and Standards Board (ILETSB) Online Learning Network.

The Deerfield Police Department consistently meets and exceeds the strict training requirements in place by the State of Illinois and CALEA. During 2024, the training committee worked together to chart the Department's training goals and objective for 2024 and 2025.

TRAINING HOURS

Police personnel completed approximately 2,438 hours of external training, 962 hours of PowerDMS or online training (i.e. policy or law review), 1575 hours of misc. in-person training, and approximately 1,000 hours of law updates. All sworn personnel participated in the SAFE-T Act's annual in-service training covering Crisis Intervention, Emergency Medical Response Training, Law Updates, Officer Wellness/Mental Health, Firearms Restraining Order, and Firearms Qualification. Additionally, personnel partook in various online trainings provided by the Police Law Institute, CourtSmart, and the ILETSB online learning portal.



TOTAL HOURS: 10,705

TRAINING

Northwestern University School of Public Safety - In 2025, the Department sent two supervisors to advanced supervisory school provided by the Northwestern University of School of Public Safety. Sergeant Foster attended the 10-week School of Police Staff and Command while Commander Cachola attended the Executive Management Program. The premier training from Northwestern University offers an unparalleled education in public safety leadership and management that prepares law enforcement professional for success in senior command positions.

Basic Academy/Field Training - Four officers; Nagelbach, Schlipper, Gil Garcia and Diaz, completed the Basic Police Academy in 2025. In total, four officers completed the field training program in 2025 including one lateral officer. Officer Diaz currently in phase 1 of the field training program.

Women in Law Enforcement - In 2025, our female officers were given the opportunity to attend the Women in Law Enforcement Conference hosted by the ILETSB Executive Institute. This conference provides high-quality training, leadership development, and networking with women across Illinois who are advancing the profession. Opportunities like this matter because they address unique issues such as bias, equipment issues, and workplace culture, while proposing solutions for better recruitment and retention of women.

Mandated Training - The Deerfield Police Department consistently meets and exceeds the rigorous training requirements mandated by the State of Illinois and the Commission on Accreditation for Law Enforcement Agencies (CALEA). Officers receive comprehensive training starting from initial hire and continuing throughout their career. Beyond police academy and field training for new officers, mandated training for all officers includes:

Topic	Frequency
Workplace Harassment	Annual
Use of Force Review	Annual
All Hazard Plan	Annual
Biased Based Policing	Annual
Pursuit Policy	Annual
Law Updates	Annual
Mental Illness Awareness	Annual
Taser Recertification	Annual
Firearms	Annual
Hazardous Materials	Annual
Bloodborne Pathogens	Annual
Less-Lethal Weapon	Bi-Annual
AED/CPR/Narcan	Bi-Annual
Water Rescue	Bi-Annual
Breath Operator Recertifcation	Triennial

PERSONNEL

RECRUITMENT & RETENTION

In 2025, the Deerfield Police Department strengthened recruitment and retention efforts by forming a 15-member Recruitment & Retention Team to focus on attracting high-quality applicants and keeping experienced staff through targeted outreach, professional development, employee engagement, and organizational support.

The Department ran two police testing cycles in 2025 and opened the lateral process once, hiring five officers in total. Recruitment outreach included two local college career fairs and four POWER tests, with interested candidates invited to share contact information for timely testing notifications and more personalized follow-up.

Retention efforts included updating the “Uniforms and Personal Appearance” policy to allow facial hair and tattoos, and securing a $215,000 ILETSB FY24 Fall Recruitment & Retention Grant to provide $2,500 incentives to qualifying officers in January 2026 and January 2027.

PERSONNEL

Employment Anniversaries

30 Years of Service
Brian Riley

25 Years of Service
Steve Pettorelli

20 Years of Service
Jessica Keller

15 Years of Service
Oliver Cachola
Brad Tokarz
Dave Hardt
Brad Schroeder

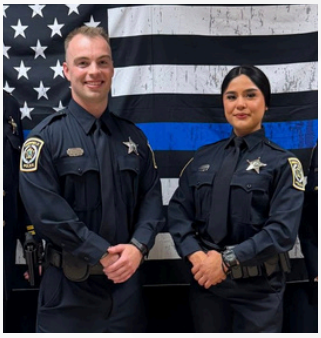
10 Years of Service
Trevor Salato
Michael Draniczarek
Justin Gonzalez

Retirements

Wesley Carner
Lisa Majka
Nicholas Yoder

New Employees

Ryan Nagelbach was sworn in as a Police Officer on January 3. Officer Nagelbach is a lifelong Deerfield resident and has a Bachelor's in Mathematics with a minor in Criminal Law and Justice. He completed the 16 week Basic Law Enforcement at the Macon County Law Enforcement Training Center in April.



Matthew Schlipper and Marbella Gil Garcia were sworn in as Police Officers on May 2. Schlipper is a US Marine Corp veteran and has a Master's Degree in Intelligence and Security Studies. Gil Garcia has a Bachelor's Degree in LEJA and a Master's in Public Safety. They completed Basic Law Enforcement training in August.

Michael LoRusso was hired on August 19 as a Lateral Police Officer. LoRusso brings 3 years of law enforcement experience to Deerfield, having previously served with the City of Chicago and Aurora PD. LoRusso completed Field Training in November.

Stephanie Diaz was hired on August 29. Diaz has a Master's Degree in Human Resource Management and is an active member of the United States Army. Diaz completed the Basic Law Enforcement training in December and is currently in Field Training.

PERSONNEL
AWARDS

Lake County Major Crimes Task Force Service Award

Sergeant Joanna Sokorelis was recognized by the Lake County Major Crime Task Force for her four years of service as an Investigator. The Lake County Major Crime Task Force was formed in 1992 in response to a mutual need for vast investigative resources and expertise from all Lake County law enforcement agencies. Task Force members receive extensive training to respond to homicides, suspicious deaths, shootings, and heinous crimes.

The Task Force plays a critical role in complex investigations throughout Lake County with over 35 agencies working together. Sergeant Sokorelis' dedication and expertise helped bring justice to countless cases across Lake County.

LIFE SAVING AWARDS

Andrew Kupsak
Barry Schwartz
Jacek Machnik
Brad Schroeder
Sam Huggett
Emily Nunez

Honorable Mentions

April 23, 2025 - Well-Being Check
Outstanding Leadership & Teamwork
Sergeant Joanna Sokorelis

Outstanding Teamwork & Professionalism
Commander Oliver Cachola
Detective Todd Lorenz
Detective Quinn Curren
Officer Stephen Cetnarowicz
Officer Michael Ranieri
Officer Martin McNulty

Outstanding Communication & Professionalism
Commander Steve Pettorelli

Outstanding Dedication & Professionalism
Social Worker Izzy Weintraub

Outstanding Teamwork & Communication
Telecommunicator Desirae Kuceba
Telecommunicator Candace Tyunaitis

May 4, 2025 - Suicidal Subject (Bannockburn Assist)
Outstanding Performance & Teamwork
Telecommunicator Siovhan Blau
Telecommunicator Neva Rodriguez

Quick Thinking & Outstanding Performance
Officer Jacek Machnik

August 21, 2025 - Fraud
Outstanding Teamwork & Investigation
Officer Brad Schroeder
Detective David Hardt
Detective Todd Lorenz
Detective Quinn Curren

September 15, 2025 - Rideshare Scam
Outstanding Investigation, Teamwork & Alert Observation
Telecommunicator Joe Heitz
Detective Todd Lorenz

September 29, 2025 - Warrant Arrest
Alert Observation & Teamwork
Detective Quinn Curren
Detective David Hardt

AWARDS

Donald E. Gehrig Memorial Award

On an annual basis, the Donald E. Gehrig Memorial Award is given by the Deerfield Board of Police Commissioners to recognize one employee for outstanding service.

The Board selected Stephen Cetnarowicz as the recipient of the 2024 award. As a senior Field Training Officer, he has mentored numerous recruits over the past decade, playing a crucial role in shaping the department's future officers. His leadership extends to the Major Crash Assistance Team, where his expertise earned him Investigator of the Year honors and a promotion to the MCAT Special Investigations Group.

Additionally, Steve's certification as a drone pilot has significantly advanced the department's drone program since its inception.

Known for his dedication, Steve consistently invests extra time to support colleagues, recruits, and the department.

Lake County MEG

Officer Nick Yoder was recognized by the Lake County Metropolitan Enforcement Group (LCMEG) for his exceptional service. Officer Yoder served as a special agent with LCMEG from August 1, 2022, to January 1, 2025. His dedication, service and outstanding contribution to investigating illicit drug trafficking, gang activity, and weapon offenses have made a significant impact in Lake County.

STATISTICAL HIGHLIGHTS

Illinois Uniform Crime Reporting Group A Offenses

The State of Illinois requires all law enforcement agencies to report official crime statistics under the Illinois Uniform Crime Reporting (I-UCR) Program. The purpose of this is to generate reliable data for law enforcement administration, operation, and management. It enables analysis of crime trends, helps allocate resources, and provides transparent data to the public, media, and policymakers.

Illinois Uniform Crime Reporting classifies the most serious crimes as “Group A” offenses. Group A offenses consist of 24 main categories covering 49 specific, serious crimes determined as crimes against persons, property and society. Key Group A offenses include homicide, sexual assault, aggravated assault, burglary, theft, motor vehicle theft, and drug violations. Agencies submit this data monthly, with a focus on comprehensive crime tracking.

In 2025 the number of Group A offenses Deerfield Police reported to the State decreased from 452 in 2024 to 366. In 2025 a total of 565,191 Group A offenses were reported Statewide.

For more information and data concerning crime in Illinois visit: https://ilucr.nibrs.com/

CRIMES AGAINST PERSONS	2024	2025
Homicide Offenses	0	0
Sex Offenses, Forcible	3	2
Assault Offenses	49	44
Kidnapping/Abduction	0	0
Sex Offenses, Non-forcible	1	0
Human Trafficking	0	0
CRIMES AGAINST PROPERTY	**2024**	**2025**
Robbery	0	2
Burglary/Breaking and Entering	92	19
Larceny/Theft	85	106
Motor Vehicle Theft	21	6
Arson	0	0
Destruction/Damage/Vandalism of Property	28	48
Counterfeiting/Forgery	7	4
Fraud Offenses	156	124
Embezzlement	0	0
Extortion/Blackmail	0	0
Bribery	0	0
Stolen Property	1	0
CRIMES AGAINST SOCIETY	**2024**	**2025**
Drug/Narcotic Violations	4	7
Drug Equipment Violations	1	0
Gambling Offenses	0	0
Pornography/Obscene Material	1	0
Prostitution	0	1
Weapons Law Violations	2	3
Animal Cruelty	1	0
TOTAL	**452**	**366**

STATISTICAL HIGHLIGHTS

CATEGORY	2024	2025
Ambulance Call	1935	1954
Animal Problems	140	135
Assist Other Agency	336	317
Burglary from Motor Vehicle	85	28
Burglary-Commercial	3	16
Burglary-Residential	5	3
Credit Card Fraud	14	3
Criminal Damage to Property	30	39
Criminal Trespass to Residence	1	1
Deceptive Practice	66	47
Domestic Battery	21	20
Domestic Trouble	113	122
Identity Theft	65	54
Noise Complaint	122	67
Premise Exam	1680	199
Public Indecency	0	0
Public Service	499	353
Retail Theft	27	22
Sex Offender Registration	12	21
Solicitor Complaint	41	38
Suspicious Auto	214	158
Theft from Motor Vehicle	3	6
Theft of Motor Vehicle Parts	1	10
Suspicious Person	139	119
Traffic Complaint	319	295
Well Being Check	348	332

Motor-Driven Vehicle Rules & Regulations

The Village of Deerfield enacted new regulations in 2025 governing the use of motor-driven vehicles—such as electric scooters and motorized bikes—in response to a growing safety concern.

Under the ordinance, these vehicles are prohibited on sidewalks, bike paths, parks, and other public property to protect pedestrians and reduce the risk of collisions. Additionally, riders must meet age and licensing requirements.

Parents/caregivers are responsible for ensuring their child understands the restrictions and could be held responsible for any violations.

These rules are designed to enhance public safety, promote responsible use, and ensure that all users of public spaces—whether walking, cycling, or driving—can do so without unnecessary risk.

In 2025 the Police Department, in conjunction with the Village, provided information and stressed education relating to the ordinance. For more information and to read the full municipal code visit: deerfield.il.us/962/Motor-Driven-Vehicle-Regulations

March 2, 2026

The regular meeting of the Board of Trustees of the Village of Deerfield was reconvened on March 2, 2026, at 7:30 p.m. at Deerfield Village Hall. The clerk called the roll and announced that the following were

Present:	Dan Shapiro, Mayor Robert Benton Larry Berg Jesse Greenberg Mary Oppenheim
Absent:	Jennifer Goldstone Elaine Jacoby

and that a quorum was present and in attendance. Also present were Village Manager Kent Street and Benjamin Schuster, Village Attorney.

PLEDGE OF ALLEGIANCE — Mayor Shapiro led in attendance in the Pledge of Allegiance.

DOCUMENT APPROVAL — Trustee Oppenheim moved to approve the minutes from the February 17, 2026, Board of Trustees meeting. Trustee Berg seconded the motion. The motion passed unanimously on a voice vote.

BILLS AND PAYROLL — Trustee Oppenheim moved to approve the bills and payroll dated March 2, 2026. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

PUBLIC COMMENT — Derek Ragona spoke about feral cats as he received a violation due to feeding feral cats. He stated that feral cat colonies are covered by Illinois law stating that people are caretakers are not owners. He discussed the Illinois law and suggested the Village update their Ordinance. Mr. Ragona recommended putting an article in D-Tails about feral cats.

Susan Davis, State licensed humane investigator, reported she was involved in another Lake County case. The Lake County Ordinance, which is similar to the Village Ordinance, was deemed unconstitutional and went against the State of Illinois Wildlife Act. Mayor Shapiro noted the Village will look into it.

Gina Rezner, President for Spay and Stay, explained a feral cat is an unowned cat that typically stays away from humans. Spay and Stay provides education on trap-neuter-return, the most

effective method of controlling feral cats. It is important to note the cat overpopulation was caused by people, not cats.

Mr. Street noted there was a violation issued. He suggested postponing the hearing until after this is evaluated. Ms. Davis suggested feeding the cats only in the morning and not keeping food out in the evening. Mr. Ragona noted they do not try to feed anything but the cats.

REPORTS

CONSIDERATION AND ACTION ON THE PLAN COMMISSION RECOMMENATION FOR APPROVAL OF THE 2026 ZONING MAP

The Plan Commission held a Workshop Meeting on February 12, 2026, to consider the 2026 Zoning map. This year, the Zoning map shows the rezoning of 5 and 8 Parkway North from I-1 Office Research Restricted Industrial District to R-5 General Residential. The Plan Commission voted 5-0 in favor of approval.

Trustee Benton moved to adopt the report and recommendation of the Plan Commission and approve the 2026 Zoning map.. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

CONSENT AGENDA

There were no items on the Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-26-20 TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH UNION DRAINAGE DISTRICT NO. 1

Bob Phillips, Director of Public Works and Engineering, reported the Village entered into an IGA with Union Drainage District No. 1 in April of 1993. The IGA outlines the responsibility of each party that has an interest in the maintenance and operation of the reservoir that lies between Lake Eleanor and Duffy Lane in Bannockburn (Reservoir #27).

As part of the agreement, the Village of Deerfield WRF Division maintains the property, the pumping station and pumping infrastructure, the spillway and overflow structure. The Union Drainage District No. 1 reimburses the Village for labor and material costs incurred as part of routine maintenance. Mr. Phillips noted this is a five-year agreement.

Trustee Berg moved to adopt the Resolution to enter into an intergovernmental agreement with Union Drainage District number 1. Trustee Greenberg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

RESOLUTION R-26-21 TO AWARD THE CONTRACT FOR THE 2026 STREET REHABILITATION PROJECT

Tyler Dickinson, Assistant Director of Public Works and Engineering, reported the 2026 Street Rehabilitation Project included eight streets. The scope of work includes water services and storm sewer replacements, pavement resurfacing and reconstruction, curb and gutter replacement, sidewalk replacement, adjustment of structures and parkway restoration. The 2026 Street Rehabilitation Project will be funded through $800,000 of Motor Fuel Tax funds and $2.3M from the Village's Infrastructure Replacement Fund.

In total, including the annual sidewalk replacement program of $75,000, the project is budgeted at $3,175,000 in fiscal year 2026. In order to more closely align with the budgeted amount, staff recommends reducing the project scope by removing the Birchwood Ave., Robbie Ct., and Wayne Ave. locations. Removal of these locations reduces the total value of the project to $3,192,188

Trustee Benton moved to adopt the Resolution awarding the contract for the 2026 street rehabilitation project to Schroeder Asphalt Services in the amount of $3,192,188. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

RESOLUTION R-26-22 TO APPROVE AGREEMENT FOR PHASE II ENGINEERING SERVICES FOR THE ARBOR VITAE & APPLETREE LANE PROJECT

Mr. Dickinson reported in early 2019, the Village awarded Ciorba Group the Phase II contract to design plans and specifications for the Arbor Vitae Road and Appletree Lane infrastructure improvement project. The project was originally scheduled for construction during the 2020 construction season but has been delayed for a variety of reasons. Under the recently approved two-year Capital Improvement Program for fiscal year 2026 and fiscal year 2027, final design is programmed for completion in 2026, with construction anticipated in 2027.

To date, Ciorba has completed a 60% plan set. The consultant will need to continue design work through 2026 to finalize the plan documents and reapply for all required permits, as previously approved permits have expired. Ciorba has submitted a proposal in the amount of $84,650 to complete the work.

Mr. Dickinson discussed the meaning of Phase I, Phase II and Phase III projects. Phase II is the design, including what will go where and Phase III is the construction oversite.

Trustee Oppenheim moved to adopt the Resolution approving an agreement for Phase II engineering services for the Arbor Vitae and Appletree Lane project with Ciorba Group in an amount not to exceed $84,650. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

RESOLUTION R-26-23 IN SUPPORT OF THE ILLINOIS AMERICA250 COMMEMORATION

Management Analyst Jessica Sciarretta noted July 4th is the 250th celebration of the United States. The Village put together a committee including the Deerfield-Bannockburn Fire Protection District, Deerfield Park District, Deerfield School District 109, Township High School District 113, Deerfield Public Library, Deerfield Rotary Club, Deerfield Optimist Club, Deerfield Area Historical Society, Deerfield Lions Club, and West Deerfield Township. These organizations will share messaging, resources and Deerfield's unique history. There will also be a time capsule buried at Village Hall and veteran banners. There are currently 56 banners, but 72 veterans will be honored. This builds on the Field of Honor from 2025. Mr. Street thanked staff and the other agencies involved.

Trustee Benton moved to adopt the Resolution supporting the Illinois America250 commemoration. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

RESOLUTION R-26-24 AWARDING PURCHASE OF ENTERPRISE FORMS SOFTWARE

Matthew Weiss, Director of IT, reported the Finance Department wants to implement Enterprise Forms, an add-on integrated software component to the Village's existing ERP software from Tyler Technologies, Inc. to modernize processes and improve efficiency.

Cost to acquire and implement Enterprise Forms, a planned and budgeted project for 2026, is quoted at $55,388.00 from Tyler Technologies, Inc., the single-source provider for this software. The Village's existing software to print paper checks is no longer being supported and can be improved by the use of this tool. It can also print tax documents, final water bills and other

documents as well as electronic remittance notifications. It will be a big time saver for finance staff.

Trustee Greenberg moved to waive the competitive bidding and adopt the Resolution awarding the purchase of enterprise forms software from Tyler Technologies, Inc. in the amount of $55,358. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim, Shapiro (5)
NAYS: None (0)

DISCUSSION

CLOSED SESSION — Trustee Berg moved to enter into Closed Session Pursuant to ILCS 120/2 Sections 2(c)(11) and 2(c)(21). Trustee seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Greenberg, Oppenheim (4)
NAYS: None (0)

The meeting adjourned to Closed Session at 8:17 pm.

ADJOURNMENT — There being no further business or discussion, Trustee Benton moved to adjourn the meeting. Trustee Berg seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:45 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, March 16, 2026 at 7:30 p.m.

APPROVED:

_____
Mayo

ATTEST:

_____
Village Clerk

TREASURER'S REPORT
February 28, 2026

HIGHLIGHT REPORT
February 28, 2026

SALES TAX (non home-rule)*

SALES MONTH	RECEIPT MONTH	2024 ACTUAL	2025 ACTUAL	2026 ACTUAL	% CHANGE PRIOR YR. PERIOD	TOTAL 12 MONTHS RUNNING	% CHANGE ANNUAL TOTALS
						4,203,305	
October	January	367,199	384,506	477,793	24.3%	4,460,934	6.1%
November	**February**	**361,263**	**360,439**	**471,614**	**30.8%**	4,483,923	0.5%
December	March	353,065	610,694		73.0%	4,530,372	1.0%
January	April	292,667	315,656		7.9%	4,575,722	1.0%
February	May	269,903	316,352		17.2%	4,688,907	2.5%
March	June	304,331	349,681		14.9%	4,741,623	1.1%
April	July	319,943	433,128		35.4%	4,832,063	1.9%
May	August	414,750	467,466		12.7%	4,893,212	1.3%
June	September	364,812	455,252		24.8%	4,994,518	2.1%
July	October	405,703	466,852		15.1%	5,121,667	2.5%
August	November	361,443	462,749		28.0%	5,214,954	1.8%
September	December	371,743	498,892		34.2%	5,326,129	2.1%
TOTAL		4,186,822	5,121,667	949,407			24.0%
YTD Subtotal		728,462	744,945	949,407			

*excludes all Walgreen's National activity

MAJOR REVENUE SOURCES

Revenue Items	February	Fiscal YTD	Projected YTD	Variance	FY Budget	Current FY Projection
Sales Tax (non-HR)	479,043	927,254	933,750	(6,496)	5,602,500	5,602,500
Home Rule Sales Tax	347,901	650,429	783,667	(133,238)	4,702,000	4,702,000
Water Sales	392,847	816,350	1,071,000	(254,650)	6,426,000	6,426,000
Interest*	177,922	346,129	196,833	149,296	1,181,000	1,181,000
Sewer Use Charge	248,541	505,558	624,833	(119,275)	3,749,000	3,749,000
Hotel Tax	112,258	239,719	316,667	(76,948)	1,900,000	1,900,000
Electric Utility Tax	70,036	160,636	166,667	(6,031)	1,000,000	1,000,000
State Income Tax	292,649	658,007	500,000	158,007	3,000,000	3,200,000
Food & Beverage Tax	70,390	136,713	125,000	11,713	750,000	750,000
Building Permits	114,873	178,894	216,667	(37,773)	1,300,000	1,300,000

*All budgeted funds (excluding police pension)

OPERATING FUNDS (GENERAL, WATER, SEWER, GARAGE) SUMMARY

Revenues	2,603,719	5,000,249	5,796,418	(796,169)	40,973,770	40,973,770
Expenditures	2,697,035	5,326,275	6,491,580	(1,165,305)	43,396,925	43,396,925

REVENUES AND EXPENDITURES

Sales tax continues to exceed the prior two years due to increase cost of goods. Water and sewer billings reflect lower usage months which is typical this time of years. Hotel tax reflects payments from all 6 hotels and back pay from 1 hotel. Bond proceeds were received. State Income and F & B tax are in line with the prior year amounts. Notable expenditures in February include TIF property acquisition, purchase of asphalt trailer and purchase of skid steer & trailer.

CASH AND INVESTMENTS

As of February, 2026, 100% of available cash was invested at an estimated average annualized interest rate of 3.80 compared to an average rate of 3.59% for the 90-day Treasury bill.

CASH POSITION ANALYSIS
February 28, 2026

TOTAL CASH AND INVESTMENTS

	CURRENT MONTH	PRIOR MONTH	CHANGE	EXPLANATION
OPERATING FUNDS				
GENERAL	31,938,742	31,964,317	(25,575)	
WATER	1,417,975	1,823,390	(405,415)	
SEWER	1,093,821	1,120,182	(26,361)	
REFUSE	1,230,584	1,290,865	(60,281)	
PARKING LOTS	(171,623)	(168,731)	(2,892)	
GARAGE	56,775	42,160	14,615	
VEH & EQUIP	7,198,837	7,299,630	(100,793)	Equip purchase
DEBT SERVICE	538,325	499,505	38,820	
TOTAL ALL OPERATING	43,303,436	43,871,318	(567,882)	
CAPITAL FUNDS				
INFRASTRUCT REPLACE.	4,160,111	3,894,633	265,478	
BOND PROCEEDS	4,456,051	-	4,456,051	Bond proceeds
TIF #3 (DOWNTOWN)	601,530	399,228	202,302	Bond proceeds, property purchase
MOTOR FUEL TAX	488,940	410,341	78,599	
TOTAL ALL CAPITAL	9,706,632	4,704,202	5,002,430	
TOTAL CAP. AND OPER.	53,010,068	48,575,520	4,434,548	
OTHER FUNDS				
POLICE PENSION	77,663,168	75,974,117	1,689,051	Mkt val change
CONSOLIDATED JETSB (911)	4,009,174	3,969,574	39,600	
2011 B SINKING FUND *	10,529,659	10,472,959	56,700	

* Restricted for payment of 2011B bonds in 2028

Village of Deerfield

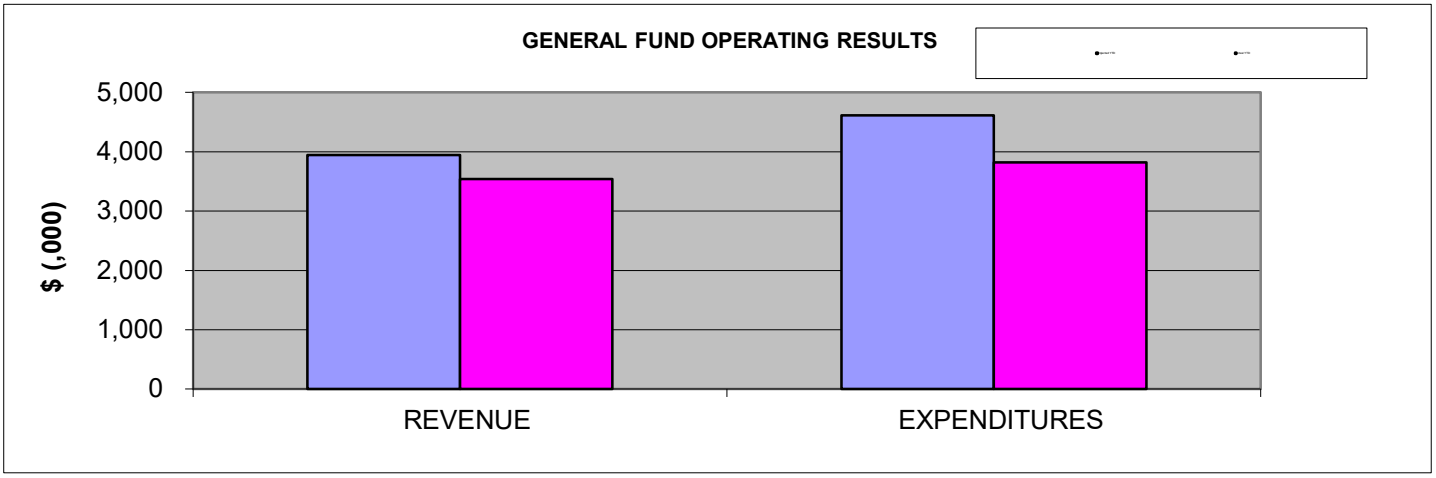
Expenditure Report - February 28, 2026 - 16% of Year

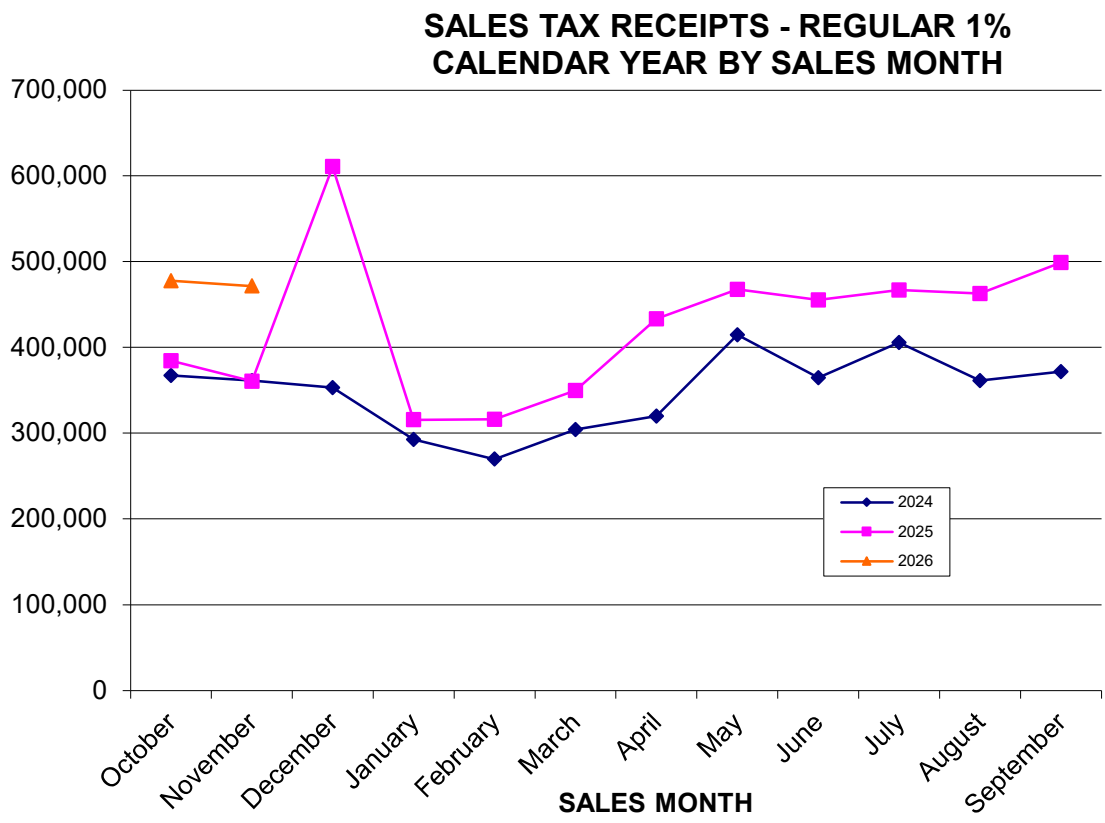
FUND/DEPARTMENT (function)	February Expenditures	Projected Y-T-D	Actual Y-T-D	Variance	Budget 2026	% of Budget	Prior Year %
10 GENERAL FUND							
Finance	171,948	781,433	362,741	418,692	5,858,147	6.2%	7.3%
Administration	224,056	569,287	461,876	107,411	3,415,724	13.5%	15.0%
Comm. Development	167,624	394,836	326,624	68,212	2,369,017	13.8%	13.3%
Engineering	62,303	258,786	129,429	129,357	1,552,717	8.3%	10.4%
Street	418,989	582,975	683,112	(100,137)	3,497,850	19.5%	16.6%
Police	882,736	2,024,074	1,857,054	167,020	13,744,441	13.5%	12.2%
TOTAL GENERAL	1,927,656	4,611,391	3,820,836	790,555	30,437,896	12.6%	11.8%
54 SEWER							
Administration	42,443	128,970	101,694	27,276	2,451,720	4.1%	3.5%
Cleaning & Maint.	37,517	66,167	73,735	(7,568)	397,000	18.6%	15.4%
Construction	20,835	77,817	42,838	34,979	466,900	9.2%	11.1%
Treatment Plant	159,889	407,429	280,895	126,534	2,444,571	11.5%	12.9%
TOTAL SEWER	260,684	680,382	499,162	181,220	5,760,191	8.7%	8.7%
50 WATER							
Administration	50,973	146,800	121,785	25,015	880,798	13.8%	12.7%
Main & Hydrant Maint.	73,676	144,383	138,820	5,563	866,300	16.0%	20.5%
Distribution	338,752	772,548	668,679	103,869	4,635,290	14.4%	10.0%
Meter Maintenance	202	50,167	2,334	47,833	301,000	0.8%	5.4%
TOTAL WATER	463,603	1,113,898	931,618	182,280	6,683,388	13.9%	11.3%
70 GARAGE	45,092	85,908	74,659	11,249	515,450	14.5%	14.1%
TOTAL PUBLIC WORKS	1,188,368	2,463,164	2,188,551	274,613	16,456,879	13.3%	11.7%
58 REFUSE	129,232	339,142	257,196	81,946	2,034,850	12.6%	14.3%
60 PARKING LOT (village)	4,077	16,150	9,315	6,835	96,900	9.6%	8.9%
60 PARKING LOT (combined	3,866	20,200	9,944	10,256	121,200	8.2%	7.0%
25 TIF #3 (Downtown)	2,004,775	56,667	2,012,557	(1,955,890)	340,000	591.9%	0.0%
22 INFRAS. REPLACE.	72,267	843,333	73,169	770,164	5,060,000	1.4%	9.2%
14 MFT	0	133,333	0	133,333	800,000	0.0%	0.0%
80 POLICE PENSION	335,627	670,333	664,858	5,475	4,022,000	16.5%	16.3%
21 VEH/EQUIP REPLACE.	111,365	305,652	111,365	194,287	1,833,910	6.1%	4.8%
35/36 DEBT SERVICE	104	208	208	0	5,053,931	0.0%	0.0%

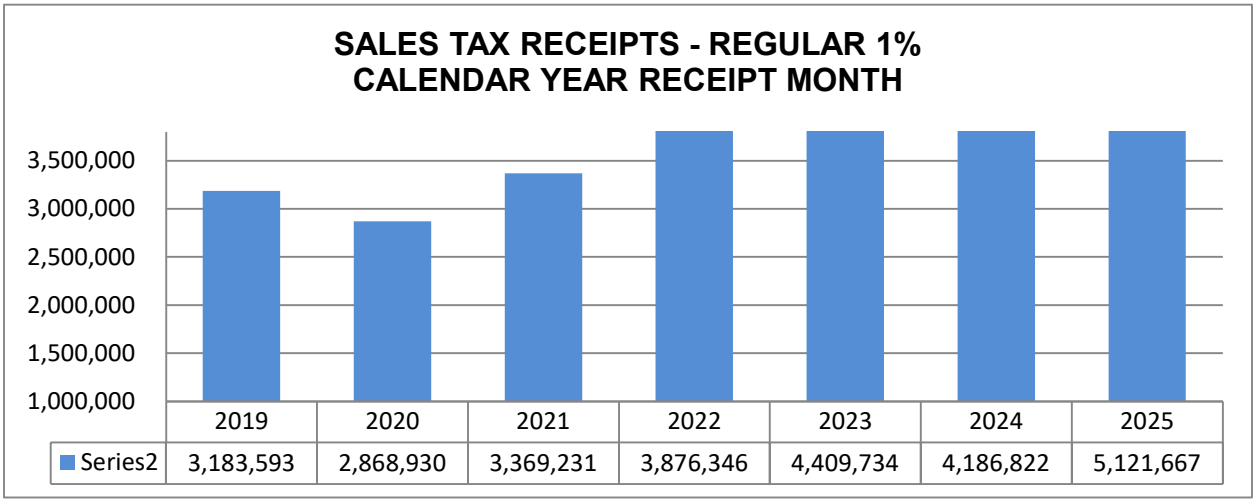
Village of Deerfield
Revenues vs Expenditures
February 28, 2026
(Amounts x 1,000)

	FUND:	2026 ACTUAL Month	2026 PROJECTED Y-T-D	2025 ACTUAL Y-T-D	2025 ACTUAL Y-T-D
10	**GENERAL**				
	Revenues:				
	Property Taxes	38	63	63	136
	St Income Tax	293	533	658	638
	Sales Tax (non HR)	479	934	927	899
	Electricity Tax	70	167	161	82
	Telecomm Tax	91	158	193	101
	HR Sales Tax	261	588	488	492
	Hotel Tax	112	317	239	288
	Interest Earnings	102	125	205	239
	Fees & Fines	12	31	22	24
	Vehicle Licenses	1	1	1	1
	Building Permits	115	217	179	372
	Other Rev	291	814	406	492
	REVENUE	1,865	3,946	3,542	3,764
	EXPENDITURES	1,928	4,611	3,821	3,575
	Contribution to Fund Balance	(63)	(665)	(279)	
54	**SEWER**				
	REVENUES	253	639	516	516
	EXPENDITURES	261	680	499	479
	Contribution to Fund Balance	(8)	(41)	17	
50	**WATER**				
	REVENUES	430	1,129	866	877
	EXPENDITURES	464	1,114	932	757
	Contribution to Fund Balance	(34)	15	(66)	
70	**GARAGE**				
	REVENUES	55	83	76	77
	EXPENDITURES	45	86	75	71
	Contribution to Fund Balance	10	(3)	1	
22/23	**INFRASTRUCTURE REPLACEMENT (Including bond proceeds)**				
	REVENUES	6,602	5,984	6,770	393
	EXPENDITURES	72	843	73	516
	Contribution to Fund Balance	6,530	5,141	6,697	
14	**MFT**				
	REVENUES	77	147	218	148
	EXPENDITURES	0	133	0	0
	Contribution to Fund Balance	77	14	218	
80	**POLICE PENSION**				
	REVENUES	2,025	293	4,035	1,667
	EXPENDITURES	336	670	665	652
	Contribution to Fund Balance	1,689	(377)	3,370	

	FUND:	ACTUAL Month	2026 PROJECTED Y-T-D	ACTUAL Y-T-D	2025 ACTUAL Y-T-D
58	**REFUSE**				
	REVENUES	60	139	121	113
	EXPENDITURES	129	339	257	254
	Contribution to Fund Balance	(69)	(200)	(136)	
35/36	**DEBT SERVICE**				
	REVENUES	91	676	132	246
	EXPENDITURES	0	0	0	1
	Contribution to Fund Balance	91	676	132	
60	**PARKING**				
	REVENUES	10	27	27	23
	EXPENDITURES	8	36	19	17
	Contribution to Fund Balance	2	(9)	8	
25	**TIF #3 (Downtown)**				
	REVENUES	2,201	2,246	2,202	2
	EXPENDITURES	2,005	57	2,013	0
	Contribution to Fund Balance	196	2,189	189	
21	**VEH/EQUIP REPLACE**				
	REVENUES	118	190	223	232
	EXPENDITURES	111	306	111	82
	Contribution to Fund Balance	7	(117)	112	




SALES TAX RECEIPTS - REGULAR 1%
CALENDAR YEAR BY SALES MONTH
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
2024
2025
2026
October
November
December
January
February
March
April
May
June
July
August
September
SALES MONTH


SALES TAX RECEIPTS - REGULAR 1%
CALENDAR YEAR RECEIPT MONTH
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
2019
2020
2021
2022
2023
2024
2025
Series2
3,183,593
2,868,930
3,369,231
3,876,346
4,409,734
4,186,822
5,121,667

VILLAGE OF DEERFIELD

BILLS

FOR THE

Monday, March 16, 2026

VILLAGE BOARD MEETING

Invoices for Prelist 031626

Vendor Name	Invoice Number	Description	Amount
3M	9437969165	RC FILM	$3,046.41
	9438215527	SIGN SHOP MATERIALS	$864.71
	9438215525	SIGN SHOP MATERIALS	$2,115.89
		Vendor Total:	$6,027.01
AA SERVICE CO HEATING & COOLING	543356867	REPLACE INDUCER MOTOR ASSEMBLY	$1,690.15
	543791639	WORK PERFORMED - 700 DEERFIELD RD	$1,110.00
	541260661	WORK PERFORMED - 700 DEERFIELD RD	$185.00
		Vendor Total:	$2,985.15
AEP ENERGY	3013128892-021826	A/C 3013128892 01/17/26 THRU 02/17/26	$2,585.58
		Vendor Total:	$2,585.58
ALAN F. FRIEDMAN, PH.D. INC	20260226	PRE-EMPLOYMENT PSYCHOLOGICAL	$625.00
		Vendor Total:	$625.00
AMAZON CAPITAL SERVICES	16GF-Y69H-Q7FM	IT EQUIPMENT	$201.70
	1QG1-YJNR-QHXF	IT EQUIPMENT	$1,104.76
	1J11-FRYL-34N7	IT SUPPLIES	$129.63
	17VG-ML3J-6XDQ	PROJECTOR LAMP	$78.89
	1XNJ-Y33R-KHVF	PROJECTOR LAMPS	$165.98
	19PD-HKLT-L64J	UPS BATTERIES	$216.56
		Vendor Total:	$1,897.52
ASCO SERVICES, INC	1811821	DFLD RD. SWITCH REPAIR	$1,165.59
		Vendor Total:	$1,165.59
ASSOCIATED TECHNICAL SERVICES LTD	41895	AS-NEEDED LEAK DETECTION SERVICES	$1,500.00
	41896	AS-NEEDED LEAK DETECTION SERVICES	$1,900.00
		Vendor Total:	$3,400.00
ATWELL LLC	0000449675	MS 4 COMPLIANCE CONSULTING	$2,659.13
		Vendor Total:	$2,659.13

BADGER METER INC	80228942	METER READING FEES	$1,972.14
		Vendor Total:	$1,972.14
BAXTER & WOODMAN INC	0282083	RESERVOIR INSPECTION ASSIST.	$175.00
	0282904-B	RESERVOIR INSPECTIONS	$5,200.00
	0282904	RESERVOIR INSPECTIONS	$10,400.00
	0279919	WATER SYSTEM RESERVOIR INSPECTION ASSISTANCE	$385.00
		Vendor Total:	$16,160.00
BREX SOLUTIONS INC	65989	TAXI SUBSIDY	$575.00
		Vendor Total:	$575.00
BUSINESS ORIENTED SOFTWARE SOLUTIONS INC	BOSS81126025635	BOSS 811 JULIE TICKET MANAGEMENT SYSTEM	$4,500.00
		Vendor Total:	$4,500.00
CDW GOVERNMENT INC	AI2H54A	MOBILE MSG SWITCH OS SUBSCRIPTION RENEW	$2,810.77
		Vendor Total:	$2,810.77
CENTRISYS CORPORATION	PSI-38317	GREASE CARTRIDGE	$397.49
		Vendor Total:	$397.49
CINTAS	9362495615	APPAREL - JANES	$77.94
	9362035656	APPAREL - JANES	$107.95
		Vendor Total:	$185.89
CIORBA GROUP INC	0034070	5 & 8 PARKWAY NORTH PHASE III ENGINEERING SERVICES	$3,572.50
	0034057	ARBOR VITAE & APPLETREE LN INFRASTRUCTURE IMPRV	$10,008.00
	0034065	DEERFIELD ROAD MCC REPLACEMENT ENGINEERING	$32,038.50
	0034094	LECLAIR ESTATES PHASE III ENGINEERING SERVICES	$6,273.50
		Vendor Total:	$51,892.50
CITY OF HIGHLAND PARK	009161-030426	WATER PURCHASES: FEB 2026	$99.65
	009530-031026	WATER PURCHASES: FEB 2026	$3,033.35
	009155-030426	WATER PURCHASES: FEB 2026	$210,444.86
	020587-030426	WATER PURCHASES: FEB 2026	$84,088.66
		Vendor Total:	$297,666.52
COMCAST	262799543	FIBER INTERNET SRVC: 12/21/25 – 02/28/26	$4,417.36
	257837662	PRI VOICE TRUNK SRVC: 12/01/25 – 12/31/25	$930.11

COMCAST	0459766-021426	TRN STN INTERNET SRVC: 02/18/26 – 03/17/26	$167.85
	0517878-022326	WRF INTERNET SRVC: 02/27/26 - 03/26/26	$285.05
		Vendor Total:	$5,800.37
COMED	0890757662-022426	A/C 0890757662 01/26/26 THRU 02/24/26	$123.25
		Vendor Total:	$123.25
CONSTELLATION NEWENERGY INC	0954407596-022626	A/C 0954407596 01/27/26 THRU 02/25/26	$2,575.28
	1525986889-022526	A/C 1525986889 01/26/26 THRU 02/24/26	$1,651.20
	3932722831-022626	A/C 3932722831 01/27/26 THRU 02/25/26	$2,532.41
	3982158955-022626	A/C 3982158955 01/27/26 THRU 02/25/26	$3,490.68
	4814368098-022526	A/C 4814368098 01/26/26 THRU 02/24/26	$3,322.42
	6595732910-022626	A/C 6595732910 01/27/26 THRU 02/25/26	$836.95
	8017052837-022526	A/C 8017052837 01/26/26 THRU 02/24/26	$21,372.40
	8151203974-022526	A/C 8151203974 01/26/26 THRU 02/24/26	$175.28
	8823451142-022526	A/C 8823451142 01/26/26 THRU 02/24/26	$209.93
		Vendor Total:	$36,166.55
CONTINENTAL WEATHER SERVICE	196978	WEATHER FORECASTING - MARCH 2026	$150.00
		Vendor Total:	$150.00
COPP, KARA	030526-V2310	EAP BENEFIT REIMB: V2310 / FEB 2026	$280.00
		Vendor Total:	$280.00
CORPORATE BUSINESS CARDS	347415	BUSINESS CARDS	$93.90
		Vendor Total:	$93.90
CRAFTWOOD LUMBER CO	337014	GLUE	$8.49
	336796	SCREWS FOR CABINET HARDWARE	$12.57
	337156	SHOVEL	$67.98
		Vendor Total:	$89.04
CUTLER HARDWARE/WORKWARE	PS-INV058508	APPAREL - BUSSCHER	$500.00
		Vendor Total:	$500.00
DAVID ETERNO	10925	HEARING OFFICER - FEBRUARY 2026	$306.25
		Vendor Total:	$306.25
DES PLAINES RVR WATERSHED WORKGROUP	INV-00107628	DRWW ANNUAL DUES	$229.58
		Vendor Total:	$229.58

ELLIOTT AUTO SUPPLY CO INC	50-6620416	C12	$68.00
	162-227280	CAR #1	$363.62
	162-228139	STOCK	$151.20
		Vendor Total:	$582.82
ENDEAVOR HEALTH OMEGA	228085122-013026	PRE-EMPLOYMENT PHYSICAL	$289.00
		Vendor Total:	$289.00
ERICA HORNTHAL	101	WELLNESS LUNCH PRESENTATION	$250.00
		Vendor Total:	$250.00
FANKE JR, KRIS	03022639004	SMALL TOOLS	$740.50
		Vendor Total:	$740.50
FEDERAL EXPRESS CORP	9-714-35117	SHIPPING CHARGES	$15.46
		Vendor Total:	$15.46
FLOCK GROUP INC	INV-85180	CAMERA MAINTENANCE	$5,000.00
		Vendor Total:	$5,000.00
GALLS LLC	034149023	APPAREL: CACHOLA	$57.99
	034235787	APPAREL: GIL GARCIA	$29.14
	033685718	APPAREL: GIL GARCIA	$52.80
	034265068	APPAREL: HURY	$39.66
	034122176	APPAREL: HURY	$36.17
		Vendor Total:	$215.76
GEWALT-HAMILTON ASSOCIATES INC	4382.116-10	ENGINEERING SERVICES - 1411-1435 LAKE COOK RD DEMO	$276.00
	4382.116-9	ENGINEERING SERVICES - 1411-1435 LAKE COOK RD DEMO	$4,712.00
		Vendor Total:	$4,988.00
GHA TECHNOLOGIES INC	2008065	GIS SUPPLIES	$117.00
	2008060	GIS SUPPLIES	$420.81
		Vendor Total:	$537.81
GRAINGER INC	9823121398	EYE BOLT	$24.16
	9825610364	FITTING	$2.94
	9825610372	OVER LOAD RELAY	$271.81
	9821682953	PULLEY BLOCK	$44.73
	9827045833	RELAY	$90.24

GRAINGER INC	9825214993	RELAY SOCKET	$33.85
	9825214985	TERMINAL STRIP	$12.46
		Vendor Total:	$480.19
GRANT PROFESSIONALS ASSOCIATION	300024161	2026 MEMBERSHIP	$235.00
		Vendor Total:	$235.00
GRAYBAR ELECTRIC COMPANY INC	9352133251	DOUBLE FUSE HOLDER	$1,012.80
	9352110448	FUSE INSULATOR	$29.50
		Vendor Total:	$1,042.30
GREENER CLEANER	INV-1107	BLANKET CLEANING	$95.52
		Vendor Total:	$95.52
GT MECHANICAL, INC.	23011581	BUILDING MAINTENANCE	$2,648.46
		Vendor Total:	$2,648.46
HD SUPPLY INC	INV00966474	REPAIR KIT	$437.49
		Vendor Total:	$437.49
HOME DEPOT CREDIT SERVICES	0063176	BATTERIES/CAUTION TAPE	$85.68
	2621415	CLR	$24.98
	1527241	ELECTRIC SUPPLIES	$37.38
	0513193	GRINDER & WHEEL	$308.00
	2022468	SUPPLIES	$155.75
	1621567	TAPE MEASURE FOR VEHICLE #604	$39.85
	5612270	TUBING	$13.04
	1621534	VACUUM	$79.97
		Vendor Total:	$744.65
ILLINOIS STATE TREASURER	67833	TRAFFIC SIGNAL MAINT 2025 QTR #4	$14,586.93
		Vendor Total:	$14,586.93
IMAGE SYS & BUSINESS SOLUTIONS	437205	CD WIDE FORMAT COPIER OVERAGES 11/30/25 – 02/27/26	$0.53
		Vendor Total:	$0.53
INVOICE CLOUD	4200-2026_2	ONLINE U/B PORTAL	$3,136.09
		Vendor Total:	$3,136.09
JC LICHT LLC	63311740	PAINT FOR WATER ROOM	$120.02
		Vendor Total:	$120.02

JG UNIFORMS, INC	158733	APPAREL: BUSSCHER	$127.00
	158774	APPAREL: BUSSCHER	$198.00
	158773	APPAREL: HOMER	$128.90
	158912	APPAREL: TOKARZ	$136.70
	158730	APPAREL: TOKARZ	$356.90
	158775	APPAREL: TYUNAITIS	$54.00
	158658	APPAREL: VEGA	$91.00
	158734	APPAREL: VEGA	$71.00
	158679	STOCK EARBANDS	$324.00
		Vendor Total:	$1,487.50
JORDAN FOX	010926-021626	TRAVEL REIMB: FOX	$123.00
		Vendor Total:	$123.00
KAPLAN PAVING LLC	DPHS-25-219/9132	1210 HAZEL AVE/DEPOSIT REFUND	$500.00
	DPHS-24-273/6226	140 OAKMONT DR/DEPOSIT REFUND	$972.45
		Vendor Total:	$1,472.45
KONICA MINOLTA BUSINESS SOLUTIONS	506711399	ENG COPIER USE/MAINT: 01/01/26 - 02/14/26	$47.00
		Vendor Total:	$47.00
KUHLERS, KASEY	021626-021826	TRAVEL REIMB: NIPAS	$103.68
		Vendor Total:	$103.68
LAI LIMITED	26-63395	GREASE & OIL	$1,015.20
		Vendor Total:	$1,015.20
LAUTERBACH & AMEN LLP	115342	PROFESSIONAL SERVICES - 2025 ACTUARIAL REPORT	$1,680.00
		Vendor Total:	$1,680.00
LECHNER SERVICES	3623527	MATS - TRAIN STATION	$126.91
	3623528	MATS - WRF	$40.14
	3625855	MATS PW/ENG	$111.45
	3621189	PD FLOOR MATS	$82.06
	3621190	VH: MATS	$66.60
	3606655	VILLAGE HALL MATS - JANUARY	$66.60
		Vendor Total:	$493.76

LRS HOLDINGS LLC	0007005155	REFUSE SERVICE: FEB 2026	$121,691.70
		Vendor Total:	$121,691.70
MALDONADO, LAUREN	022526	PACK THE PLACE SHIRTS	$150.00
		Vendor Total:	$150.00
MATRIX IMAGING SOLUTIONS LLC	DP2601028	UB STMTS, LATE NOTICES & MAILING INSERTS: FEB 2026	$1,570.64
		Vendor Total:	$1,570.64
MCCULLOUGH EQUIPMENT INC	P03908	STOCK	$616.02
		Vendor Total:	$616.02
MENONI & MOCOGNI, INC.	0079491-00-B	PUBLIC WORKS EXCAVATION - HAUL OUT	$750.00
	0079492-00B	PUBLIC WORKS EXCAVATION - HAUL OUT	$375.00
	0079532-00	STONE	$645.70
	0079491-00	STONE	$1,542.78
	0079492-00	STONE	$890.63
		Vendor Total:	$4,204.11
MERCHANTS' CREDIT GUIDE CO	260131000	COLLECTION FEES	$8.33
		Vendor Total:	$8.33
MICHAEL ROSS	102183964	ICC CERTIFICATE RENEWAL - ROSS	$115.00
		Vendor Total:	$115.00
MID AMERICAN WATER OF WAUCONDA INC	289168W	16 INCH REPAIR SLEEVE	$2,601.45
	0011304WCM	16 INCH REPAIR SLEEVE - CREDIT MEMO	($2,601.45)
	289867W	PURCHASE MISC. WATER SYSTEM MATERIAL	$9,926.46
	289750W	PURCHASE WATEROUS FIRE HYDRANTS	$24,998.00
		Vendor Total:	$34,924.46
MID-STATES ORGANIZED CRIME	2601465-IN	2026 MEMBERSHIP	$200.00
		Vendor Total:	$200.00
MIDWEST CENTER FOR TRAFFIC SAFETY NFP	0000494	TRAINING: CETNAROWICZ/STRICKLAND/NUNEZ	$405.00
		Vendor Total:	$405.00
MIDWEST METER INC	0186530-IN	4 INCH METER HEAD	$593.98
	0186554-CM	CREDIT MEMO FOR WRONG METER HEADS	($348.00)
		Vendor Total:	$245.98

MIDWEST PAVING EQUIPMENT INC	3158	BLACKTOP SOLVENT	$450.00
		Vendor Total:	$450.00
MIDWEST TIME RECORDER INC	203861	AOD FEBRUARY 2026	$346.65
		Vendor Total:	$346.65
MUNICIPAL GIS PARTNERS INC	8661	ANNUAL GIS SERVICES CONTRACT	$8,311.17
		Vendor Total:	$8,311.17
MURRIN, MICHAEL	FEB2026	PLUMBING INSPECTIONS (71) - FEB26	$4,970.00
		Vendor Total:	$4,970.00
MUTUAL ACE HARDWARE	664517	FITTINGS	$27.67
		Vendor Total:	$27.67
NAPA AUTO PARTS - WHEELING	432888	BOMBARDIER	$39.71
	431440	SNIPER	$37.99
	431085	STOCK	$22.76
	427645	STOCK	$73.35
	431086	STOCK	$20.23
	431592	STOCK	$100.48
	431788	STOCK	$8.76
		Vendor Total:	$303.28
NORTH SHORE COLLISION INC	3877	VEHICLE MAINTENANCE	$185.00
		Vendor Total:	$185.00
ODELSON MURPHEY FRAZIER & MCGRATH	59632	LABOR ATTORNEY - JAN 2026	$3,000.00
		Vendor Total:	$3,000.00
ODP BUSINESS SOLUTIONS LLC	453996835001	OFFICE SUPPLIES	$26.49
	453996836001	OFFICE SUPPLIES	$54.54
	459499951001	OFFICE SUPPLIES	$6.52
	453987026001	OFFICE SUPPLIES	$14.99
	459499869001	OFFICE SUPPLIES	$53.80
	458735892001	OFFICE SUPPLIES	$61.58
		Vendor Total:	$217.92

O'LEARY'S CONTRACTORS EQUIPMENT	579920	SNOW REMOVAL EQUIPMENT RENTAL	$2,800.00
		Vendor Total:	$2,800.00
OPENGOV INC	INV25520	OPENGOV ASSET MGMT & WORK ORDER SOFTWARE	$7,600.00
		Vendor Total:	$7,600.00
PATTEN INDUSTRIES INC	P56C0074781	L1	$772.03
	SVCG00074113	SERVICE FEE	$11.58
	SVCG00075078	SERVICE FEE	$11.58
		Vendor Total:	$795.19
PETERBILT OF WISCONSIN	18258673P	STOCK	$254.15
		Vendor Total:	$254.15
PHILLIPS, ROBERT W.	5	WRF SAFETY LUNCH	$375.92
		Vendor Total:	$375.92
QUILL CORPORATION	47756038	OFFICE SUPPLIES	$40.84
	47914074	OFFICE SUPPLIES	$38.40
	47755754	OFFICE SUPPLIES	$197.95
	47923034	OFFICE SUPPLIES	$33.99
	2637272 CREDIT MEMO	OFFICE SUPPLIES - CREDIT	($33.99)
		Vendor Total:	$277.19
RONDOUT SERVICE CENTER LLC	19638	SAFETY LANES	$71.00
		Vendor Total:	$71.00
ROTARY CLUB OF DEERFIELD	1489	QUARTERLY DUES	$460.00
		Vendor Total:	$460.00
RYAN KREITER	01232026	FAMILY DAYS MUSIC ENTERTAINMENT - DEPOSIT	$500.00
		Vendor Total:	$500.00
RYGIEL, KATHARINA	030526 - V2301	EAP BENEFIT REIMB: V2301 / JAN & FEB 2026	$60.00
		Vendor Total:	$60.00
SAM'S CLUB DIRECT	999999-2026	2026 MEMBERSHIP FEE	$116.60
	9484	PLATES/BOWLS/WATER/TISSUES	$223.68
		Vendor Total:	$340.28

SCHINDLER ELEVATOR CORP	4607382718	ANNUAL MAINTENANCE	$4,313.32
	4607382103	VILLAGE HALL ELEVATOR MAINTENANCE CONTRACT	$4,177.73
		Vendor Total:	$8,491.05
SCORPIO EXCAVATING INC	20260166	PUBLIC WORKS EXCAVATION & SPOILS HAUL OUT	$2,746.21
	20260186	PUBLIC WORKS EXCAVATION HAUL OUT	$1,569.26
		Vendor Total:	$4,315.47
SE INC	26-4649	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$1,267.89
	26-4654	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$1,152.30
	26-4597	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$2,125.20
	26-4656	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$1,164.39
	26-4601	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$402.50
	26-4653	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$1,238.55
	26-4655	GENERAL MAINTENANCE & OPERATIONS SUPPORT	$287.50
	26-4606	SNOW AND ICE REMOVAL MAINTENANCE	$1,230.00
	26-4639	SNOW AND ICE REMOVAL MAINTENANCE	$460.00
		Vendor Total:	$9,328.33
SOLENIS LLC	135343069	BIOSOLIDS POLYMER FOR WRF	$7,694.40
	135264106	BIOSOLIDS POLYMER FOR WRF	$7,694.40
		Vendor Total:	$15,388.80
STANDARD EQUIPMENT CO	P08943	CABLE REPAIR FOR SEWER CAMERA	$807.35
		Vendor Total:	$807.35
STEINER, CARRIE	29187 - V2103	EAP BENEFIT REIMB: V2103 / FEB 2026	$260.00
	29188 - V2502	EAP BENEFIT REIMB: V2502 / FEB 2026	$130.00
		Vendor Total:	$390.00
STREET, KENT	90751	ILCMA VIRTUAL PROFESSIONAL DEV	$35.00
		Vendor Total:	$35.00
THE MCKNIGHT GROUP LLC	030426 - V2002	EAP BENEFIT REIMB: V2002 / FEB 2026	$280.00
	030426 - V2501	EAP BENEFIT REIMB: V2501 / FEB 2026	$140.00
		Vendor Total:	$420.00
T-MOBILE USA INC	L2602050065	CELL DATA RETREIVAL	$400.00
		Vendor Total:	$400.00

TOTAL WATER TREATMENT SYSTEMS	0692710	DI WATER SERVICE	$353.49
		Vendor Total:	$353.49
TPM GRAPHICS INC	101387	NEW RESIDENT GUIDES	$1,188.00
		Vendor Total:	$1,188.00
TYLER TECHNOLOGIES INC / MUNIS	CL100-00259559	ADJUDICATION EQUIPMENT	$308.00
		Vendor Total:	$308.00
ULINE	204672703	VILLAGE HALL SUPPLIES & SPECIAL EVENT EQUIPMENT	$784.00
		Vendor Total:	$784.00
UNITED DISPATCH LLC	80828	TAXI SUBSIDY PROGRAM	$2,240.00
		Vendor Total:	$2,240.00
URBAN FOREST MANAGEMENT INC	251231	AD HOC TREE INSPEC. 11-2025	$750.00
	251213	AD HOC TREE INSPEC. 12-2025	$332.50
	251232	PARKWAY TREE INSPEC. 11-2025	$332.50
	251214	PARKWAY TREE INSPEC. 12-2025	$47.50
	251233	TREE INSPEC. 11-2025	$1,100.00
	251230	TREE INSPEC. 12-2025	$766.25
		Vendor Total:	$3,328.75
US BANK	8084065	FISCAL AGENT FEES/GOB 2017/FEB26 – JAN27	$575.00
		Vendor Total:	$575.00
VERIZON COMMUNICATIONS INC	601000086002	CELL SRVC / GPS: 02/01/26 – 02/28/26	$18.95
		Vendor Total:	$18.95
VERIZON WIRELESS	6136514730	CELL SRVC / DATA DEVICES: 01/21/26 – 02/20/26	$1,120.58
	6135709552	CELL SRVC / SCADA: 02/11/26 – 03/10/26	$562.16
	6136514729	MONTHLY CELLULAR TELECOM: 01/21/26 – 02/20/26	$2,596.52
		Vendor Total:	$4,279.26
VIKING CHEMICAL CO	194393	FERRIC CHLORIDE FOR PHOSPHORUS REMOVAL	$10,332.63
		Vendor Total:	$10,332.63
VILLAGE OF SKOKIE	20260219	PT DISP. PSYCHOLOGICAL EXAM/COST SPLIT	$321.50
		Vendor Total:	$321.50

VISU-SEWER OF ILLINOIS LLC	INVOICE #2- FINAL	SEWER LINING PROGRAM - 2025	$47,310.38
		Vendor Total:	$47,310.38
VOLLMAR PRECAST PRODUCTS LLC	48641	FLOWER BOX BASES	$5,250.00
		Vendor Total:	$5,250.00
WALGREEN NATIONAL CORP	030426/REBATE	SALES TAX REBATE: DECEMBER 2025	$98,758.51
		Vendor Total:	$98,758.51
WATER ENVIRONMENT FEDERATION	17765075 - 2026	WEF MEMBERSHIP	$193.00
		Vendor Total:	$193.00
WEISS, MATT	03042026	REIMBURSEMENT	$135.00
		Vendor Total:	$135.00
WINTER EQUIPMENT COMPANY INC	IV67621	PLOW BLADES	$13,818.11
		Vendor Total:	$13,818.11
WL CONSTRUCTION SUPPLY INC	37327	DIAMOND SAW BLADES	$3,068.00
		Vendor Total:	$3,068.00
Invoices Grand Total		**031626 Invoices Total:**	**$911,128.59**

Pre-Paid Checks for Prelist 031626

Vendor Name	Invoice Number	Description	Amount
ODP BUSINESS SOLUTIONS LLC	450100257001	OFFICE SUPPLIES	$29.59
	450225404001	OFFICE SUPPLIES	$30.38
	452329160001	OFFICE SUPPLIES	$41.60
		Vendor Total:	$101.57
Pre-Paid Checks Grand Total		**031626 Pre-Paid Checks Total:**	**$101.57**

Pre-Paid Wire Transactions for Prelist 031626

Vendor Name	Invoice Number	Description	Amount
DEERFIELD POLICE PENSION	POLPEN030626	POLPEN CONTRIBS 03/06/26 PR	$22,398.73
		Vendor Total:	$22,398.73
FEDERAL TAXES	PR030626	FICA/MC/FIT 03/6/26	$122,518.16
		Vendor Total:	$122,518.16
ICMA	MSQRROTH030626	MSQR ROTH 03/06/26 PR	$7,173.89
	MSQRREG030626	MSQR 457 REG/ROTH 3/6/26 PR	$26,694.43
		Vendor Total:	$33,868.32
ILLINOIS DEPT OF REVENUE	PR030626	SIT 03/06/26 PR	$24,109.90
		Vendor Total:	$24,109.90
IPBC	FEBRUARY 2026	MEDICAL/DENTAL/LIFE INSURANCE: FEB 2026	$437,642.85
		Vendor Total:	$437,642.85
Wire Grand Total		**031626 Pre-Paid Wire Transactions Total:**	**$640,537.96**

Journal Entry Transactions for Prelist 031626

Vendor Name	Description		Amount
DEERFIELD BANK & TRUST	BANK ANALYSIS FEE/1010/FEB 26		$940.10
	MATRIX CC SERVICES: FEB 26		$295.75
	OTC CC FEES: FEB 26		$239.46
	INVOICE CLOUD CC FEES: FEB 26		$1,357.40
		Vendor Total:	$2,832.71
NORTHBROOK BANK & TRUST	PASSPORT CC FEES: FEB 26		$372.67
		Vendor Total:	$372.67
AUTHORIZE.NET	PASSPORT AUTHNET FEES: FEB 26		$39.40
		Vendor Total:	$39.40
US BANK	TRUST FEES/SINK ACCT/FEB 26		$104.42
	TRUST FEES/VILL ACCT/FEB 26		$193.12
		Vendor Total:	$297.54
ILLINOIS NATIONAL BANK	BANK ANALYSIS FEE/1190/FEB 26		$19.55
		Vendor Total:	$19.55
		031626 Journal Entry Transactions Total:	**$3,561.87**

To the Finance Director:

The payment of the previously listed accounts has been approved by the Village of Deerfield Board of Trustees at their meeting held on Monday, March 16, 2026, and you are hereby authorized to pay them from the appropriate funds.

_____

Treasurer of the Village of Deerfield

REQUEST FOR BOARD ACTION

26-33

Agenda Item: _____

Subject: Consideration and Action on the Report and Recommendation of the Plan Commission on the Request for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center as a Special Use in the C-1 Village Center District and Approval of a Special Use for a N. Family Club Child Care Center at 833 Deerfield Road in the Shops at Deerfield Square Shopping Center

Action Requested: Approval of Recommendation

Originated By: Plan Commission

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

The petitioners are seeking a Text Amendment to allow a child care center as a Special Use in the C-1 Village Center District and proposing to establish a 13,153 square foot N. Family Club child care center (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. An eight-foot tall fence will enclose the play area on the roof and a six-foot tall fence will enclose the infant play area on the west elevation. Child ages will range from 6 weeks to toddlers to pre-Kindergarten ages.

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 petitioners are seeking a Text Amendment to allow a child care center in the C-1 Village Center District as a Special Use. 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 a Special Use for the proposed 13,153 square foot N. Family Club child care center at 833 Deerfield Road.

The Plan Commission held a public hearing on January 8, 2026 and is recommending 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 (by a vote of 4-3). The Plan Commission also recommends 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 (by a vote of 5-2).

The Appearance Review Commission approved the exterior modifications and signage for the proposed N. Family Club use at their February 17, 2026 meeting.

The petitioner has provided a letter dated March 16, 2026 in support of their zoning request.

Reports and Documents Attached:

CRM Properties Group, LTD Letter Dated 3/16/26
Recommendation
Public Comment
Public Hearing Minutes 1/8/26
Prefiling Conference Minutes 12/11/25
Zoning Map
Aerial Photos
Deerfield Square Sign Criteria
ARC Memo 2/17/26
ARC Minutes 2/23/26
Petitioner's Plans

Date Referred to Board: March 16, 2026

Action Taken: _____

CRM PROPERTIES GROUP, LTD.
740 WAUKEGAN ROAD, SUITE 300, DEERFIELD, ILLINOIS 60015 847/948-6500 FAX 847/948-7010

March 16, 2026

Honorable Mayor Daniel C. Shapiro
Board of Trustees
Village of Deerfield
850 Waukegan Road
Deerfield, Illinois 60015

Re: N Family Early Childhood Education Center at 833 Deerfield Road (part of The Shops at Deerfield Square)

Dear Mayor Shapiro and Board of Trustees:

Kirby Limited Partnership ("Petitioner"), owner of Deerfield Square, and N Family School ("N Family"), the proposed tenant, respectfully request your approval of the zoning relief necessary for N Family to operate a 13,153 square foot high-end early childhood education center at 833 Deerfield Road (the "Subject Property"). The request includes a text amendment to allow childcare facilities in the C-1 district as a special use, and a special use permit to operate the same. N Family's operating plan, proposed building modifications, and traffic and parking analysis were reviewed by the Plan Commission and Appearance Review Commission and have been forwarded to the Board for consideration.

N Family, an England-based operator with 52 locations, has signed a long-term lease and, together with Petitioner, is prepared to invest significant capital to deliver a first-class facility. N family School provides a holistic education in a safe environment, prioritizing small-group learning and freshly prepared meals. The curriculum consists of four pillars; self-expression, global responsibility, inventive ideas, and holistic health. N Family also seeks to involve parents in their education by having them participate in the transition to the classrooms and helping parents learn from experts in the field of child development.

Since Deerfield Square was planned and built, Petitioner has worked closely with the Village on tenant mix, site planning, and architectural design. That collaboration has become even more important as traditional retail has been disrupted by online shopping and changing consumer behavior. Despite these headwinds, Petitioner has maintained Deerfield Square as a Class A asset and continues to invest in meaningful upgrades and improvements. As the market has shifted, the Village and Petitioner have adapted the tenant mix to include more service-oriented uses—medical, health and beauty, and fitness—to keep the downtown leased, active, and vibrant.

Petitioner submits the following facts in support of the request:

1. **Extended vacancy.** The Subject Property has been vacant for nearly five years. Despite extensive marketing, Owner has received no viable lease offers. This vacancy was not self-created and is not the result of above-market rents—the Subject Property has the lowest asking rent in the development. N Family will fill a major downtown vacancy in a difficult leasing environment.

2. **Physical and market constraints.** The Subject Property's limited visibility and signage along Waukegan Road, combined with its 110-foot depth and 13,153 square feet of interior space, make it poorly suited for demising into smaller spaces which are now preferred as retailers

across all sectors opt for smaller footprints. At Deerfield Square, 60% of tenants occupy 2,500 square feet or less, and 75% of leases signed since early 2025 have been for spaces under 2,500 square feet—consistent with broader retail downsizing trends.

3. **Best use for the space.** Given these constraints, the building is better suited for a destination use—such as an early childhood education center—than for traditional retail or food and beverage. This type of destination use will generate considerable foot traffic to help support surrounding businesses and bolster the downtown corridor.

4. **Stronger tenant mix and added activity.** A diverse tenant mix is critical to a successful downtown. N Family will serve local families, increase foot traffic at Deerfield Square, and support cross-shopping for nearby businesses.

5. **Added childcare options near transit.** The use expands childcare and early learning choices for residents, with convenient access to public transportation.

6. **Regional consistency.** Nearby communities permit daycare in their downtowns as a special use without requiring a text amendment.

7. **Compatible design.** The proposed modifications are consistent with the building's original design intent and complement Deerfield Square. The Appearance Review Commission has expressed support for the design.

8. **Special use standards satisfied.** The application satisfies the Village's special use criteria. The proposed use will not harm surrounding property values and is likely to enhance them.

9. **Consistent with existing downtown uses.** Deerfield already has early childhood daycare/education providers within the downtown area, and the downtown functions as an integrated district across all quadrants.

In closing, Petitioner and N Family believe this is the highest and best use for the Subject Property and will deliver meaningful community benefit by providing a first-class early childhood education facility in a convenient downtown location. As the Village advances efforts to strengthen downtown vitality and add residential presence, Deerfield's strong school system will continue to attract young families—making this an ideal time to introduce a premier early childhood education provider.

Thank you for your consideration.

Sincerely,

Chris Siavelis
Senior Vice President

Cc: Kent Street
Jeffrey Richaert
Elizabeth Delevitt

APPROVED

RECOMMENDATION

VILLAGE OF DEERFIELD

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

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*, 6*th* 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 apace 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 concerned that there may not be 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 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

PUBLIC COMMENT

ON

PROPOSED

833 DEERFIELD ROAD

CHILD CARE CENTER

AS OF

3/11/2026

From: Marc S. Zaslavsky <mzaslavsky@lplegal.com>
Sent: Wednesday, March 11, 2026 1:50 PM
To: Kent Street <kstreet@deerfield.il.us>
Subject: N Family -- 833 Deerfield Road

[EXTERNAL EMAIL]

To Whom It May Concern,

I am writing in support of N Family's proposed use at 833 Deerfield Road. This building has been vacant for far too long, and our downtown needs active, thriving businesses. N Family would bring consistent activity to the area and create meaningful cross-shopping opportunities for surrounding merchants. The high-quality nature of the program also aligns well with Deerfield's community and demographics.

The retail landscape is changing rapidly, and we can't rely on traditional retail alone to keep storefronts occupied—especially with online shopping increasingly replacing in-store purchases. For these reasons, I encourage the Village to support uses like N Family that directly serve Deerfield residents, even if they generate less sales tax than conventional retail.

Regards,

Marc Zaslavsky
1305 Carlisle Place
Deerfield, IL 60015

Marc S. Zaslavsky
T 312 476 7597
M 847 602 2232

Levenfeld Pearlstein, LLC
120 S Riverside Plaza
Suite 1800
Chicago, IL 60606 USA
lplegal.com

Sign up for LP's weekly newsletter, *LP3*

Daniel Nakahara, AICP

From: Judy Rundell <JRundell@firstpresdf.org>
Sent: Friday, January 9, 2026 11:17 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Jeffery Ryckaert, AICP
Subject: [PUBLIC COMMENT] Proposed Child Care Center at 833 Deerfield
Attachments: Question of contamination..docx

[EXTERNAL EMAIL]

Dear Council Members,

I want to thank you for allowing concerns to be raised regarding the wisdom of building a daycare at it's proposed location. I don't know if this additional concern can be added to those raised and forwarded to the board hearing on Feb 2nd. If not, can you please advise whom I should address to raise this question. Even though your board voted not to amend the language or approve a variance for the center to be placed at 833 Deerfield Rd., my understanding is that the board of Trustees can still allow it.

One concern I have carried, but did not voice stems from my personal experience with a lead issue my daughter is currently dealing with. Because her home was built on a site that at some point previously was a landing strip for planes, her son is suffering lead exposure. This was discovered after a routine physical that included lead testing, with results so significant the county was contacted only to discover the soil around her home is contaminated. I did not raise my concern over possible

soil contamination by train exhaust of the area which will be an outdoor play area for infants and toddlers, mostly because I had not done any research on the possibility.

On the heels of the meeting last night I spent some time in a google search, see the attached. The results confirmed my suspicion and raises a legitimate concern. I did not note any soil testing of the proposed playground area in the information shared last night. I would respectfully ask that the city consider requiring such testing before making a final decision on whether or not this location is a safe place for children to spend such a significant amount of their childhood.

Again thank you for your support and work on behalf of family in Deerfield

Judy Rundell
Director

Christian Beginnings
824 Waukegan Rd.
Deerfield, IL 60015
school: 847-945-5140 cell: 224-628-3848 fax: 847-945-6554
Link to school's web page *https://www.firstpresdf.org/preschool*

Question: Can decades of train engine exhaust contaminate the surrounding soil?

Response:
AI Overview

Yes, decades of train exhaust can contaminate the ground with heavy metals (like lead, zinc, copper, nickel) and organic compounds (like PAHs) from diesel particulates, creating soil pollution that affects vegetation and poses potential risks, especially near tracks, though contamination levels vary and newer trains are cleaner, older ones persist
. This contamination can seep into soil, affecting plants and potentially moving into groundwater, creating long-term environmental footprints near rail lines.

How Contamination Occurs

- **Particulate Matter:** Diesel exhaust releases microscopic particles containing heavy metals (Pb, Ni, Cu, Zn) and Polycyclic Aromatic Hydrocarbons (PAHs), which settle and accumulate in the soil.
- **Wear & Tear:** Abrasion from wheels and tracks also contributes metal-containing dust to the soil.
- **Leaching:** Chemicals from railroad ties (like creosote) can also seep into the ground over time.

What Gets Contaminated

- **Soil:** Studies show significant accumulation of metals and PAHs in soil near railway lines, with levels decreasing further from the tracks.
- **Vegetation:** High levels of contaminants can inhibit plant growth, impacting the local ecosystem.
- **Water:** These pollutants can eventually leach into groundwater, affecting water tables and potentially entering the food chain.

Factors Influencing Contamination

- **Age & Type of Locomotives:** Older, dirtier diesel engines (pre-Tier 4 standards) contribute more pollution.
- **Traffic Volume:** More trains mean more emissions and wear.

- **Weather & Track Conditions:** Can affect particle dispersion.

Risks & Concerns

- **Health Impacts:** Some diesel particulates are carcinogenic, posing risks to nearby residents and workers, as noted by health organizations.
- **Long-Term Persistence:** Metals like lead are non-biodegradable, meaning they stay in the soil for long periods.

In essence, while newer trains are cleaner, decades of older, dirtier operations have left a legacy of soil contamination along many rail corridors, a significant concern for environmental health.

INFORMATION PASSED OUT AT 1/8/2026 PUBLIC HEARING PUBLIC COMMENT REGARDING PROPOSED 833 DEERFIELD ROAD CHILD CARE CENTER

	A	C	D	G	H
	Preschool	City	Zip	DayAgeRange	DayCapacity
2	KOO, HELEN H	RIVERWOODS	60015	0 TO 12Y	8
3	GRAFMAN, AMBER W	DEERFIELD	60015	0 TO 12Y	11
4					19
5					
6	BJBE EARLY CHILDHD PROG AT THE CHAVA CTR	DEERFIELD	60015	2Y TO 5Y	74
7	CHRISTIAN BEGINNINGS	DEERFIELD	60015	2Y TO 6Y	130
8	DEERFIELD PARK DISTRICT NURSERY SCHOOL	DEERFIELD	60015	2Y TO 6Y	80
9	LINCOLNSHIRE COMMUNITY NURSERY SCHOOL	LINCOLNSHIRE	60015	2Y TO 6Y	60
10	DFHS DIST. 113/DEERPARK TLC	DEERFIELD	60015	2Y TO 6Y	32
11					376
12					
13	MON JARDIN	DEERFIELD	60015	6W TO 12Y	100
14	FISHER-ROHDE, MICHELLE G	DEERFIELD	60015	6W TO 12Y	8
15	LITTLE HORIZONS	DEERFIELD	60015	6W TO 12Y	156
16					264
17					
18	DEERFIELD MONTESSORI SCHOOL	DEERFIELD	60015	6W TO 3Y	47
19	GUIDEPOST MONTESSORI AT DEERBROOK	DEERFIELD	60015	6W TO 3Y	89
20					136
21					
22	RIVERWOODS MONTESSORI SCHOOL	RIVERWOODS	60015	6W TO 6Y	71
23	MORIAH PRESCHOOL DAY CARE CENTER	DEERFIELD	60015	6W TO 6Y	179
24	BRIGHT HORIZONS AT LAKE COOK	DEERFIELD	60015	6W TO 6Y	162
25	THE GODDARD SCHOOL OF DEERFIELD	DEERFIELD	60015	6W TO 6Y	153
26	MONTESSORI KIDS UNIVERSE - BANNOCKBURN	BANNOCKBURN	60015	6W TO 6Y	125
27					690
28					
29					
30				Total spots	1485
31					

From DCFS website

An official website of the United States government Here's how you know

United States® Census Bureau

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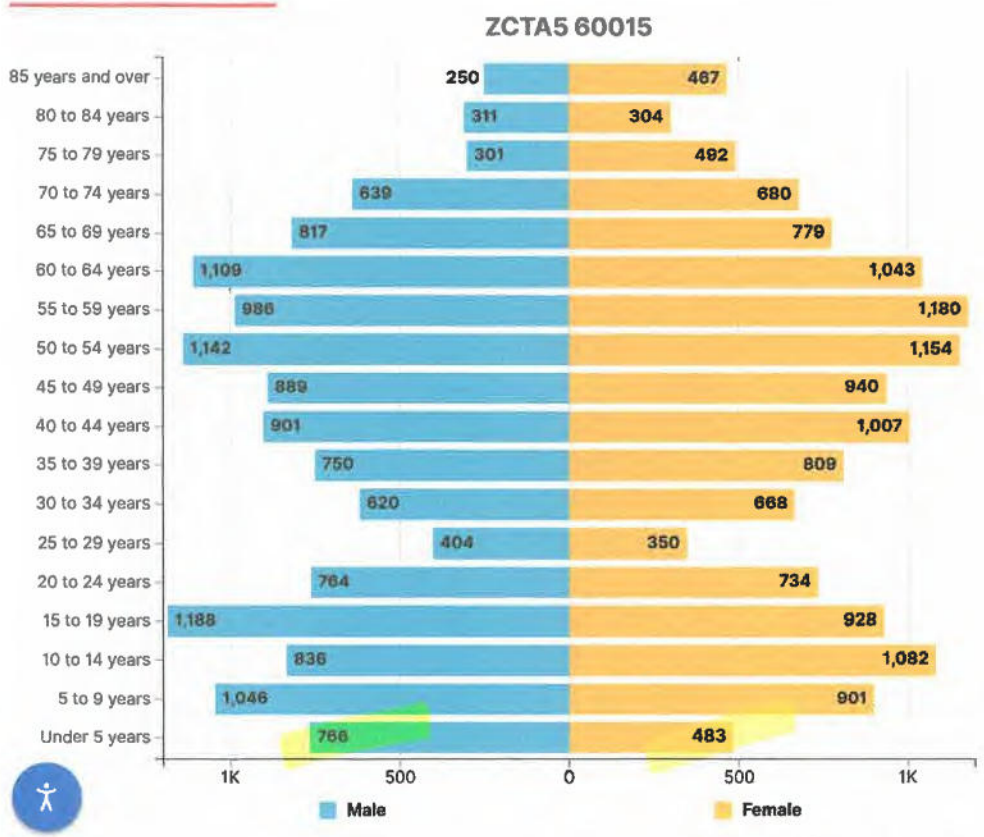

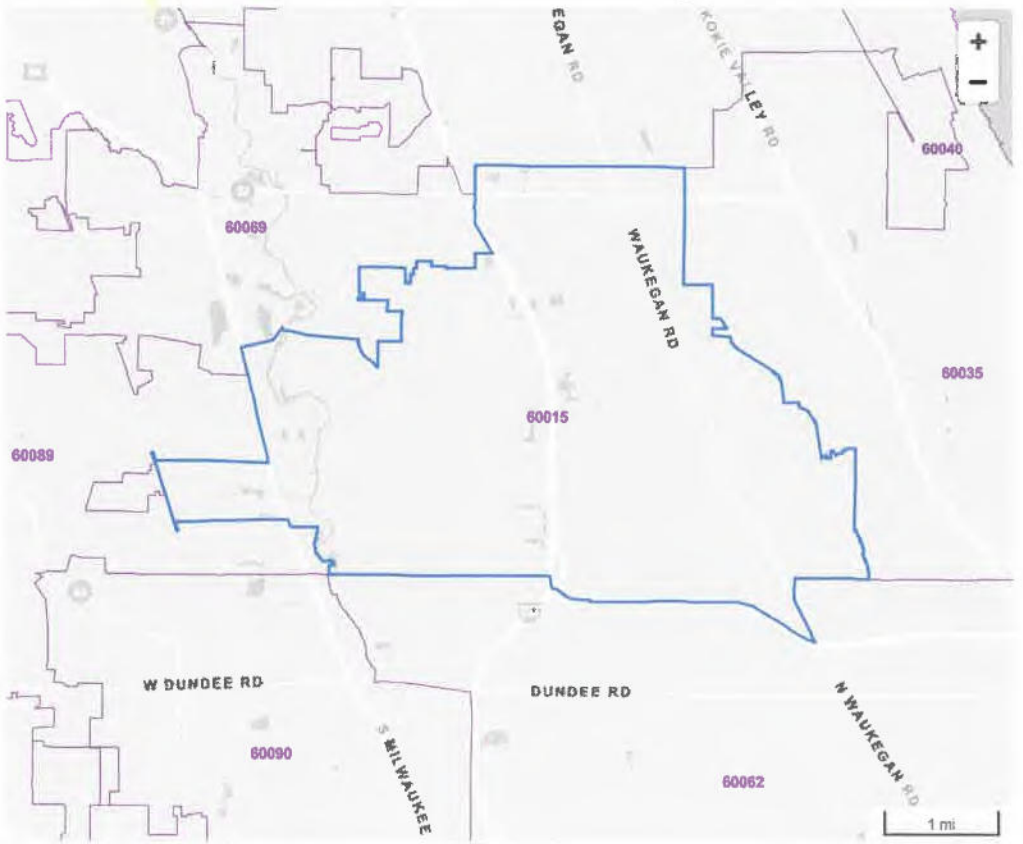

1249 Current # of Kids under 5.

Gardner coming soon to 60015.

Currently 1485 available spots + ≈100 from Gardner. = 1585

Questions on Proposed Daycare Facility
South Commons Condo Assn – Board
January 08, 2026

1. Traffic Impact & Pedestrian Safety (Intersection Hazard)

Overview
Drop-off (7–9am) and pickup (4–6pm) overlap peak commuter traffic. Adding 130 children and ~40 staff will significantly increase traffic volume, likely funneling vehicles onto Robert York Ave. The intersection at Osterman & Robert York is known to be hazardous; a young woman was killed there. One corner still lacks a sidewalk or safe pedestrian crossing.

Questions
1. Has a formal traffic impact study been completed for this project?
2. How will drop-off and pickup queues be managed to prevent roadway blockage?
3. Where will vehicles stage when parents arrive early?
4. How will the village prevent traffic spillover into residential streets?
5. At the Osterman & Robert York intersection:
   - Has a new safety review been conducted?
   - Are improvements planned (sidewalks, crosswalks, signage, calming measures)?
   - How will increased traffic impact pedestrian safety?
6. Have police and fire reviewed response-time impacts from increased congestion?

2. Outdoor Play Area Issues (Noise & Emissions)

Overview
The proposed daycare outdoor play area – including a potential rooftop space – would be located approximately 25–50 feet from the train station platform, where locomotives idle, accelerate, and brake. At this distance, diesel locomotive engines typically generate 85–95 dB of continuous noise even without horn use. Train horns, though less frequent due to the crossing being 300 ft away, may still reach 90–100 dB at the daycare site.

These noise levels exceed recommended environmental sound limits for infants and toddlers. Idling and accelerating trains also emit diesel exhaust particulates, which can drift over outdoor and rooftop play areas. Outdoor play is a core requirement for daycare licensing, making environmental suitability essential.

Questions
1. Has a formal noise study measured decibel levels at 25–50 feet from idling and accelerating locomotives?
2. Has an air-quality and diesel particulate assessment been performed?
3. What mitigation measures (sound barriers, filtration, limited outdoor hours) are planned?
4. If a rooftop play area is included, has the Fire Department reviewed evacuation and structural safety?
5. How will outdoor play schedules adjust during frequent train activity?

3. Consideration of Alternative Sites More Suitable for Childcare

Overview
The concerns noted above—train noise, diesel emissions, limited outdoor play space, and significant traffic funnels—are specific to this location rather than to the concept of a daycare facility itself. Other potential sites within the village may offer safer and more developmentally appropriate environments for children.

Such alternative locations may provide:
- Larger ground-level outdoor play areas
- Safe distance from rail activity and diesel emissions
- Traffic patterns that reduce bottlenecks and safety risks
- Better existing pedestrian infrastructure

Questions
1. Has the village identified and evaluated alternative commercially-zoned sites for a daycare facility?
2. What criteria were used in determining this location as the preferred option?
3. Were other locations considered that provide more outdoor space, reduced noise exposure, and safer traffic patterns?
4. Would the village consider commissioning a site suitability review to ensure the long-term safety and wellbeing of children in care?

PUBLIC COMMENT

ON

PROPOSED

833 DEERFIELD ROAD

CHILD CARE CENTER

AS OF

1/6/2026

Daniel Nakahara, AICP

From: Boris Kholyavsky <Boris.Kholyavsky@goddardschools.com>
Sent: Tuesday, January 6, 2026 11:15 AM
To: Daniel Nakahara, AICP
Cc: Jeffery Ryckaert, AICP; Justin Keenan; Deerfield, IL - The Goddard School
Subject: RE: Goddard School Deerfield
Attachments: Deerfield Public Hearing Preschools.pdf

[EXTERNAL EMAIL]

Hi Dan,

Thank you for the opportunity to submit comments in advance of the Plan Commission meeting.

Summary of Concerns:
Approving zoning for **two additional preschools (Primrose and North Family Club Childcare)** at a time when Deerfield's childcare market is already significantly oversupplied would not serve the public interest. There is already abundant capacity relative to the number of local preschool-aged children, and the market is poised to expand further with the announced Gardner School opening in Bannockburn this year, which will draw families from across the Deerfield/Bannockburn service area. Adding more capacity when existing inventory already exceeds demand will place additional strain on long-standing local programs that Deerfield families rely on today.

1. Existing Licensed Preschool Capacity in Deerfield
Based on Illinois DCFS licensed capacity data, there are currently **1,485 licensed preschool and childcare seats within the 60015 service area alone** (not including additional nearby capacity in Northbrook, Highland Park, etc.).

Program Category	Licensed Seats
Home Daycare / Mixed Age (0–12Y)	19
Preschool Programs (2–6Y)	376
Mixed School-Age Centers (6W–12Y)	264
Early Childhood (6W–3Y)	136
Large Full-Service Centers (6W–6Y)	690
Total Licensed Seats (60015 area)	**1,485**

2. Local Child Population vs. Capacity (2023 Census)
According to the 2023 U.S. Census Bureau profile for ZIP Code 60015, there are approximately:

- **766 males under age 5**
- **483 females under age 5**

for a **total of about 1,249 children under age 5** residing in the community. This is the most current local population estimate available. Even using this upper-bound total, **existing licensed preschool and childcare seats already exceed the local preschool-aged population before any new providers are added.**

3. Why Additional Preschools Would Not Be in the Public Interest
The zoning standards require that approvals serve the **public interest — not solely the interest of an applicant.** Approving new preschool capacity when the market is already oversupplied and is about to expand further (including the Bannockburn Gardner School) is likely to:

- Destabilize existing community schools
- Reduce enrollment at long-standing local programs
- Increase teacher turnover
- Place downward pressure on tuition/pricing
- Increase the risk of closures or program reductions over time

Rather than increasing quality or access for Deerfield families, this trajectory would likely **harm existing providers and limit stable, quality choices for parents.**

In addition to the data above, I am also including emails from surrounding preschools that echo these same concerns regarding the impact that allowing additional preschools in Deerfield would have on existing programs and the families they serve.

I plan to attend the meeting to voice these concerns in person and am happy to provide any supporting documentation the Plan Commission may find helpful.

Warmly,

Boris Kholyavsky
Owner

The Goddard School®
Phone (847) 877-8036
Fax (815) 417-8989
Boris.Kholyavsky@goddardschools.com
GoddardSchools.com

---------- Forwarded message ---------
From: **Daniel Nakahara, AICP** <dnakahara@deerfield.il.us>
Date: Mon, Jan 5, 2026, 10:15 AM
Subject: RE: Goddard School Deerfield
To: Boris Kholyavsky <boris27@gmail.com>
Cc: Jeffery Ryckaert, AICP <jryckaert@deerfield.il.us>, Justin Keenan <jkeenan@deerfield.il.us>

Hi Boris,

Happy New Year! Thank you for reaching out.

If you are able to send me any comments and or concerns prior to the meeting I can send these comments and concerns to the Plan Commission. Just note that the sooner you can get the comments to me the sooner I can get your comments

to the Plan Commission and the more time the Plan Commission will have to review the concerns. If you are able to get your comments to me by end of day tomorrow, that would be great. You are also welcome to come to the meeting to voice your concerns during the public comment period (3 minute time limit).

The petitioner is seeking zoning approval and the Plan Commission will look at this petition from by examining the criteria for a Text Amendment (criteria for a Text Amendment is that Text Amendment has to be in the public interest and not the sole interest of the applicant) and a Special Use (8 standards listed with the memo. Please review the petitioner's response to the standards in their submitted material).

I am out of the office today with limited access to email but I will check in later if you have other questions.

Sincerely,

Dan

VILLAGE OF DEERFIELD

Daniel Nakahara, AICP
Planner II | Village of Deerfield
850 Waukegan Rd | Deerfield, IL 60015
847.719.7480
Follow Us:

Christian Beginnings

From: Judy Rundell <JRundell@firstpresdf.org>
Sent: Monday, January 5, 2026 4:05 PM
To: Deerfield, IL - The Goddard School <DeerfieldIL@goddardschools.com>
Subject: Re: 👉 Action Needed: Two New Large Preschools Proposed in Deerfield

Hi Jane,

I plan to attend the meeting. I too am worried about over-saturation. I am not prepared to sign your petition without reading it first and getting consent from the church (which actually owns and operates Christian Beginnings). Thanks for sharing this information.

Judy Rundell
Director

Christian Beginnings
824 Waukegan Rd.
Deerfield, IL 60015
school: 847-945-5140 cell: 224-628-3848 fax: 847-945-6554

Moriah Early Childhood Center

From: Cherene Radis <cherene@moriahecc.org>
Sent: Monday, January 5, 2026 3:54:56 PM
To: Deerfield, IL - The Goddard School <DeerfieldIL@goddardschools.com>; christianbeginnings@firstpresdf.org <christianbeginnings@firstpresdf.org>; deerbrook@guidepostmontessori.com <deerbrook@guidepostmontessori.com>; info@montessori-schools.com <info@montessori-schools.com>; info@monjardinco.com <info@monjardinco.com>; hello@mkubannockburn.com <hello@mkubannockburn.com>; lakecook@brighthorizons.com <lakecook@brighthorizons.com>
Subject: RE: 👉 Action Needed: Two New Large Preschools Proposed in Deerfield

Hi All,
I completely agree that this will create a huge problem for us, particularly regarding staff. I will not be able to be there, unfortunately but you can definitely put Moriah Early Childhood Center on the list.

Cherene Radis

Director
Moriah Early Childhood Center
200 Taub Drive, Deerfield IL 60015
(847) 987-7465

Inspired by Judaism, our children, teachers and families immerse and participate in joyful learning for living extraordinary lives.

Montessori Kids Universe

Re: ☞ Action Needed: Two New Large Preschools Proposed in Deerfield

KR Krista Reed <hos@mkubannockburn.com>
To Deerfield, IL - The Goddard School
Cc Sergey N Podrez; Cherene Radis; christianbeginnings@firstpresdf.org; deerbrook@guidepostmontessori.com; info@montessori-schools.com; info@monjardinco.com; hello@mkubannockburn.com; lakecook@brighthorizons.com; **+2 others**

Reply | Reply All | Forward
Tue 1/6/2026 10:23 AM

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Hi Jane,

Thank you for sending this out. Myself and the Owner of our school will both be in attendance and you can place both Krista Reed & Megan Tinsley on the formal letter as requested.

Krista Reed
Head of School | MKU Bannockburn
224-581-0010
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hos@mkubannockburn.com

MonJardin

From: Sergey N Podrez <podrez@gmail.com>
Sent: Tuesday, January 6, 2026 1:16 AM
To: Deerfield, IL - The Goddard School <DeerfieldIL@goddardschools.com>
Cc: Cherene Radis <cherene@moriahecc.org>; christianbeginnings@firstpresdf.org <christianbeginnings@firstpresdf.org>; deerbrook@guidepostmontessori.com <deerbrook@guidepostmontessori.com>; info@montessori-schools.com <info@montessori-schools.com>; info@monjardinco.com <info@monjardinco.com>; hello@mkubannockburn.com <hello@mkubannockburn.com>; lakecook@brighthorizons.com <lakecook@brighthorizons.com>
Subject: Re: 👉 Action Needed: Two New Large Preschools Proposed in Deerfield

Hi Jane,

You make me think hard.

Recently I did my own analysis of our market place.

If I remember correctly, our areas of 3 villages consists of approximately 1400 children 0-5 and 20 licensed centers in our villages. If you consider 5 miles radius from our villages there are 25 more licensed centers/home care groups.

As you Jane know not all families need a childcare, especially in those three villages for obvious reasons.

And now we are talking about more than 3,000 licensed sits as of today available for less than 1,400 students.

O v e r s a t u r a t e d market!

I have 35% of my family's coming from 5 and more miles beyond the Deerfield limits. I think it's not an uncommon for all the childcare centers.

The numbers show that we are already oversaturated in the area. And numbers usually are hard to beat logic.

If you allow I would put kinda what would be my approach before the honorable panel in the village hearing of the matter.

Why Opening Another Child Care Center in Deerfield Is a Bad Idea.

This is our joint position on behalf of existing providers, educators, and families.

This position is not anti-childcare and not anti-development.

It is pro-children, pro-educators, and pro-stability.

The Deerfield–Riverwoods–Bannockburn area already has a fully built-out early childhood market. The issue today is not lack of access or lack of buildings—it is sustainability.

Adding another center would not solve a problem; it would create new ones that directly affect children and families.

Supply already exceeds realistic demand.

Based on current licensed capacity, the area already has more childcare seats than resident children realistically enrolled at any given time. No center operates at 100% enrollment year-round. Average real utilization in mature suburban markets like Deerfield is closer to 65–75%. Mine is 73.7% as of today. That means hundreds of seats are already competing for the same families. Adding more square footage does not create new demand—it spreads the same demand thinner and weakens everyone.

The real bottleneck is staffing, not space.

Every new center requires 25–35 qualified educators to operate legally and safely.

Those educators do not appear out of thin air. They are pulled from existing programs. The result is predictable: higher turnover, unstable classrooms, rotating teachers, and inconsistent care, unhappy parents. Children pay the price for this churn, not providers or developers.

Oversaturation lowers quality before it causes closures.

In oversupplied markets, centers are forced to cut back—not because they want to, but because they must. Training budgets shrink. Enrichment programs are reduced. Teacher burnout increases. Eventually, some centers close. Closures are disruptive for families, traumatic for children, and damaging to the community's trust in early education providers.

Developers carry short-term risk; families carry long-term consequences.

Developers benefit once a building is leased or sold. They are not responsible for enrollment stability, teacher retention, or what happens if a center fails two years later. Families and educators are.

Municipal decisions should prioritize long-term child outcomes over short-term real estate utilization.

Responsible growth means strengthening what already exists.

If the village wants to support children and families, the most effective path is to protect stable providers, retain experienced educators, and ensure existing centers can operate at healthy enrollment levels. That is how quality improves—not by flooding the market.

A prudent path forward would be to pause approval of new childcare centers until:

- **A neutral market-impact study shows documented unmet demand.**
- **A credible workforce sourcing plan is presented (not just hiring intentions)**
- **Existing providers are formally consulted on market conditions**
- **Revisit only if documented unmet demand exists**

This approach is reasonable, data-driven, and defensible. It does not block childcare—it protects it.

The goal should be clear: fewer disruptions, stronger centers, stable educators, and better outcomes for children. That is what Deerfield families deserve.

My closing position to the village would be:

"The responsible decision is not more centers, but stronger centers.

Pausing oversupply today prevents closures tomorrow."

Jane, let me know if I can be of further assistance.

And thank you for being upfront!

Warm regards,

Sergey N. Podrez
CEO / Founder Face Book

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On Tue, Jan 6, 2026, 12:45 AM Sergey N Podrez <podrez@gmail.com> wrote:

Dear Jane,

Thank you for your message and for outlining your perspective so clearly. I want to confirm that I am fully aligned with the concerns you raised and with the position that opening additional early childhood centers in an already highly saturated market is not in the best interest of families, providers, or the long-term health of early childhood education in our communities.

In Deerfield, Riverwoods, and Bannockburn, the current supply of licensed childcare seats already exceeds realistic, sustainable demand. Adding more centers would not create meaningful new access for families, but instead dilute enrollment across existing providers. This weakens operational stability, increases financial pressure, and ultimately risks lowering quality rather than improving it.

A few additional points I believe are important to emphasize:

- **Staffing constraints are already severe. The market is not limited by space, but by qualified educators. New centers would intensify competition for the same limited workforce, driving turnover, burnout, and inconsistent classroom quality.**
- **Quality suffers in oversaturated markets. When centers are forced to compete primarily on price or promotions to fill seats, resources are diverted away from curriculum, teacher development, and enrichment—directly impacting children.**
- **Financial instability leads to closures. Oversaturation does not result in healthy competition; it leads to under-enrolled centers, cost-cutting, and eventual shutdowns, which is disruptive for families and staff alike.**
- **Responsible growth means strengthening what already exists. Supporting existing high-quality providers, improving retention, and investing in educator stability delivers far more value to families than adding square footage or duplicating services.**

Unfortunately, I will be out of state on the meeting date and unable to attend in person.

That said, I would be happy to participate in writing, provide formal comments, or contribute in any other way that is helpful.

I appreciate your commitment to protecting the long-term sustainability of early childhood education in our villages and agree that thoughtful restraint is necessary to preserve quality, stability, and trust within our communities.

Let's win this one!

Warm regards

Sergey N. Podrez
CEO / Founder **Face Book**

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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 prefiling 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 high turn-over 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 prefiling 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 prefiling 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 of the street traffic for this location is from 8:00 A.M. to 9:00 A.M. and the peak hour of the street traffic for the afternoon is 4:45 P.M. to 5:45 P.M. The conditions for the study are designed by overlaying the peak hours of the street traffic 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 or napping inside. 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. Kholyavksy 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 for a Special Use at this location. 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 prefiling 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.

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 December 11, 2025, at Deerfield Village Hall.

Present were:	Al Bromberg, Chair
	Lisa Crist
	Bill Keefe
	David Rauen
Absent:	Sara Lubezny
	Blake Schulman
	Ken Stolman
Also present:	Jeff Ryckaert, Principal Planner
	Dan Nakahara, Planner II

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.

WORKSHOP MEETING

1) Prefiling Conference Meeting for a Text Amendment and Special Use for a N. Family Club Child Care Facility at 833 Deerfield Road in Deerfield Square

Chris Siavelis, on behalf of petitioner N. Family Club, provided a presentation on the proposed child care facility to be located at 833 Deerfield Road which requires a text amendment and special use. N. Family Club, a U.K.-based day care operator, is currently expanding within the U.S. The proposed child care facility will be open from 6:30 a.m. to 6:00 p.m. Total capacity upon full enrollment will be approximately 130 children. Mr. Siavelis stated peak operating hours will be from 6:30-8:30 a.m. for drop off and 4:30-6:30p.m. for pickup. Parents will not be permitted to drop off or pick up children from the parking lot. They are required to come into facility for drop off/pickup which should alleviate any safety concerns as well as parking and traffic stacking concerns.

Mr. Siavelis presented the site plan. He noted the trash enclosure will be moved to the south end of the service drive to accommodate a children's play area. The at-grade play area will be approximately 1,170 square feet in size. A second outdoor play area on the roof will be approximately 5,300 square foot in size. The site plan has been submitted to the Deerfield Bannockburn Fire Protection District and only needs ADA compliance for access to play area. Mr. Siavelis noted the gate to the at-grade play area must meet state requirements for day care operators. He stated the existing elevator will be modified to provide direct interior conditioned access to the roof.

The rooftop play area will be divided into three sections, by age group, according to state requirements. Mr. Siavelis presented slides depicting the proposed exterior modifications, noting the existing mechanical section on the south end of the roof will remain. He noted there are some errors in the elevations in the presentation which will be corrected prior to the public hearing. The revised plans will depict the glazed windows which will be added to provide sunlight into playrooms. Modifications for safety on the rooftop will include eight-foot PVC fencing. Mr. Siavelis noted the railings currently present will be replaced by an eight-foot solid fence. The petitioners are working with Appearance Review Commission to select the appropriate materials for the rooftop fencing. The rooftop play area with fencing will take up the entire north and east elevations, as well as part of the west elevation. Chairperson Bromberg asked if an eight-foot fence is sufficient to handle the effects from wind. Mr. Siavelis stated the fencing will be wind graded and capable of handling lateral wind loads. He noted State regulations for rooftop play areas require the fencing to be at least eight-feet high and unclimbable.

Mr. Siavelis stated the sign package is currently being revised ahead of the public hearing. A blade sign on the east side of the northern elevation will be added. The petitioner is working with the ARC to bring the sign on the south elevation, above the main entrance, below the roof line and will ensure it meets all of the shopping center signage criteria. N. Family Club will offer food throughout the day as well as lunch and dinner with health-conscious options. A full traffic study by KLOA will be presented at the public hearing. The preliminary finding suggests this use will provide less parking demand than that of the former restaurant. Mr. Siavelis noted this is a shared parking concept within the entire Deerfield Square PUD; however, since Rhapsody Café vacated the space, the parking lot is rarely if ever used. Chairperson Bromberg asked if the parking will be restricted to the child care center use. Mr. Siavelis responded that the parking cannot be exclusive, due to lease provisions with the other tenants of the shopping center. However, it is unlikely that visitors to the shopping center will use that parking lot due to its location. N. Family Club child care is an ideal use for this location, as it is a destination business. Mr. Siavelis believes this use meets or exceeds all special use criteria, and is not anticipated to be injurious to the shopping center or downtown neighborhood.

Commissioner Keefe asked what the N stands for in N. Family Club. Mark Kellenberger, representing the petitioner EIG14T, stated the N. stands for nursery. Commissioner Keefe asked if there are any security concerns about someone wandering up the staircase along the north

elevation near the at-grade play area. Mr. Siavelis stated the at-grade play area will have a gate, and will meet the code requirement for a fence gate lock. He does not anticipate a safety concern. Commissioner Keefe stated there appears to be ample parking. He noted the materials provided by the petitioner include a breakfast bar option for parents dropping off children to grab a bite of food or answer emails before leaving the facility. Commissioner Keefe asked if there are any traffic concerns due to parents remaining on site after drop off. Mr. Siavelis stated that issue will be addressed in next revision of plan. He feels it is a nice amenity to offer, but does not anticipate many parents remaining on site.

Commissioner Rauen asked about market competition, specifically if the petitioner has taken into account the recent approval for Primrose Day Care on Pfingsten Road. Mr. Siavelis stated the unmet demand analysis was completed prior to Primrose being announced, and that the petitioner is confident they can compete and be successful. Commissioner Rauen asked how prevalent rooftop play areas are. Mr. Siavelis stated rooftop play areas are more common in Chicago, due to the lack of available outdoor space. Mr. Kellenberger noted N. Family Club representatives are looking at the full State of IL licensing requirements. Those requirements have a specific provision for rooftop play areas, stating they must be screened with eight-foot fencing which cannot be climbable or have openings. Chairperson Bromberg asked what the rooftop play area's surface will be made of. Mr. Kellenberger stated it will be some type of turf material and noted the petitioner is presently engaged with playground equipment providers to ensure all aspects of the rooftop play meet ADA and safety requirements

Commissioner Crist asked about the four-foot fence along the side of the at-grade play area adjacent to the railroad tracks. Mr. Siavelis noted the railroad put up a 10-foot chain link fence and there are arbor vitae trees there as well to provide screening. Mr. Kellenberger stated he will bring up the issue with the petitioner. Commissioner Crist suggested a six-foot fence in that location. She also noted there is a tight turn around in the parking lot and asked if striping can be included. Mr. Kellenberger stated he will address the idea of striping for a walkway to provide a crosswalk for customers coming to the entrance from the south area of the parking lot. Commissioner Keefe asked if parking spots can be designated for parent drop off/pick up. Mr. Siavelis stated he cannot due to existing lease agreements with other tenants. Chairperson Bromberg asked if there was any interest by restaurants or retail businesses for that space. Mr. Siavelis noted the only other business to make an offer was a banquet hall, for which there would not have been sufficient parking. He noted the inability to add signage on Waukegan Road presents a challenge. Mr. Siavelis discussed the recent trend of financial incentives given to restaurants in neighboring communities.

Commissioner Keefe asked about the three stairways leading to the roof. Mr. Siavelis noted the stairway on the east will be demolished and decked over. The stairway that wraps the elevator will remain, as well as one of the interior stairways. Bromberg asked about petitioner responses to the Special Use requirements, specifically the last one relating to the Village Center District. Mr. Siavelis stated the subject request will not be injurious to the C-1 Village Center District and the proposed use is an ideal location for a child day care provider, given the challenging

location for retail and food use. Mr. Siavelis stated the proposed use will help meet an unmet demand for child care services with minimal drive time for area residents and believes this use will bring additional patrons to the area thereby providing an additional benefit to the Village Center District. Commissioner Keefe asked why the market study did not include the Park District preschool. Mr. Siavelis stated the study only included private enterprises. Commissioner Crist pointed out newly approved developments in Deerfield will produce families that will need day care services.

Mr. Ryckaert stated the Public Hearing for this request will be held on January 8, 2026.

DOCUMENT APPROVAL

1. November 13, 2025 Plan Commission Minutes

Commissioner Keefe moved, seconded by Commissioner Rauen, to approve the minutes. 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 8, 2026. Mr. Ryckaert also noted that an article about the new owner of Deerbrook Mall was included in the last packet sent out to the Commission.

Designation of Representative for the next Board of Trustees Meeting

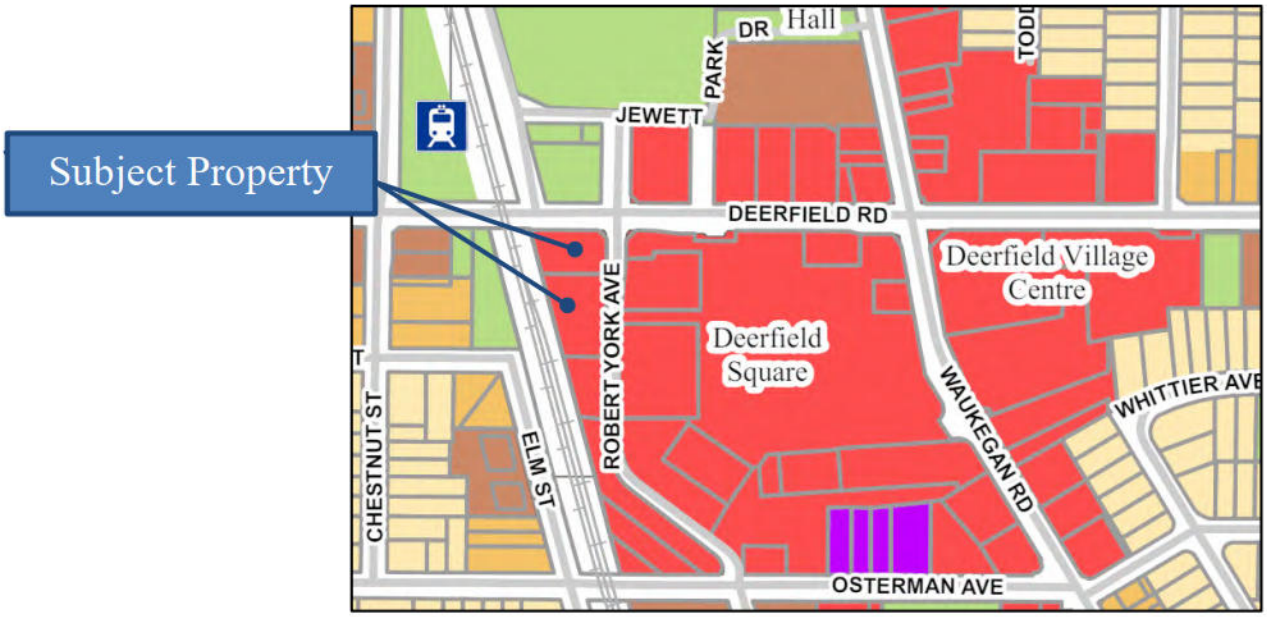
Mr. Ryckaert reported that a representative from the Plan Commission will not be needed for the next Board of Trustees meeting.

Adjournment

There being no further discussion, Commissioner Rauen moved, seconded by Commissioner Crist, to adjourn the meeting at 8:01 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted
Daniel Van Dusen, Deputy Village Clerk

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 COMMERICAL
	C-3	LIMITED COMMERICAL 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

GISConsortium

0 200 400 ft

Print Date: 12/5/2025

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.

ALUMINUM CLAD WINDOW
W/ 5/8" CLEAR GLASS

LIMESTONE HEADER TYP.

LIMESTONE SILL TYP.

LIMESTONE BANDING

FACE BRICK

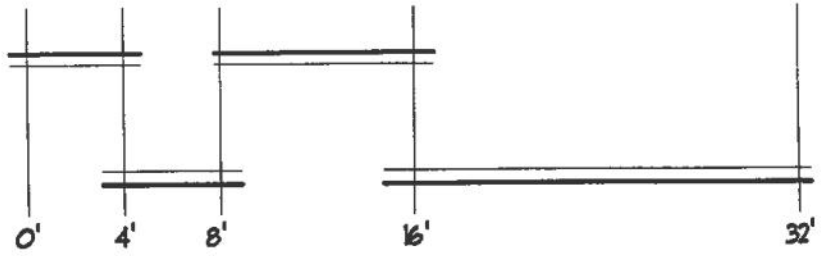
SPLIT FACE LIMESTONE
BASE TYP.

DEERFIELD SQUARE

APPROVED
SIGN CRITERIA

ORD. O-98-34
REC. SEPT. 16, 1998
DOC # 4206363
EXHIBIT E

PLEASE NOTE THAT IN CRM'S DEVELOPMENT AGREEMENT WITH THE VILLAGE OF DEERFIELD, TENANT SIGNAGE IS LIMITED TO 24" IN HEIGHT AND 80% OF THE LENGTH OF A TENANT'S FRONTAGE. THERE IS NO ANTICIPATED "SIGN BAND" OR SIGNAGE DESIGN CRITERIA TO WHICH TENANT'S ARE TO ADHERE. INSTEAD, IN KEEPING WITH THE SPIRIT OF A DIVERSE "DOWNTOWN" ENVIRONMENT THE DEVELOPER ENCOURAGES CREATIVITY RATHER THAN MONOTANY IN SOLVING THE TENANT SIGNAGE NEEDS. THIS FLEXIBILITY MUST, HOWEVER, FUNCTION WITHIN THE PARAMETERS OF THE DEERFIELD SIGN ORDINANCE AND ULTIMATE APPROVAL FROM THE VILLAGE'S ARCHITECTURAL REVIEW COMMISSION.



Memorandum

VILLAGE OF DEERFIELD

To: Appearance Review Commission

From: Liz Delevitt, Planning & Design Specialist

Date: February 17, 2026

Subject: N. Family School: 833 Deerfield Road, building improvements and signage

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N. Family School, a preschool and daycare facility, is proposed to occupy the 833 Deerfield Road building (former Warehouse Eatery and Rhapsody Cafe). The company is out of the United Kingdom and has over 50 locations. They are looking to expand into the United States with locations opening in Chicago and Detroit in 2026. The petitioners will be renovating the interior to accommodate ten (10) playrooms, two (2) outdoor play areas, a kitchen, laboratory, studio and various staff and utility rooms.

On January 8, 2026, the Plan Commission held a public hearing for the petition and voted 4 to 3 to deny the Text Amendment, because they believed the use was not a good fit for the C-1 Village Center District. They also voted 5 to 2 to deny the Special Use to have a daycare facility in this location. The petitioner wishes to proceed with the Appearance Review Commission and Board of Trustees Review.

Building Elevations:

The building exterior will have all of the solid window panels replaced with glazing to give the interior more light. Some of the glazing will be clear and the remaining will be navy blue spandrel glass. On the south elevation, the revolving door will be changed to a double storefront entrance door. An additional solid service door on the north elevation is to be replaced with a single glass storefront door. The current black awnings on the south elevation will be updated with navy blue awnings on the existing framework and new awnings with frames will be added to the north and east elevations.

Outdoor Play Areas:

The facility proposes to two (2) outdoor play areas for the children to utilize. The first is on the rooftop of the building and will be enclosed by an 8’-0” high panelized fence system. The petitioner has chosen a fence style that closely matches the building’s original architectural style, which was inspired by architect Graham Gund. The grid on the fence will match the grid on the tower feature of the building. The second outdoor play area is at grade level on the west side of the building, directly across from the service entrance and Metra tracks. This area will be enclosed by the existing 8’-0” tall masonry wall with new masonry infill and a 6’-0” tall Trex privacy fencing in Winchester Grey.

Trash Enclosure:
Proposed is a new trash enclosure to be located on the west side of the building with direct access from the parking lot. The enclosure will be 8 feet tall and constructed of CMU with face brick and stone caps to match the existing building. The enclosure doors will be Trex to match the fencing.

Wall Sign:
Proposed is a 12' wide x 16" high x 2" deep aluminum pan backer panel with white individually illuminated, front-lit channel letters. The backer panel will be painted PMS 2768C blue and mounted above the south elevation entrance. This will be considered a building element, not signage, similar to the previously approved backer panels on the 740 Building in Deerfield Square. **The top of the sign will be placed 1'-1" above the roof deck, which will require an exception (variation) to the Deerfield Zoning Ordinance. Note: The ARC is permitted to grand sign placement exceptions to located signs up to 3'-0" above the roof deck.**

Below are the allowances for the wall sign:

	Allowed:	Proposed:
Sign Area:	8% of area = 171.06 SF (or 80 SF whichever is greater)	16.72 square feet
Sign Height:	24 inches	19 inches
Sign Length:	80% of Frontage = 120.04 feet	10.58 feet
Sign Placement:	Below roof deck	1'-1" above roof deck ARC Permitted to Grant Exception

Blade Sign:
In 2002, the Board of Trustees approved an exception that allowed the previous restaurants to have blade signs installed on the Deerfield Road elevation that were 1'-6" above the roof deck and taller than the 24" heigh maximum. Subsequent restaurant tenants were approved to have similar blade signs.

Proposed is are new 30" wide x 78" tall sign faces to be installed into the existing sign cabinet. The sign background will be painted PMS 2768C blue to match the front wall sign with routed-out, 1" white push-through letters.

Existing South (Front) Elevation

Existing East (Side) Elevation

Existing North (Rear) Elevation

Existing West (Side) Elevation

Existing Blade Sign Cabinet to Remain

CRM Properties Group, Ltd.
The Shops at Deerfield Square

Village of Deerfield

Appearance Review Commission —February 23, 2026

N. Family Club

Introduction

833 Deerfield Road ("833") is a 13,153 square foot vacant building located in the northwest portion of The Shops at Deerfield Square. The Shops at Deerfield Square ("Center") is a 255,000 square foot high-end, mixed-used development completed in 2000 and contains retail, office, and apartments.

History of The Shops at Deerfield Square

When The Shops at Deerfield Square was first proposed, the developer, CRM Properties Group, and the Village agreed to collaborate on the site plan and building layout, architectural design, tenant mix, and overall project cost. Each of the ten buildings was drawn with input from Village staff, recommended by the Plan Commission, and ultimately approved by the Board. The architectural direction called for traditional designs with a contemporary touch, drawing inspiration from Lake Forest and other established North Shore downtowns. We also looked to established architects for ideas, most notably Frank Lloyd Wright and Graham Gund: Wright for his famous Prairie Style found on the Whole Foods with low pitched roofs supported by a continuous band of windows and a tower or turret. Graham Gund with his signature detailing using round windows, grid patterns on walls and in windows, dormers of all types accented with balls and candy like circles. This, almost whimsical design, is most prevalent in the 833 Building, making it very attractive for a childcare facility. (See attached **Exhibit A** for examples on Graham Gund.)

CRM's architects were directed to use Wright as inspiration for the grocery and numerous sections of other buildings and Gund as inspiration for the bank building, 710 Robert York, and 833 Deerfield (the subject property). The close collaboration between CRM and the Village extended beyond design. For example, when interest rates fell during construction and the project realized surplus funds, the Village and CRM--operating under a cost-plus structure-jointly decided to upgrade the buildings with slate roofs. In another instance, we agreed that CRM would buy out the Barnes & Noble lease to relocate the retailer from Lake Cook Road and bring it into the Downtown.

One of the most important decisions made jointly by the Village and CRM was to pursue a diverse tenant mix. The plan was to anchor the development with a grocery store and pharmacy, then complement those anchors with fashion retailers,

restaurants, a bank, a high-end salon, dry cleaners, children's stores, a bookstore, jewelry, and even a carwash. That vision, combining national "mall" fashion tenants with local boutiques, was realized by securing Whole Foods, which provided the necessary draw to elevate the entire project.

As a Lincoln Park-based developer, CRM recognized Whole Foods' unique appeal. At the time, the grocer had relatively few suburban locations and a strong following among singles and young couples in Chicago, and it was already associated with higher-end retail. The assumption was that many of those young customers would later move to the suburbs to raise families and take advantage of strong schools, park districts, and community services. Deerfield could capture that demand because of its housing stock, transportation access, location, and the goods and services offered in the Downtown. A key advantage of the "New Downtown" concept-ten separate buildings-was flexibility in tenant selection and mix.

That flexibility has proven essential as retail has evolved with the rise of the internet and shifting consumer buying habits. Over the years, the Village and CRM have continued to work together to adapt the mix, and as traditional retail became more challenging, opportunities expanded for service-oriented tenants such as medical offices, health and beauty providers, and fitness uses. CRM has consistently partnered with the Village to keep the Downtown leased, active, and vibrant.

Request For Exterior Modifications and Exterior Signage

The Petitioner is seeking Village of Deerfield's Appearance Review Commission's ("ARC") approval for exterior building modifications, hardscape modifications, and exterior signage for a 13,153 square foot child day care facility, N Family Club, to be located at 833 Deerfield Road, part of The Shops at Deerfield Square. This request includes; (i) exterior building modifications to 833, (ii) minor hardscape modifications to the 833 site, (iii) the addition of two (2) outdoor play areas (one (1) on the roof of 833 and one (1) at grade immediately to the west of 833 at the existing service drive), (iv) N Family Club exterior signage on the south (wall signage) and on the north wall (blade signage), and (v) adding eighteen (18) Navy blue awnings to the north, east, and south elevations of 833.

Description of Tenant's Business

Tenant Information: N Family Club is a United Kingdom based child day care operator founded in 2017 by Phil Sutherland. N Family Club has 52 locations throughout

the UK with the majority of locations in Greater London and Home Counties. The company ranks as a top 10 group in the UK and beginning in 2026, is expanding into the United States with locations in the Greater Chicagoland area and Detroit, Michigan.

N Family Club has attracted top talent across the sector from former UK head of operations for Bright Horizons to a former Kindercare executive. In addition, the company has raised over $65 million in capital to fund its next phase of growth.

Please see attached **Exhibit B** for more detailed information and photos of N Family Club.

EIG14T (pronounced "eight fourteen") Commercial Real Estate Services based in Berkley, Michigan has been engaged by N Family Club to perform development and general contracting services for the subject 833 project. EIG14T has extensive experience in servicing and advising health, education, and wellness clients throughout the development and construction processes.

Proposed Site Plan and Floor Plan: See attached **Exhibit C**-Site Plan. The site plan will remain primarily "as is" with the exception of adding a 1,170 square foot play area in place of the existing service drive (west side of 833). This at-grade play area is in addition to the proposed roof-top play area as State law requires children under 24 months of age not use a play area in common with children over 24 months old at the same time. Accordingly, the two (2) separate play areas will accommodate all needs and meet the requirements.

It should be noted that the existing trash enclosure on the far north side of the current service drive will be relocated to the south end of the service drive. The new trash enclosure will be constructed out of the same face brick and stone caps as the existing with wooden gates.

The proposed at-grade play area is surrounded by the building on the east, mature arborvitae trees and railroad tracks on the west, newly constructed trash enclosure on the south, and the existing face-brick wall on the north.

See attached **Exhibit D**- Floor Plan including programming table. The proposed floor plan will include ten (10) playrooms, a kitchen, lounge, breakroom, restrooms, director's office, and storage areas. Total area of enclosed space is approximately 13,153 square feet.

At-Grade and Rooftop Children's Play Areas: See attached **Exhibits C and E**. The roof-top play area will be accessible via stairways and the existing elevator. A doorway between the facility and the elevator lobby will be added, see Floor Plan **Exhibit D**, to allow direct access to the elevator.

Proposed Exterior Building Modifications: See attached **Exhibit F**. Please note that all proposed modifications/additions to the storefront systems will match existing storefront systems 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.

An 8' decorative wall extension consistent with 833's existing Gund design will be added to three (3) building elevations (north, partial west, and east) for security and safety of the children.

Landscape Plan: Other than the aforementioned hardscape modifications, no changes to the existing landscape plan are being requested.

Signage: See attached **Exhibit G**. Proposed exterior signage is comprised of a wall sign on 833's south elevation and a blade sign on the far east side of 833's north elevation. The blade sign framing on the far west side of 833's north elevation for the former Warehouse Eatery is to be removed and the wall repaired as necessary. It should be noted that the requested signage is compliant with applicable Center criteria and code.

Conclusion: A challenging leasing environment, the destination-oriented location of 833, the lack of visibility, and limitations on signage opportunities along Waukegan Road have all contributed to 833 remaining vacant for the last five (5) years. N Family and the Petitioner are confident that the proposed use is the highest and best use for 833 and will be a positive for the community by providing a first-class child care facility in a more convenient location. A viable tenant mix is critical to a successful downtown. The proposed exterior modifications are aesthetically pleasing, compliment 833's existing architecture, and continue a Gund-based design.

In addition, the market remains fluid and the property must continue to evolve to meet resident needs. Today, the Village's focus is to add more residential presence Downtown. Deerfield's first-class school system will continue to attract young families, making this an ideal time to introduce a premier childcare provider to the Downtown. The building at 833 Deerfield is an excellent location for a high-end daycare: N Family, a respected, England-based company with 52 locations prepared to sign a long-term lease and, together with CRM, invest significant capital to deliver a first-class facility.

EXHIBITS

Exhibit A – Graham Gund Designs

Exhibit B- Tenant Information

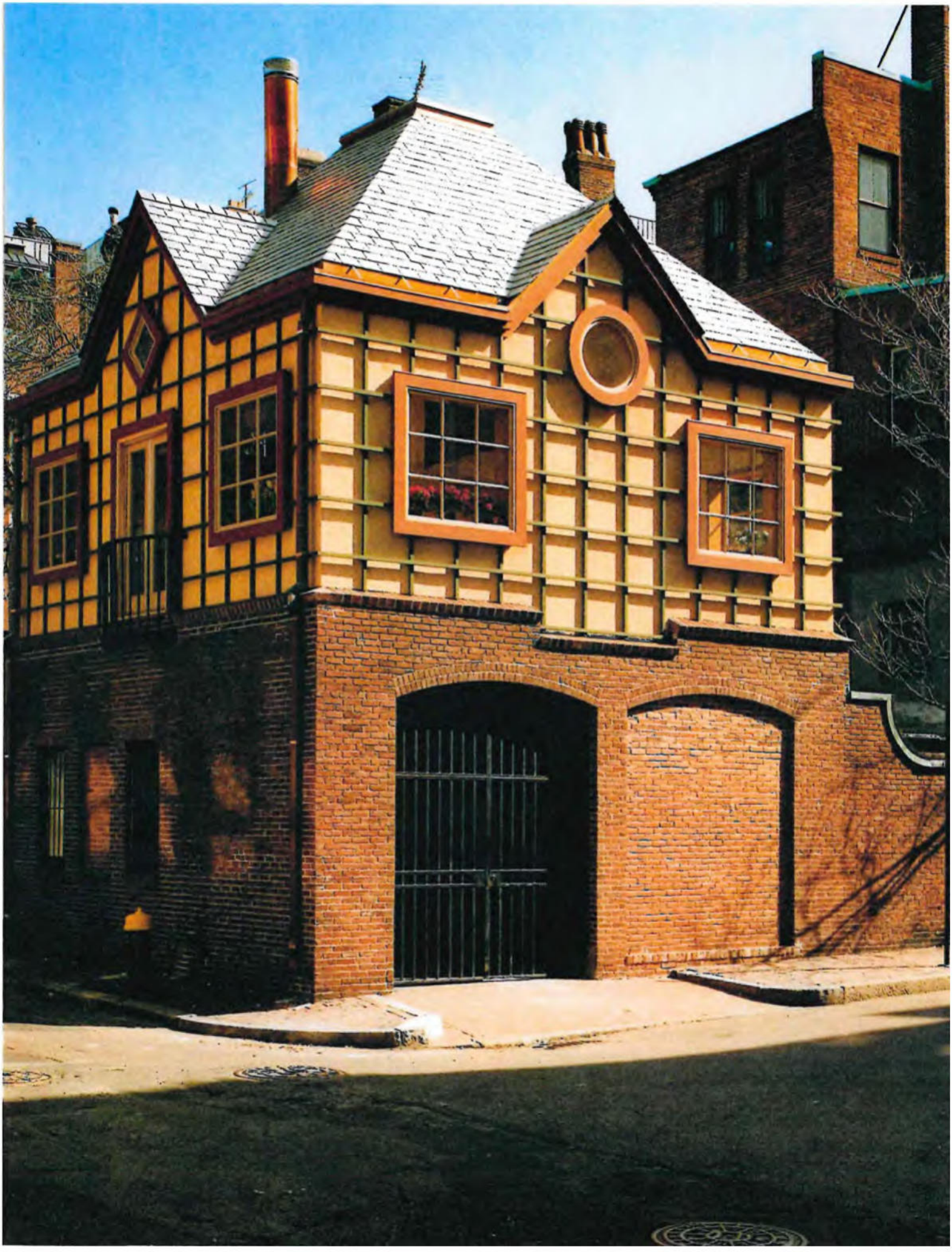
Exhibit C – Site Plan/ At Grade Play Area

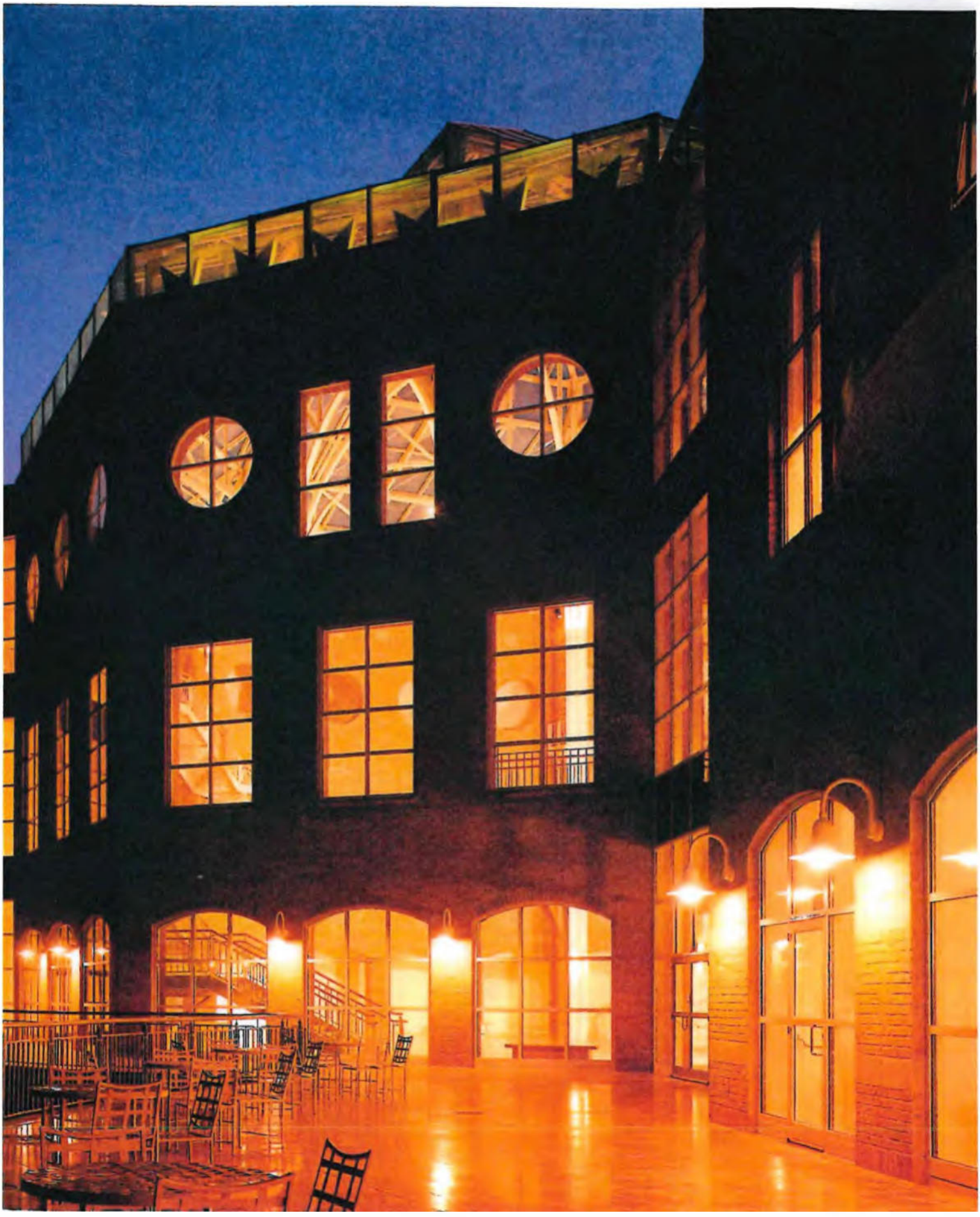
Exhibit D – Floor Plan and Data Table

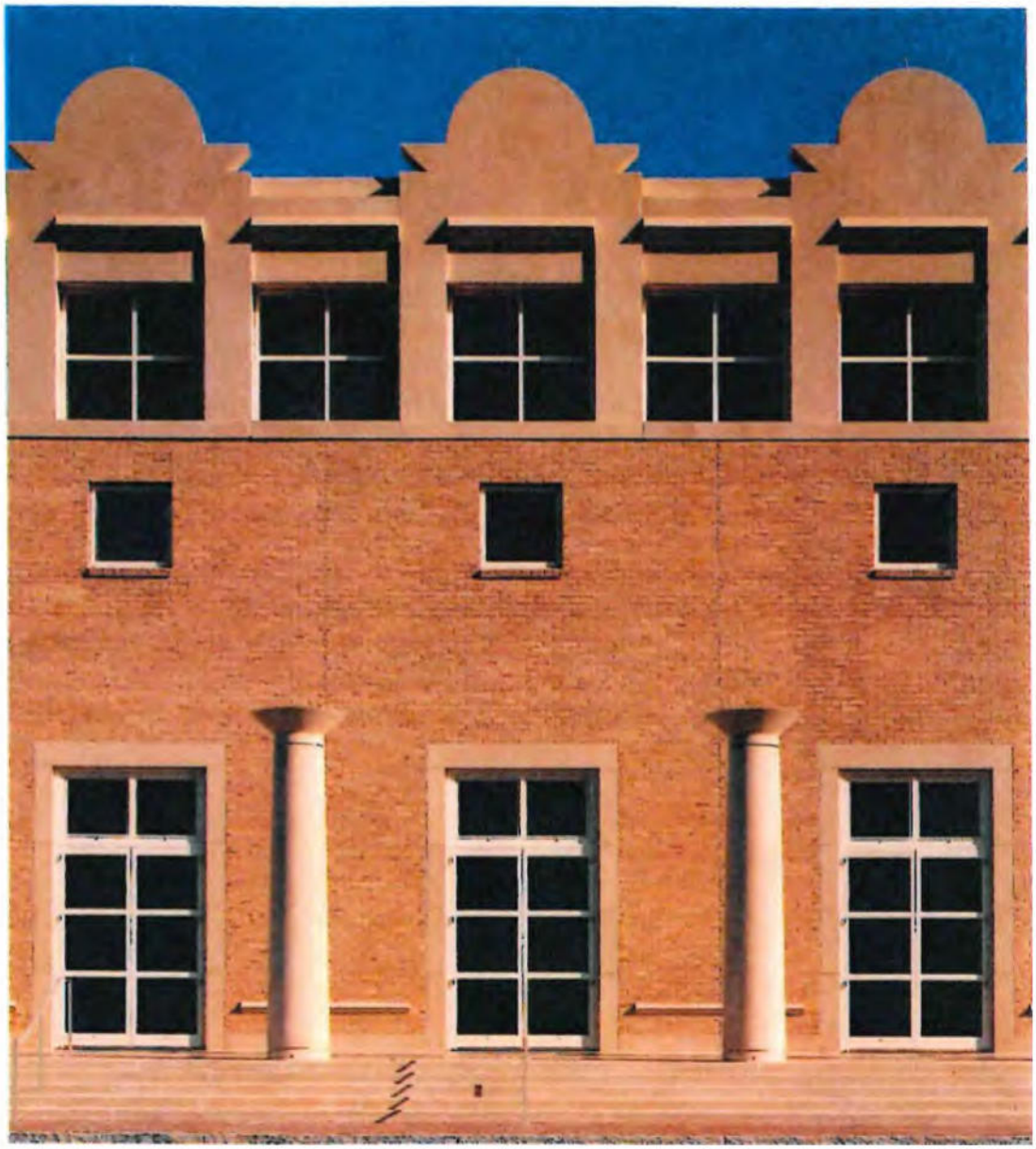
Exhibit E – Roof-Top Play Area

Exhibit F - Exterior Building Modifications/Signage/Awnings/Architectural Addition

Exhibit G – Sign Plans







The main entry at Fernbank is defined by a grand arch flanked by spheres representing the earth and heavens. Freestanding columns enhance the civic presence of this formal facade.

EXHIBIT A

n. family club

US Landlord Pack | 2025

01

Company Overview

N Family Club Overview

The UK's leading premium nursery group providing services to c. 5k children across 50+ nurseries in affluent areas of London and the South of England, UK

Overview

- Business founded by Phil Sunderland (ex Investment Banker) in 2017, who started with a single site in Stoke Newington, North London
- Business founded on the very simple belief, that nurseries in the UK are not as good as they could or should be, vision to create the 'highest quality group in the world'
- Premium positioning, where there exists a large supply / demand gap (this segment of the market is growing a >7% y-o-y)
- N Family now ranked as a top 10 group in the UK, with 52 sites, 44 organic, 8 acquired. The majority are located in Greater London & the Home Counties
- Recognized as the highest quality group across the UK for the last 3 years*, which ranks by OFSTED ratings *(1st - 2022, 1st - 2023, 2nd - 2024*) link
- Attracting top talent from both within the sector (UK CEO ex-UK Head of Operations, Bright Horizons) and externally (CFO ex-UK FD, Pret), alongside others who have multi-site, regulated experience at scale (+100 units)
- Launching in the US in 2026, with Chicago and Detroit identified as the two markets to open in.
- TrudyAnderson (ex Kindercare & Learning Care Group, who was responsible for launching 75 Everbrook Academy's in the last 5 years) hired to lead the launch

(1) Actual + forecast, 95% pre-booked (2) forecast 80% pre-booked (3) Mature sites (4) as at April-25; (5) all sites that will be launched by YE 2025, does not include future pipeline (6) YTD 2025

Key Highlights

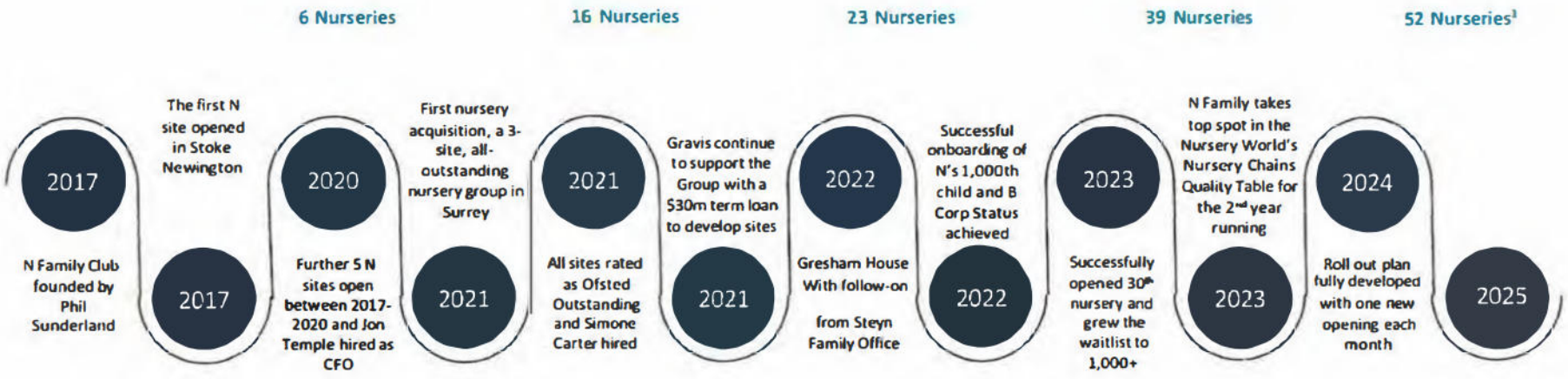
1	Best-in class operator	Leading UK nursery group, providing a superior high-quality offering to >5k children across 50 nurseries evidenced by being the number 1 Ofsted Outstanding group with a market leading NPS of 76[1]
2	Strong revenue visibility	Over 95%[2] secured revenue visibility for FY25 – driven by 90%+ occupancy levels across mature sites as well as a dedicated admissions team that drives growth and significant waiting lists (>1k children across the portfolio) illustrating the extremely strong demand for their services
3	Favourable market dynamics	Consistent historical growth of 6.3%[3], with the 2024 market exceeding pre-pandemic levels and benefitting from long-term structural growth trends, including increasing maternal ages, growing maternal employment, fewer 'informal' childcare options and legislative developments
4	Non-discretionary spend	Provides a crucial service to a base of affluent, working parents typically in higher income brackets. Price is generally ranked as low importance to customers, after convenience, care quality and reputation
5	Proven growth strategy	46 organic openings and 8 acquired sites over the last 7 years delivering a payback on average within 4 years. Proven rollout model, with new sites EBITDA-positive within 9 months from opening and reaching mature occupancy within 24 months. Significant further expansion opportunities in a fragmented market – the nursery sector is one of the few remaining consolidation opportunities
6	Relentless focus on safeguarding	Robust training and standards which are regularly audited against, including annual mock Ofsted inspections and an internal H&S audit, the 'N100'. Significant focus on team training and development with individuals formally assessed termly and undertaking weekly internal knowledge checks
7	Experienced management team and sponsor	Experienced senior management team constructed for the next phase of growth with supportive and committed sponsors, Gresham House and the Steyn Group, having invested over $65m to date
8	Leading site metrics / cash conversion	Strong historical growth.

(1) NPS YTD 2025 (2) booked revenue as at March 25; (3) market growth between 2012 to 2022. Source: LaingBuisson;

Our vision is to be the highest quality, and most loved, early years education group in the world

Plans to reach 70 sites by 2027

N delivers a superior offering in the fast-growing and fragmented UK nursery market, demonstrated through its industry-leading occupancy levels, KPIs and customer satisfaction, and has plans to continue its proven roll-out strategy to reach 70 sites by 2027



(1) number of nurseries open as at the year-end

02

The Team

Highly Experienced Management Team

Strong mix of Early Years sector expertise coupled with best-in-class cross-sector experience from established, larger organisations, acutely focused on delivering a consistently high quality offering while scaling the platform

Phil Sunderland
Group CEO & Founder

Founded the business in 2017, following 6 years in investment Banking (London & NYC)

Jon Temple
Chief Financial Officer

Former UK Finance Director of Prel A Manger, led the finance team as the business doubled in size to 400+ locations

Simone Carter
UK CEO

20 years+ at Bright Horizons. Led their UK operations, responsible for 330 nurseries across England, Scotland and Wales

Trudy Anderson
US Managing Director

Seasoned operations executive with 25+ years of leadership at KinderCare and Learning Care Group, driving transformational growth, acquisitions, and innovation across the early education and childcare industry.

Dr. Gemma Pawson
Chief Education Officer

Former Head of Professional Development at Bright Horizons, leading their apprenticeship, leadership and talent management programmes

Mark Hassan-Ali
Chief Operating Officer

Former Global Head of Talent at YouGov where he built and scaled their in-house talent function from scratch across 35 offices and 22 countries

Investment for Growth

- N is led by a first class management team, poised to support its growth
- The business has recently invested significantly in central functions including Admissions, Talent, Technology & IT systems, Property, Marketing and the level of experience in senior management roles. This front-loaded investment ensures the business is now ready to scale
- US team now being built out with a view to go-to-market in 2026

03

Business Overview

N Family Club's Proposition

The current Global Premium sector

The N Day

The N Day has been developed and optimised over the years through parent feedback and continual learning

DROP OFF

Children are welcomed by the team and treated to a breakfast or a chance to settle down and play

CHILD-LED PLAY

Children are free to explore and play with N's many resources including atelier art equipment, dress-up stations and the N Library

EDUCATOR-LED LEARNING

Educators lead small group or individual sessions, exploring and researching new topics with the children

MEALTIME

In-house chefs prepare all N meals and snacks from scratch, with family mealtimes used as further opportunity for educational experience

SLEEP AND REST

Nursery spaces convert into cosy sleeping spaces with gentle music and soft mats

OUTDOOR LEARNING

Gardens provide the backdrop for physical activities such as climbing, riding, playing ball games and completing obstacle courses

PICK UP

Parents are encouraged to chat with educators and hear about their child's day and achievements

Existing Portfolio

Typical Site Profile

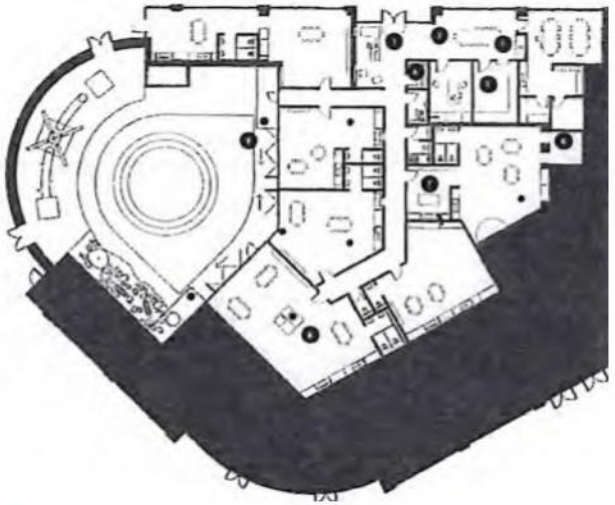
>13k sq. ft	Leasehold
Lot's of natural light	Long-term leases
3k+ sq. ft outdoor space	Close to transport links

Site Specific Requirements

Natural light + sufficient air flow	Designed in accordance with N guidelines
Dedicated commercial kitchen area	Cosy spaces for rest + relaxation
Capacity for 180+ places	Comprehensive CCTV network + security measures

Typical Floorplan – New Build Shell

1. Reception
2. Parent zone
3. Breakfast bar
4. Yoga space
5. Kitchen
6. Cosy corner
7. Specialist room (art, cookery, science experiments)
8. Free flow to garden



Proven Roll-out Model

N has an established track record of successfully opening new sites, with organic sites reaching its targeted mature occupancy (90%) within 16 months of opening on average. Our new sites have a proven track record of reaching mature occupancy levels efficiently.

family club
HANOVER ROAD

05

UK Portfolio Overview

Stoke Newington 1
70 places

London Fields
55 places

West Hampstead
89 places

Brixton
142 places

Stoke Newington 2
72 places

Twickenham
127 places

Olympic Park
107 places

Cobham
60 places

Weybridge
55 places

Ockham
74 places

Tunbridge Wells
124 places

Balham
98 places

Angel
129 places

Harborne
96 places

Jewellery Quarter
98 places

Codsall
116 places

Moseley
69 places

Highgate
66 places

Whetstone
110 places

Cambridge
82 places

Dollis Hill
80 places

Wandsworth
85 places

Redhill
112 places

Hackney Downs
96 places

Maida Vale
90 places

Kentish Town
125 places

Godalming
119 places

Bushey
87 places

Kingston
127 places

Chertsey
136 places

Reading
135 places

Leyton
67 places

Greenwich
85 places

Maidenhead
138 places

Walthamstow
96 places

Twickenham West
54 places

Camberwell
92 places

Hove
150 places

Wimbledon
148 places

Guildford
96 places

Beckenham
107 places

East Dulwich
186 places

Barnet
115 places

Blackheath
131 places

Buckhurst Hill
110 places

Richmond
160 places

Streatham
120 places

Sidcup
110 places

Bishop's Stortford
79 places

Tunbridge Wells – St Johns
79 places

Forest Hill
92 places

Leatherhead
119 places

FOR FURTHER INFORMATION CONTACT

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Trudy.anderson@nfamilyclub.com

PHIL SUNDERLAND
Founder & Group CEO
+44 7493 370 903
Phil@nfamilyclub.com

n. family club

family
school
family
school
family
school

Drop off

We recognise that mornings can be a challenge, and we're committed to doing everything we can to ensure a positive and warm start to the day for our families.

You'll be welcomed by our Front of House team, and then met by either your child's key person or a member of your child's key team at the door to your child's Family Room. This is a chance to discuss anything important or simply what you got up to at home so we can extend this into the nursery.

Your child will then either have breakfast or settle down to play with an educator and friends, while parents are free to grab a coffee and a bagel from the breakfast bar and answer some emails in the family area before heading off to work.

Child-led play

Children are able to freely explore and play with our many resources including specialist atelier art equipment, dress-up stations and the N Library. They can also categorise materials, create stories and explore make-believe play, block play, sensory and water play. Children can also familiarise themselves with the world around them through mini-models of vehicles, animals and people, or through research on our digital tables.

Mealtimes

All N meals and snacks are prepared from scratch by our in-house chefs. We have two family mealtimes where the children eat as a group with their key educators.

We promote a relaxed and sociable atmosphere for our 'family' meals, and the children are encouraged to lay the table, serve themselves and help clear up. Lunch is served at 11.30am for our younger children and 12pm for the older ones. Dinner is served at 4pm. A snack bar is available throughout the day where children are able to come and enjoy a snack with a couple of their friends.

Educator-led learning

Every day our educators will lead small group or individual sessions, either with a communication and emotional literacy focus or exploring one of the N extras such as Spanish, yoga or cookery. They will also explore and research new topics with the children, extending their knowledge of the world around them.

Insights and updates on these experiences are shared through the N app.

Outdoor learning

Our gardens are designed just as imaginatively as our indoor spaces, providing the perfect backdrop for physical activities such as climbing, balancing, riding, playing ball games and completing obstacle courses.

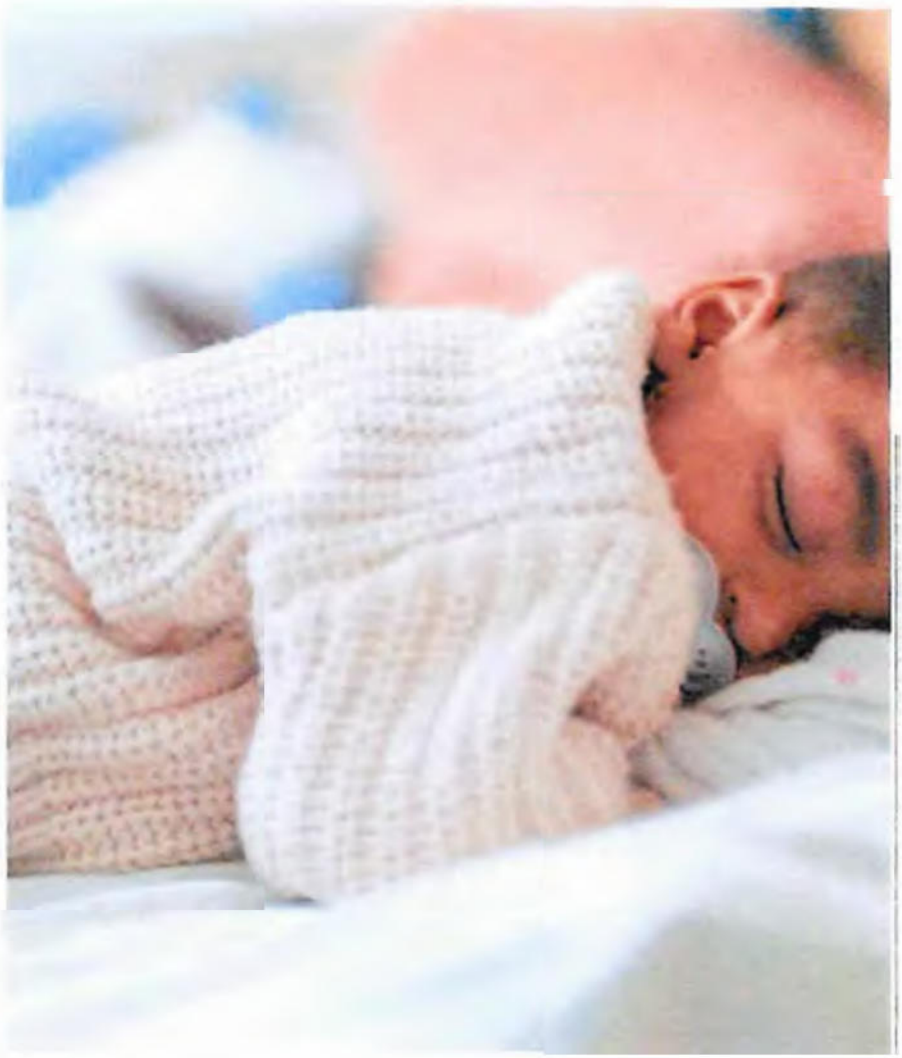
Many of our outdoor areas also include planting stations, water play and a vegetable patch for Forest School-inspired learning experiences. We also learn outside of the nursery on trips into our local communities. All children will spend time engaged in outdoor learning every day.

Sleep and rest

We believe that good sleep and/or rest is essential for all children. Our nursery rooms are designed to easily convert into cosy sleeping spaces with gentle music and soft mats.

When children first join the nursery we follow their home sleep routines, and then continue to support children to sleep at the time that is right for them. As we all know, yawns are contagious, and we find that children tend to adjust to snuggling up amongst their friends quite quickly. When they're ready, they'll drop down to one nap, which is usually best timed to happen after lunch.

Children who no longer require a sleep in the day may still want to rest and are able to take themselves off to our 'hygge' corners, designed to feel relaxed, calm and secure.



Regular updates

The N App is a way for families to stay connected with their child's progress and daily activities in real-time. Through the app, families can view updates and milestones, receive photos from the nursery, and input important information such as dietary requirements.

Designed to foster communication and engagement, the N App ensures that families are always in the loop and never miss those special moments.

Pick up

At home time, families are encouraged to come in and chat with the educators and hear all about their child's day and accomplishments. It's a perfect opportunity to get to know the team, and the other families, and to ask any questions you have about how your child is progressing. If you have something you'd like to discuss, then our managers' doors are always open for a quick chat – or a longer meeting.

Don't forget to grab your piece of fruit on the way out – our ever-popular evening snacks will make those buggy rides home go just that little bit smoother.

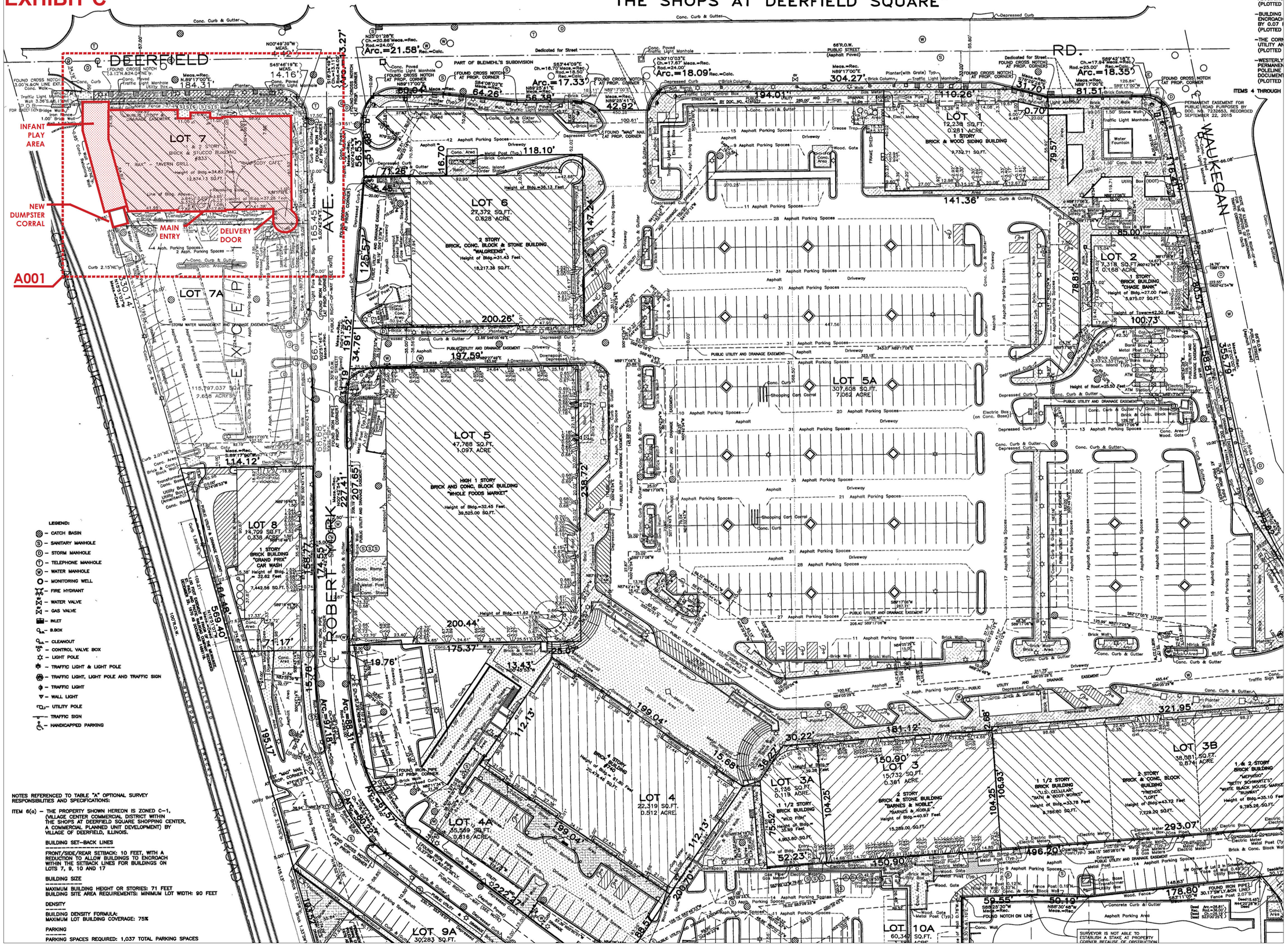
The Family Club

And for after-hours, we've designed a host of activities with the whole family in mind. From the best seasonal parties, to a tailored programme of online talks with leading experts to guide you through your parenting journey.

The Family Club is our way of welcoming families into the N community beyond nursery. We're here to support you through every step of your journey, providing a network of resources and events, and a community that cares.

EXHIBIT C

"THE SHOPS AT DEERFIELD SQUARE"



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www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL & CITY comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Full Site Survey Plan

Project Number:
24-132

Scale:
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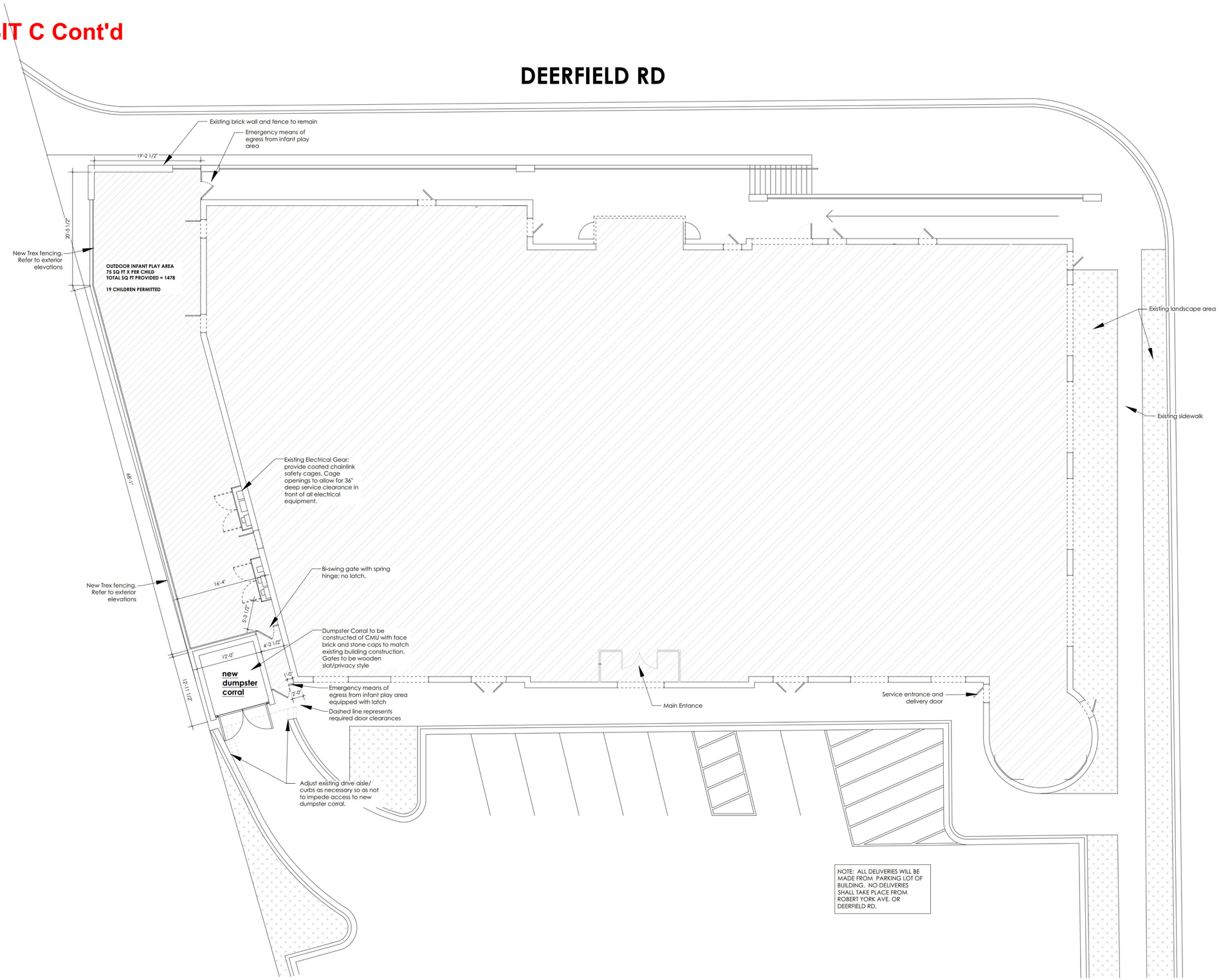
Sheet Number:
A.000

EXHIBIT C Cont'd

DEERFIELD RD



ROBERT YORK AVE

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12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Site Plan

Project Number:
24-132

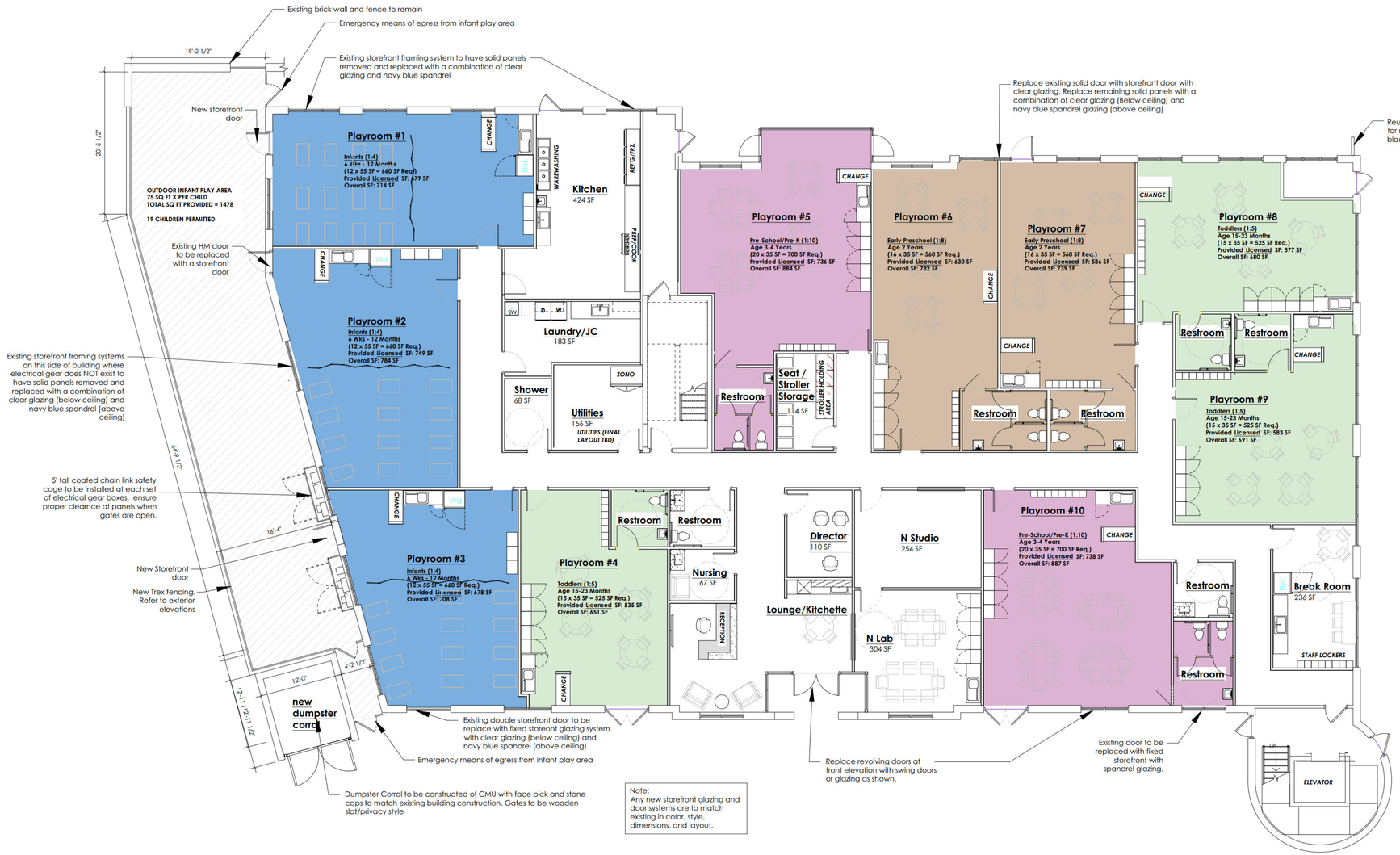
Scale:
1/8" = 1'-0"

Sheet Number:
A.001

Building Program

ROOM #	NAME	AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPCACITY	STAFF REQUIRED	REQUIRED AREA S.F.
1	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
2	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
3	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
9	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
6	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
7	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
5	PRE-SCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
10	PRE-SCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
						153	26	6075 SF

EXHIBIT D



Proposed First Floor Plan

1/8" = 1'-0"

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1.7.26	Fit Plan 13 - City comments	
2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Floor Plan

Project Number:
24-132

Scale:
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Sheet Number:
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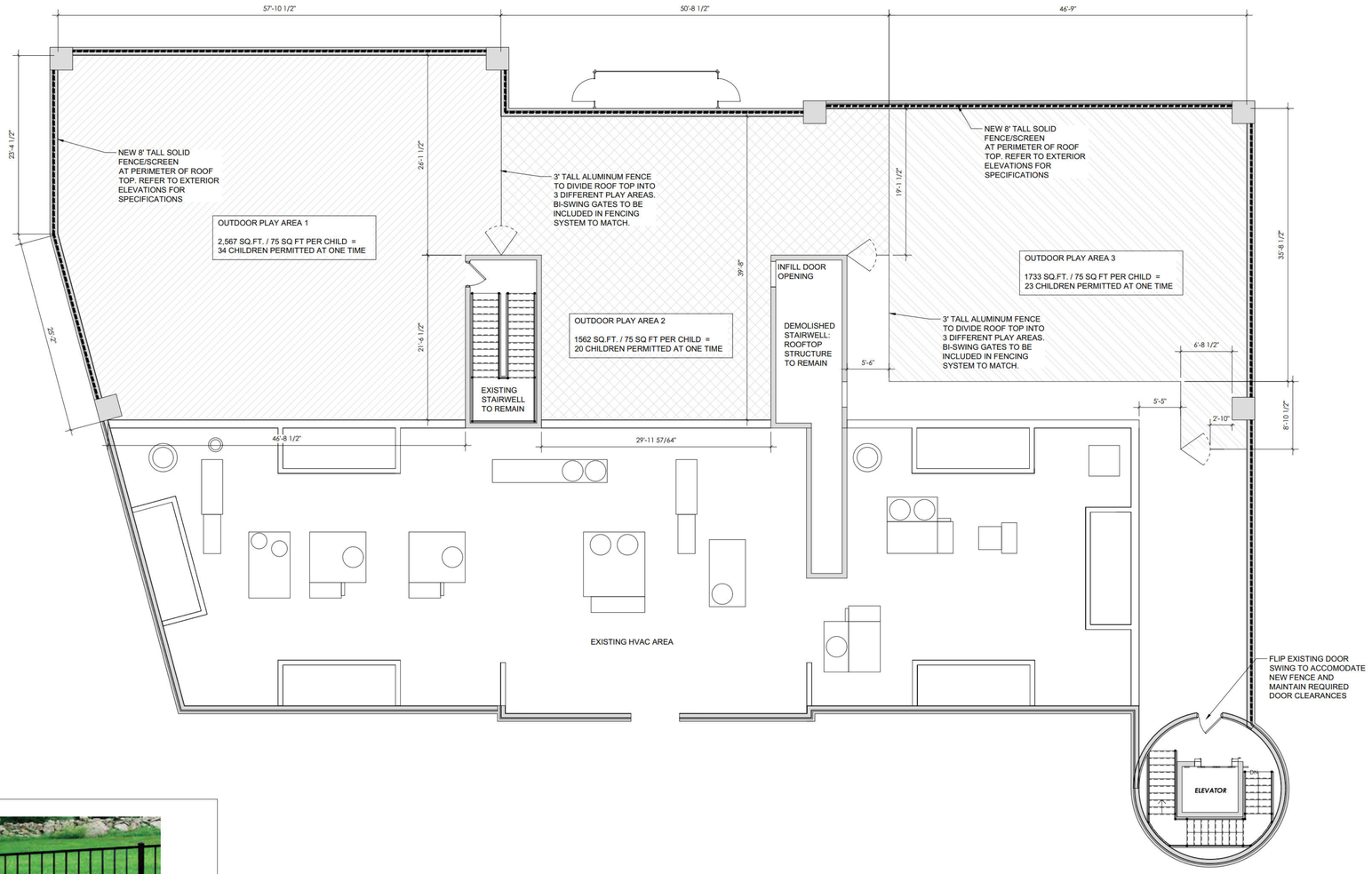
EXHIBIT E



Proposed Roof Plan

1/8" = 1'-0"

Forgeright Newtown 3' tall Aluminum pre-assembled fence panels and posts

Finish: Matte Black
post sizes: 2" x 2"
picket size: 0.59" x 0.59"
picket spaces: 3-13/16"

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2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:
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North Arrow:

Sheet Title:
Roof Plan

Project Number:
24-132

Scale:
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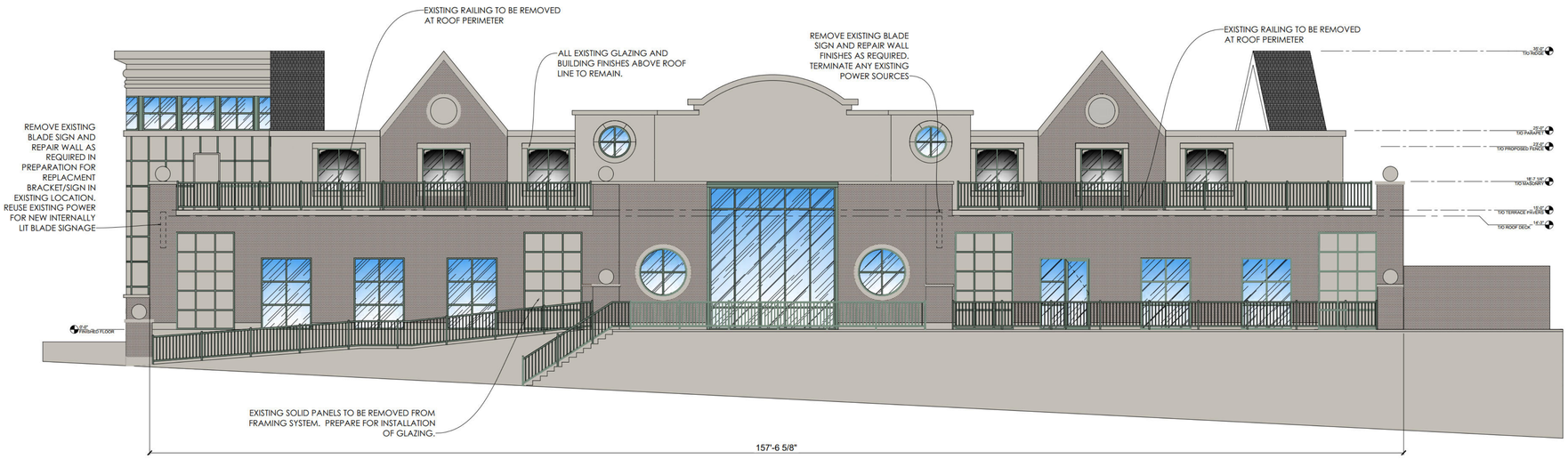
Sheet Number:
A.201

EXHIBIT F



Exist/Demo North Elevation

1/8" = 1'-0"

Note:
1. UNLESS NOTED OTHERWISE, ALL EXISTING CONDITIONS/ MATERIALS/FINISHES ARE TO REMAIN WITH NO CHANGES.

Exist/Demo East Elevation

1/8" = 1'-0"

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12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	

Seal:

Note:
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North Arrow:

Sheet Title:
DEMOLITION EXTERIOR ELEV

Project Number:
24-132

Scale:
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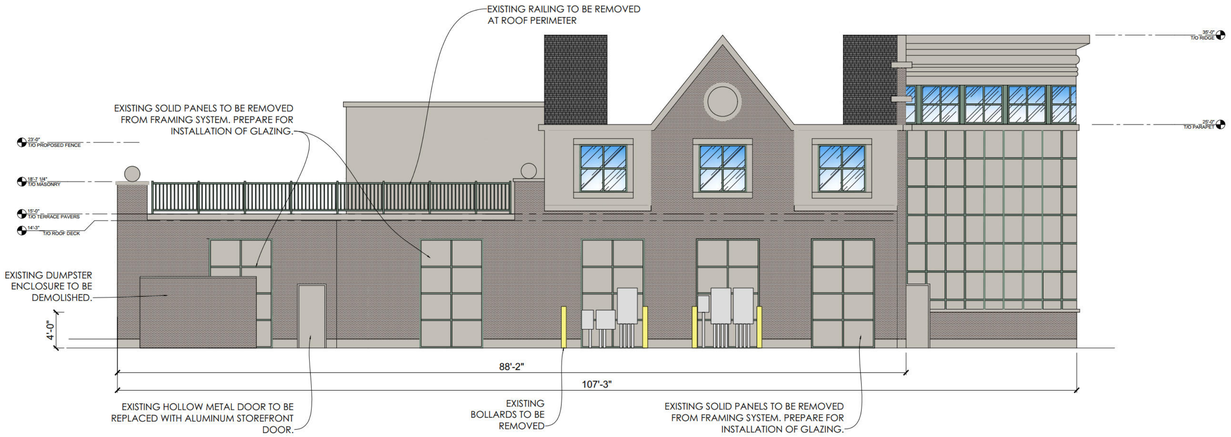
Sheet Number:
D.101

EXHIBIT F Cont'd



Exist/Demo West Elevation

1/8" = 1'-0"

Exist/Demo South Elevation

1/8" = 1'-0"

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North Arrow:

Sheet Title:
DEMOLITION EXTERIOR ELEV

Project Number:
24-132

Scale:
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Sheet Number:
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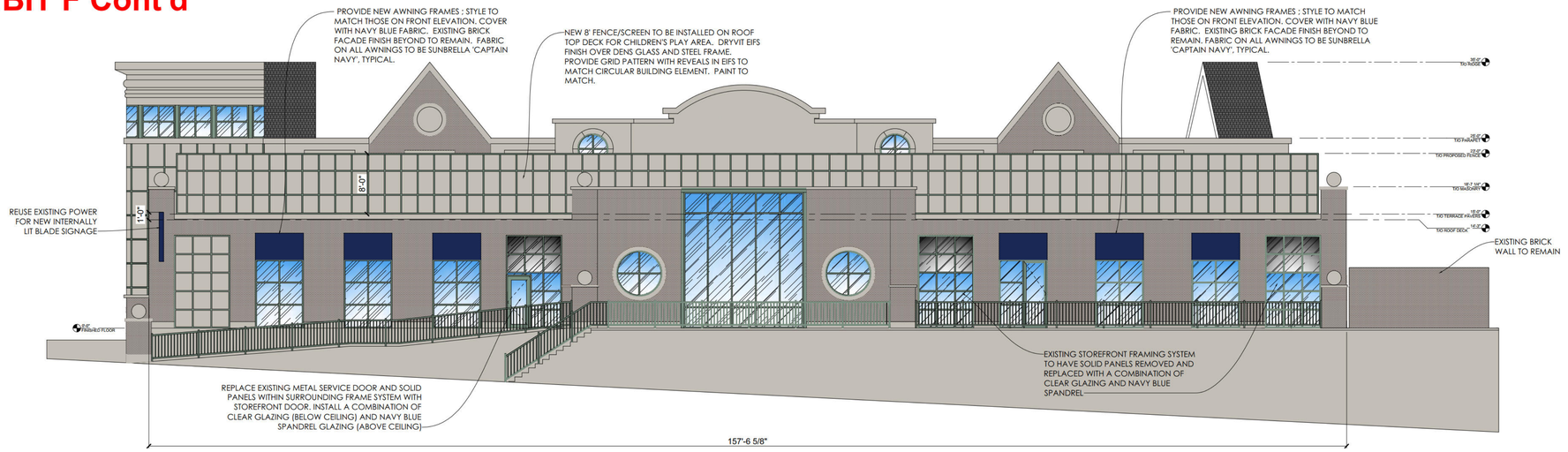
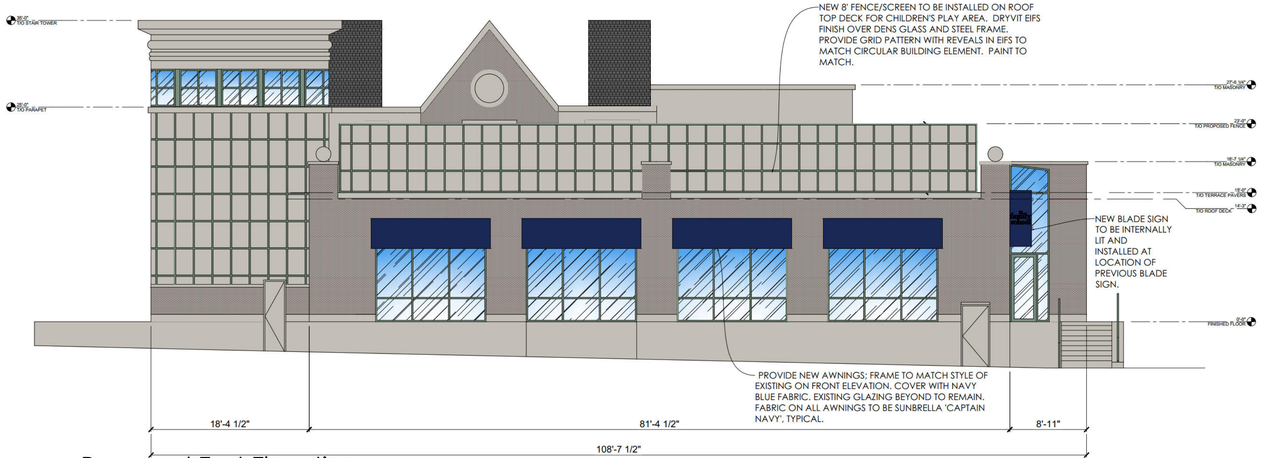
EXHIBIT F Cont'd



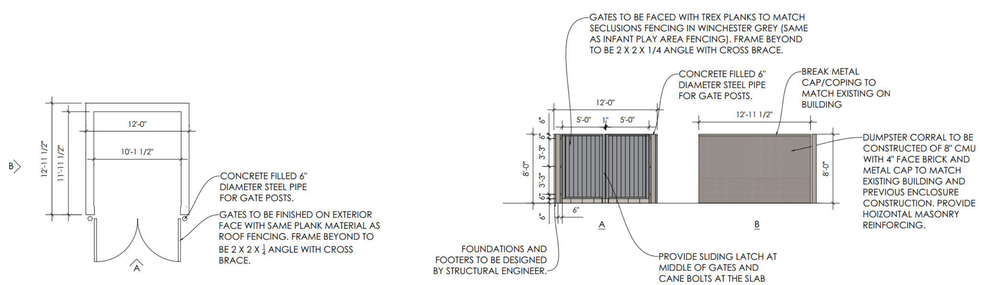
Proposed North Elevation

1/8" = 1'-0"



Proposed East Elevation

1/8" = 1'-0"



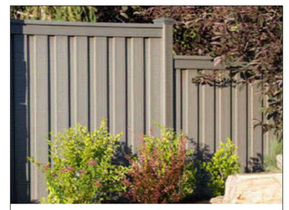
Proposed Dumpster Enclosure

1/8" = 1'-0"

Note:

1. All new and replaced storefront glazing and door systems are to match existing in color, style, dimensions, and layout.
2. All existing exterior masonry and glazing materials to remain on building unless otherwise noted.
3. All new awning fabric to be Sunbrella "Captain Navy"
4. All areas of glazing indicated as 'navy blue spandrel' are to have Opaci-Coat 300, Water based silicone spandrel system. Color to be Harmony Blue. These areas are opaque.

#6-0025 Harmony Blue



Trex Seclusions
Winchester Grey

Glazing Legend:

Clear glazing

Spandrel Glazing (Opaque)
Opaci-Coat 300 in Harmony Blue

KRIEGER KLATT ARCHITECTS
400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.3.26	Fit Plan 14 - LL comments	
2.4.26	Fit Plan 15 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

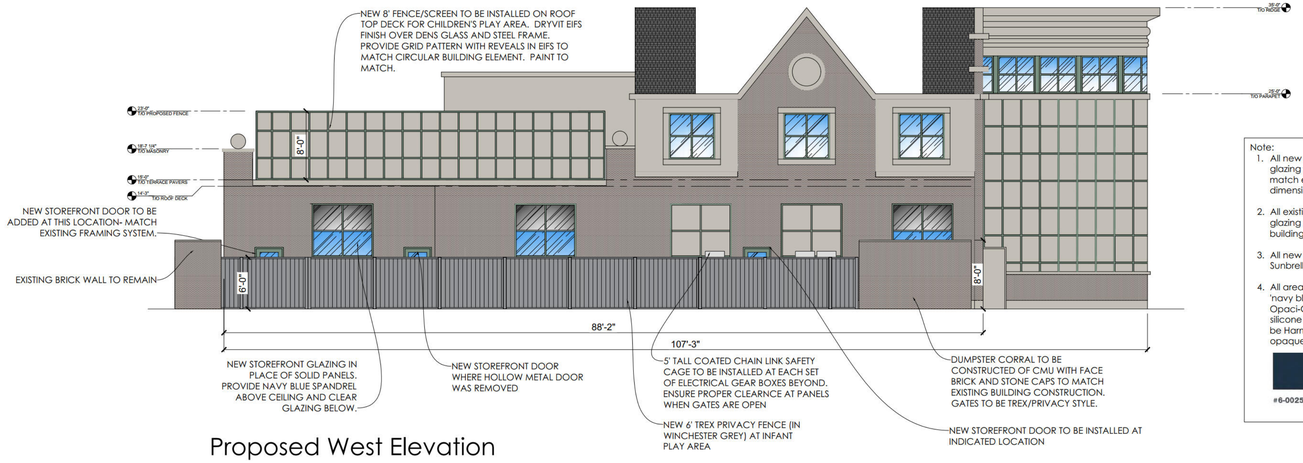
Sheet Title:
EXTERIOR ELEV + DUMPSTER DETAILS

Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.301

EXHIBIT F Cont'd



Proposed West Elevation

1/8" = 1'-0"

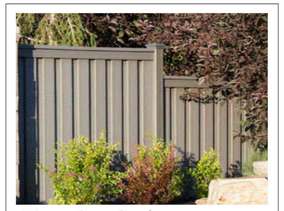
Proposed South Elevation

1/8" = 1'-0"

Note:

1. All new and replaced storefront glazing and door systems are to match existing in color, style, dimensions, and layout.
2. All existing exterior masonry and glazing materials to remain on building unless otherwise noted.
3. All new awning fabric to be Sunbrella "Captain Navy"
4. All areas of glazing indicated as 'navy blue spandrel' are to have Opaci-Coat 300. Water based silicone spandrel system. Color to be Harmony Blue. These areas are opaque.

#6-0025 Harmony Blue



Trex Seclusions
Winchester Grey

Glazing Legend:

Clear glazing

Spandrel Glazing (Opaque)
Opaci-Coat 300 in Harmony Blue

KRIEGER KLATT ARCHITECTS
400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
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10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
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12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.3.26	Fit Plan 14 - LL comments	
2.4.26	Fit Plan 15 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
EXTERIOR ELEVATIONS

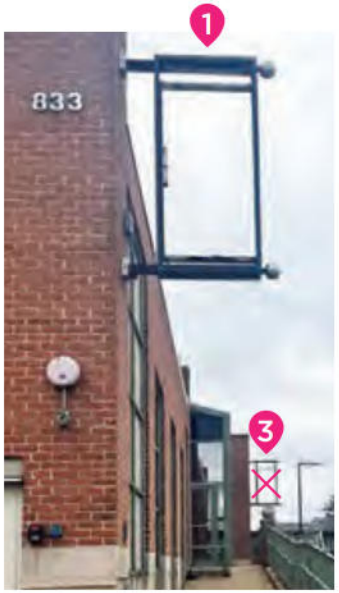
Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.302

SITE PLAN | SIGN LOCATIONS 833 DEERFIELD RD, DEERFIELD, IL

EXHIBIT G



1. Double side replacement blade sign faces (only)
2. New cabinet sign main entrance
3. Existing blade sign frame to be removed

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family Club
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_siteplan

Scale: nts

Date: 12.19.25

Revisions:

- ○ Approved as is
- ○ Approved w/changes
- ○ Revise and Resubmit

SIGN HERE

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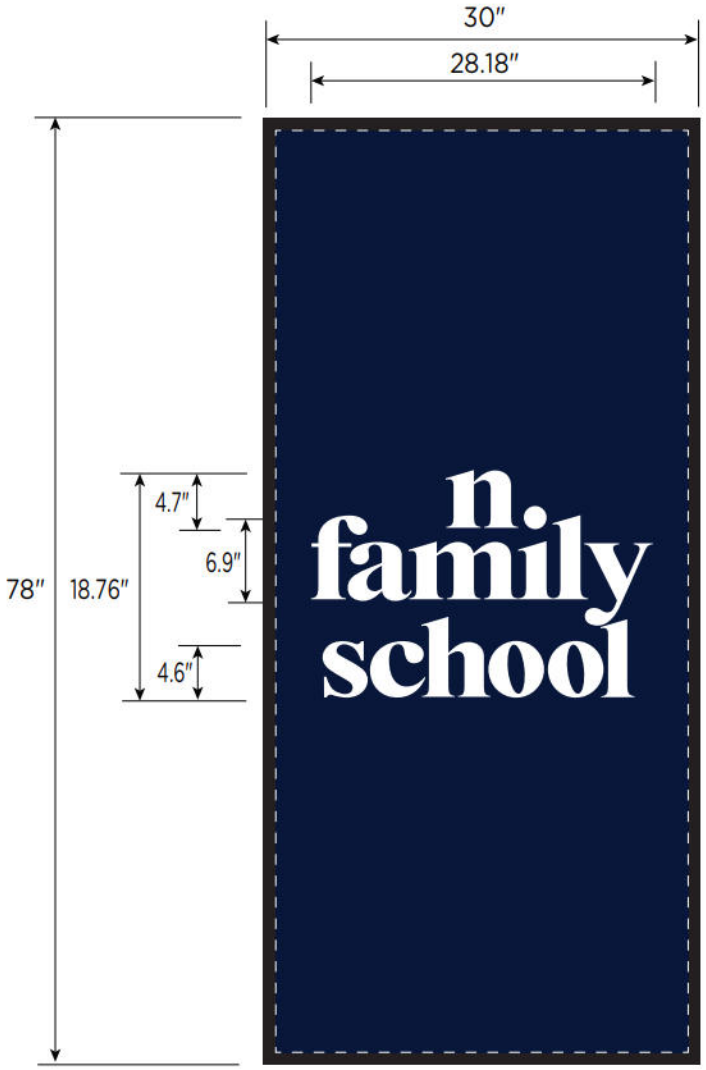
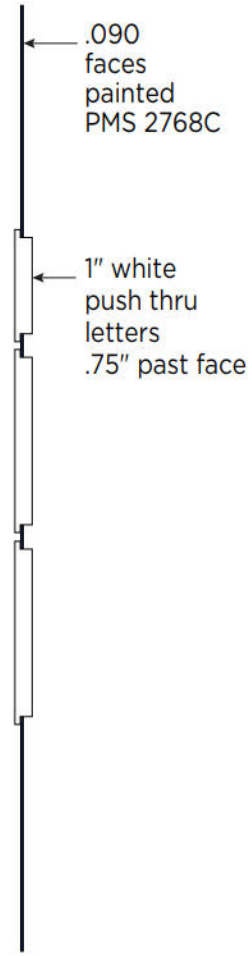
SIGN 1 | DOUBLE SIDED REPLACEMENT FACES FOR EXISTING BLADE SIGN FRAME

EXHIBIT G Cont'd





SPECIFICATIONS:

(2) New 30" x 78" x .090 replacement faces painted PMS 2768C blue for existing double sided blade sign with 1" black retainer
28" x 76" visible banner area
Routed logo with 1" white push through letters (.75" past face)
5000k Illumination

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family Club
Commercial Real Estate
833 Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_blade

Scale: nts

Date: 12.19.25

Revisions:

- ○ Approved as is
- ○ Approved w/changes
- ○ Revise and Resubmit

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SIGN 2 | ILLUMINATED PAN SIGN

EXHIBIT G Cont'd

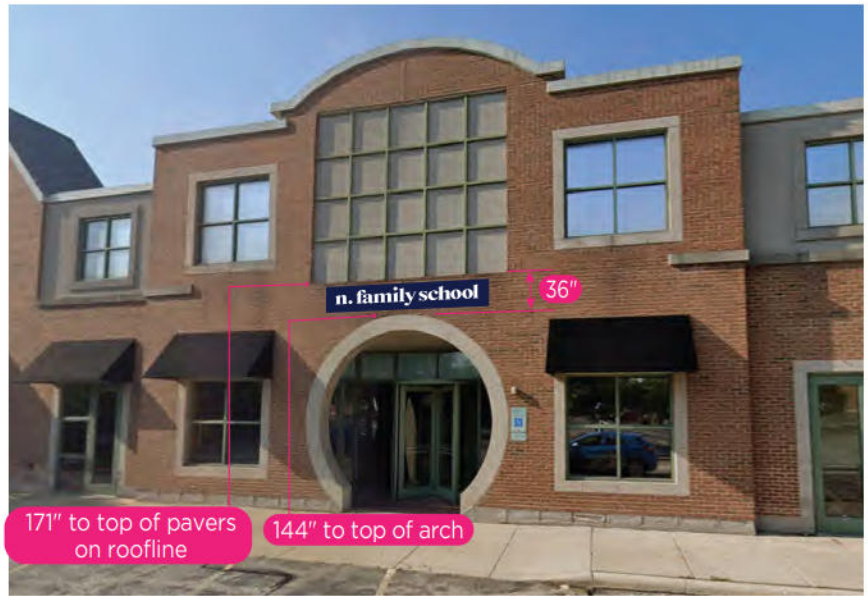
SPECIFICATIONS:

New 2" Deep, .125" aluminum pan backer painted PMS 2768C blue
7328 white acrylic faces, face-lit, Hanley Phoenix 7000k white LED's with Remote transformer

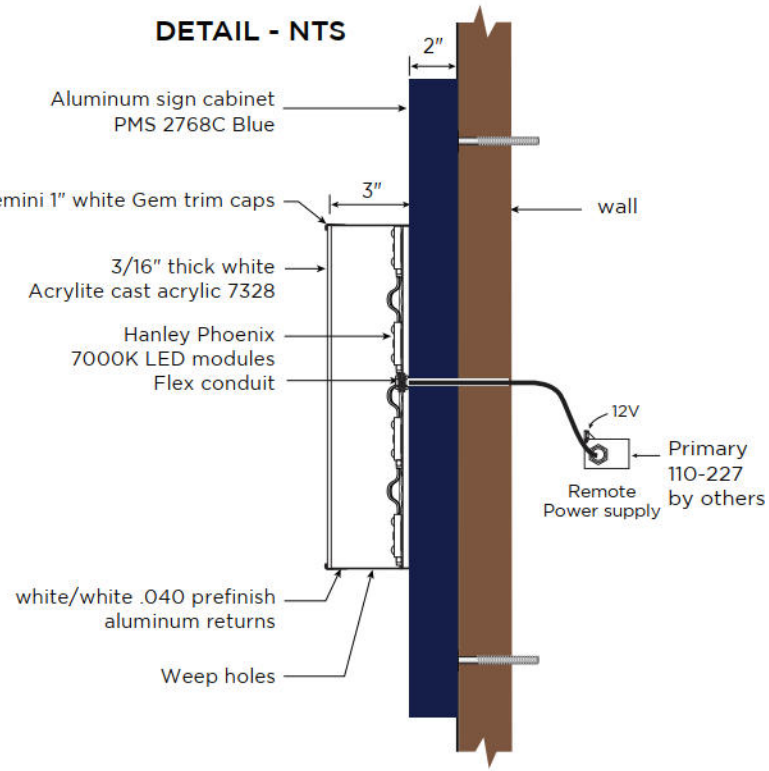
COLORS

PMS 2768 C

WHITE
1. Prefinished .040 white aluminum
2. white acrylic 7328
3. Gemini white trim caps



DETAIL - NTS



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

- [x] WET
- [ ] DAMP
- [ ] DRY

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family Club
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_pan

Scale: nts

Date: 01.08.26

Revisions:
12.09.25 original submittal
12.18.25 revised size/layout/ fabrication
01.08.26 notation revision

- [ ] Approved as is
- [ ] Approved w/changes
- [ ] Revise and Resubmit

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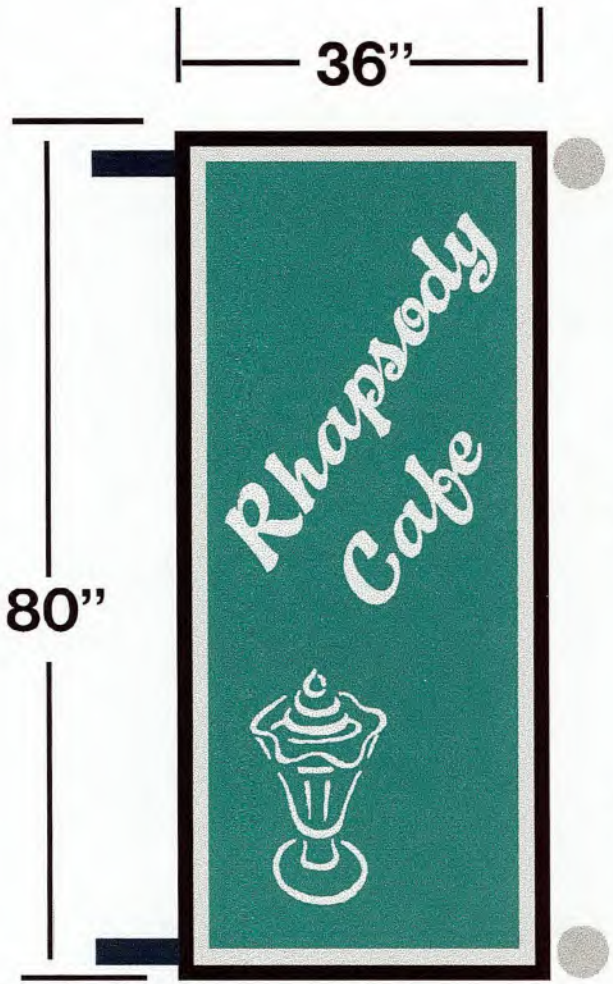
Rhapsody Cafe Blade Sign

Signage Proposal for: Rhapsody Cafe

833 Deerfield Road
Deerfield, IL 60015



Description: Replacement routed aluminum faces (2) for existing double sided projection mounted, internally illuminated sign cabinet. Copy/images to be acrylic push thru (1/2”) w/ vinyl applied to faces.

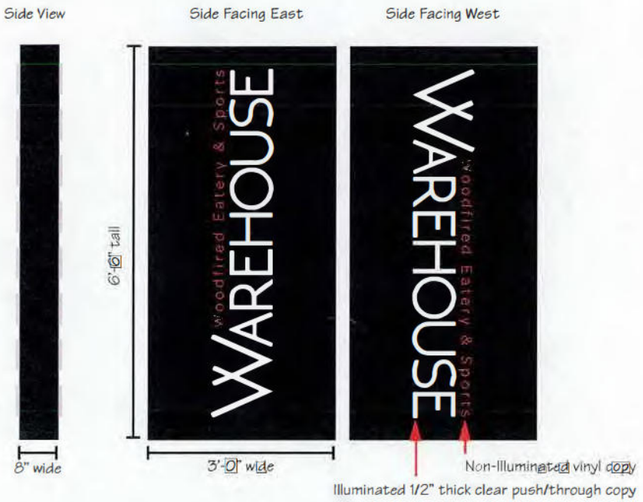
Colors: Existing frame is black. Aluminum panel is Sage Green. Acrylic push thru faces to be white vinyl graphics.

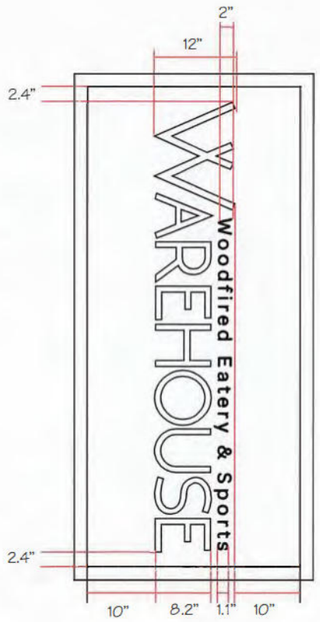
Letter Height:
Rhapsody Cafe - 7.5”
Image - 22”

FASTSIGNS
601 A Skokie BLvd.
Northbrook, IL 60062

Warehouse Blade SIgn

Reface Existing Double Face Sign
- Re-use existing structure, cabinet, illumination and mounts
- Black aluminum background
- Main Copy, 1/2" thick clear push/through copy
- Secondary Copy, 1vinyl applied





Clear Acrylic

PMS Black

PMS 180C

CUSTOM-SIGN CONSULTANTS

Designed Exclusively For: Warehouse			Date: 1-31-2017
Account Rep: Al Frapolli	Designer: AAF	Scale: N/A	
File Name: flag sign proof_r2			
File Path: \\files\Users\al\Warehouse			

Signature states that above proof is accepted and client is authorizing to produce the specified.

Signature Date

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Mr. Goldberg moved to approve the signage for First Financial Bank with the wall sign as channel letters with black and blue faces and no backer panel. The pole sign cabinet will have a black background with a small corner in yellow that wraps around the sign cabinet. The letter faces will be black and white. The sign panel and ATM signs will be as presented. Mr. Golub seconded the motion. The motion did not pass by the following vote:

AYES: Goffron, Goldberg (2)
NAYS: Charlson, Golub Flores (3)

Mr. Goldberg moved to deny the signage for First Financial Bank with the wall sign as channel letters with black and blue faces and no backer panel. The pole sign cabinet will have a black background with a small corner in yellow that wraps around the sign cabinet. The letter faces will be black and white. The sign panel and ATM signs will be as presented. Ms. Charlson seconded the motion. The motion passed by the following vote:

AYES: Charlson, Golub Flores (3)
NAYS: Goffron, Goldberg (2)

Ms. Delevitt requested feedback from the Commissioners. Ch. Flores and Ms. Charlson believe the signs should have less yellow. They suggested the pole sign should have a black background with a yellow logo and white lettering

Ms. Charlson moved to approve the signage for First Financial Bank with the pole sign cabinet having a black background and the word “First” in yellow and “First Financial Bank” in white. The wall sign will have channel letters with the word “First” in black and “First Financial Bank” in blue. The ATM sign remains as presented. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Golub, Flores (5)
NAYS: None (0)

Ms. Delevitt suggested the drawings will need to be revised and resubmitted. She reminded the petitioner that they have the option to appeal any of the denied motions with a written letter within 30 days.

2. N. Family School: 833 Deerfield Road - Building Improvements and Signage

Trudy Anderson, Managing Director and Meaghan O’Conner, Development Manager with N. Family School, Robert Haddon, VP of Business Development with H.M. Witt & Co. and Chris Siavelis with Deerfield Square Shopping Center were present. Mr. Siavelis explained N. Family would occupy the entire former Warehouse Eatery and Rhapsody Cafe building. They are a UK based childcare center expanding in the US. They offer exceptional daycare in a well-appointed facility.

The proposed rooftop play area has a grid design, which incorporates some of the original architectural design elements of the building. They will add 8-foot-tall wall extensions on the north, east and part of the west elevations. The play area will not be visible from grade, which is consistent with ARC standards. The existing trash enclosure will move from the north end of the service drive building to the south end. This allows for an at-grade play area, which cannot be seen from ground level. Mr. Siavelis noted that Code requires two (2) separate play areas in order to separate various age groups.

Some of the solid areas will be replaced with clear glazing. The revolving doors will be replaced with storefront doors and windows to match the existing building. Mr. Siavelis explained that blue spandrel glass is proposed for areas above ceiling lines, behind the awnings.

Eighteen (18) new Captain Navy canvas awnings will be installed on the existing framework. They will match the awnings on the 740 Building. The awnings will be located at every storefront location.

Mr. Siavelis proposed a wall sign that is fully compliant on the east elevation. The former Warehouse Eatery blade sign will be removed. The former Rhapsody Cafe blade sign will be replaced with a new N. Family School sign with routed-out, push-through letters. The wall sign will have reverse channel letters with a backer panel that matches the other backer panels. Ms. Delevitt noted the wall sign is slightly (1’-1”) above the roof deck but within the ARC’s allowance to grant.

Ms. Charlson believes the wall sign typography and color is beautiful. She questioned whether the sign should be the same width as the grid behind it. Mr. Siavelis explained they wanted to reduce the negative space. The Commissioners agreed.

Mr. Goffron asked if they plan to keep the ivy along the side of the building. Mr. Siavelis said they were not touching the ivy. Mr. Golub noted the grid appears like a fake storefront. He questioned the 150 feet of tan EIFS and suggested adding more brown color. Mr. Siavelis believes it may look too busy and believes the proposal is better than a fence. He also noted the patina green grid with the taupe background adds the interest he is looking for.

Mr. Goldberg moved to approve the proposal as presented, including the exceptions previously granted for the previous tenant allowing a wall sign 1’-1” above the roof deck. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Golub, Flores (5)
NAYS: None (0)

CRM Properties Group, Ltd.
The Shops at Deerfield Square

Village of Deerfield

Plan Commission Public Hearing—January 8, 2026

N. Family Club

Introduction

833 Deerfield Road ("833") is a 13,153 square foot vacant building located in the northwest portion of The Shops at Deerfield Square. The Shops at Deerfield Square ("Center") is a 255,000 square foot high-end, mixed-used development completed in 2000 and contains retail, office, and apartments.

Given the ubiquitous status of internet shopping, changing consumer purchasing habits, and traditional retailers downsizing, the retail landscape has dramatically changed since the original construction of Deerfield Square and is now dominated by food and service uses.

The most recent tenants at 833 were Warehouse Eatery and Rhapsody Cafe. Warehouse Eatery closed in January, 2020 and Rhapsody Café closed in August of 2021. In September of 2021, the Petitioner obtained Village approval to demolish 833 and construct a 5-story, 40-unit apartment building on the site. However, the prohibitive high cost of constructing the apartments, driven by market conditions and the necessary architectural design worthy of Downtown Deerfield, resulted in the project not materializing.

833 has had a few prospective tenant tours over the last several years with no viable leasing offers resulting. Notwithstanding 833's existing restaurant infrastructure, much of which is obsolete, many restaurant operators are being lured to surrounding communities though attractive incentives. Further, the subject location is much more conducive to a destination-oriented user like the requested child day care.

Request For Special Use and Text Amendment

The Petitioner is seeking Village of Deerfield's approval for a special use and text amendment to allow for a 13,153 square foot child day care facility, N Family Club, to be located at 833 Deerfield Road, part of The Shops at Deerfield Square. This request includes; (i) the operation of N Family Club Day Care, (ii) exterior building modifications to 833, (iii) minor site plan modifications to 833, (iv) two (2) outdoor play areas (one (1) on the roof of 833 and one (1) at grade immediately to the west of 833 at the existing service drive), and (v) N Family Club exterior signage on the south (wall signage) and on the north wall (blade signage).

Description of Tenant's Business and Operations

Company Background: N Family Club is a United Kingdom based child day care operator founded in 2017 by Phil Sutherland. N Family Club has 52 locations throughout the UK with the majority of locations in Greater London and Home Counties. The company ranks as a top 10 group in the UK and beginning in 2026, is expanding into the United States with locations in the Greater Chicagoland area and Detroit, Michigan.

N Family Club has attracted top talent across the sector from former UK head of operations for Bright Horizons to a former Kindercare executive. In addition, the company has raised over $65 million in capital to fund its next phase of growth.

Please see attached **Exhibit A** for more detailed information and photos of N Family Club.

EIG14T (pronounced "eight fourteen") Commercial Real Estate Services based in Berkley, Michigan has been engaged by N Family Club to perform development and general contracting services for the subject 833 project. EIG14T has extensive experience in servicing and advising health, education, and wellness clients throughout the development and construction processes.

Operations: N Family Club will be open from 6:30 am until 6 pm Mondays through Fridays. Upon full enrollment, approximately 153 children (total capacity) will be on site during peak operating hours (6:30 am-8:30 am and 4:30 pm – 6:30 pm) supported by 35-40 team members resulting in approximately 1:6 team member to child ratio, after excluding clerical and other support staff, see **Exhibit C**.

Parents will be required to walk their child into the facility, sign their child in, and take the child directly to his/her classroom. No drop-offs or picks-up outside the premises will be allowed.

Ages of children will range from infants (6 weeks of age) to toddlers to pre-kindergarten ages. The attached Floor Plan **(Exhibit C)** provides age groups and capacity by playroom and illustrates legal compliance.

Deliveries will take place at the service and delivery door located on the south side of the building, see Sheet A.001 of attached **Exhibit B**.

Please see attached **Exhibit A** for details on N Family's approach to education, outdoor play activities, sleep/rest practices.

Proposed Site Plan/At-Grade Play Area: See attached **Exhibit B**-Site Plan. The site plan will remain primarily "as is" with the exception of adding a 1,170 square foot play area in place of the existing service drive (west side of 833). This at-grade play area is in addition to the proposed roof-top play area as State law requires children under 24 months of age not use a play area in common with children over 24 months old at the same time. Accordingly, the two (2) separate play areas will accommodate all needs and meet the requirements.

It should be noted that the existing trash enclosure on the far north side of the current service drive will be relocated to the south end of the service drive. The new trash enclosure will be constructed out of the same face brick and stone caps as the existing with wooden gates.

833's access point will remain unchanged (along Robert York Avenue).

Snow will be stored in the far southwest corner of the 833 parking lot as it was during the former restaurants' occupancies.

See attached **Exhibit I** – Fire Department Correspondence. Christopher E. Johnson II, the Division Chief of the Deerfield-Bannockburn Fire District, has reviewed the proposed changes to the site plan and specifically the elimination of 833's west service drive and has no objections thereto provided the at-grade play area is ADA complaint and meets OFSM standards for childcare facilities.

See attached **Exhibit C**- Floor Plan including programming table. The proposed floor plan will include ten (10) playrooms, a kitchen, lounge, breakroom, restrooms, director's office, and storage areas. Total area of enclosed space is approximately 13,153 square feet.

Rooftop Children's Play Area/Roof Plan: See attached **Exhibit D**. The roof-top play area will be accessible via stairways and the existing elevator. A doorway between the facility and the elevator lobby will be added, see Floor Plan **Exhibit C**, to allow direct access to the elevator.

Proposed Exterior Building Modifications: See attached **Exhibit E**. Please note that all proposed modifications/additions to the storefront systems will match existing storefront systems 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.

Landscape Plan: Other than the aforementioned hardscape modifications, no changes to the existing landscape plan are being requested.

Signage: See attached **Exhibit E**. Proposed exterior signage is comprised of a wall sign on 833's south elevation and a blade sign on the far east side of 833's north elevation. The blade sign framing on the far west side of 833's north elevation for the former Warehouse Eatery is to be removed. All proposed signage will meet applicable criteria.

Food Service: In-house prepared N Meals and snacks will be made from scratch and "family" meal times with key educators will be used as further opportunities for educational experiences. Children are encouraged to help set the tables, serve themselves, and help clear the tables. Lunch is served at 11:30 am for the younger children and at 12 pm for older children. Dinner is served at 4 pm. A snack bar is available throughout the day.

Parking/Traffic Analysis: See attached **Exhibit F**. Based on the Traffic Impact and Parking Study conducted by KLOA traffic engineers and dated December 23, 2025 ("Study"), the proposed use will generate less traffic and less parking demand than that of the previous restaurant uses at 833. In addition, the proposed use complies with the Village of Deerfield's parking requirements under the code. The sixty three (63) parking spaces located in the 833 lot are shared with the balance of Center but rarely used since the closures of Warehouse Eatery and Rhapsody Café. Pursuant to the Study, adequate site access and roadways currently exist to support the proposed use. No modifications to the access drive, roadways, or parking areas are planned. As suggested by the Plan Commission at the pre-filing on December 11, 2025, a proposed cross walk leading from the subject parking field to 833's main entrance is shown in the attached **Exhibit B**.

Employee Parking: See attached **Exhibit G**.

Market Demand Analysis: See attached **Exhibit H**. As part of the site selection process, N Family Club considers the number of 0-4 year olds in a 3-mile radius ("Primary Trade Area'). A population in this age group of more than 2,000 within the Primary Trade Area is considered very strong, and 833's population in this age group in the Primary Trade Area is 2,446. Therefore, 833 is considered a very viable site for a day care center.

Next, N Family Club considers competitive density. There are no competitors within a 1-mile radius of 833. Within the Primary Trade Area, Goddard at Lake Cook Plaza is 1.7 miles from 833 and Primerose (coming soon to 155 Pfingsten) will be approximately 1.2 miles from 833.

N Family Club measures demand by analyzing the ratio between the select age group in the Primary Trade Area to the number of licensed seats of all branded day care operators in the Primary Trade Area. A ratio grater that 4 indicates an unmet demand. In this case, the ratio is 5.32, excluding Primerose (analysis was completed prior to public announcement of Primerose).

Finally, N Family Club contacts each competitor to learn immediate availability. Goddard had a waitlist as of the date of the analysis.

Day Care Licensing Process

Day care operators in Illinois must be licensed by the Illinois Department of Children and Family Services ("DCFS") (225 ILCS 10/1). N Family Club will commence the licensing process upon the issuance of zoning entitlements (Rule 407.25 (b) requires applicants to provide evidence of zoning compliance). N Family Club does not currently hold a day care license in Illinois but has thoroughly reviewed all applicable Illinois day care regulations/ licensing requirements and is confident that it will meet or exceed all requirements, including staff qualifications, background checks, staff to child ratios, health and safety, and physical space requirements.

Day care licenses in Illinois are site-specific and non-transferable. The construction of the day care facility is expected to take 9 to 12 months and upon final approved inspections by the Village of Deerfield, Deerfield/Bannockburn Fire Marshal, Lake County Health

Department, DCFS will conduct its inspection prior to license issuance. N Family hopes to open in early 2027.

Summary of Changes from the Pre-filing Conference

A) Changed 4' high fence surrounding at-grade playground to 6" high fence.
B) Added cross walk within the parking lot leading to 833's main entrance as shown on the revised Exhibit B.
C) Increased day care's capacity from 130 to 153 children.
D) Included complete traffic/parking study.
E) Added Demolition Sheets D.101 and D.102.
F) Corrected/revised Sheets A.301 and A.302 to more accurately reflect existing conditions and proposed exterior modifications.
G) Added complete set of sign drawings complaint with Center's established signage criteria and Village ordinance.
H) Added existing electrical equipment to Sheet A.001 and provided safety fencing.
I) Added correspondence from Deerfield/Bannockburn Fire District indicating approval of site plan modifications subject to meeting ADA and OFSM requirements/standards.

Special Use Criteria:

1) Compatible with Existing Development. The subject use is clearly compatible with the Center and should benefit the Village and existing retailers by increasing the overall numbers of patrons visiting the Center and therefore sales at the Center. The subject use will also not impede the normal and orderly development or improvement of surrounding properties.

2) Lot of Sufficient Size. The subject property is a PUD and lot size is sufficient as no expansion of the existing building is being proposed.

3) Traffic. Given the adequate access points, internal circulation, and the no drop-off/pick-up policies, the subject request should not present any traffic issues. In fact, the subject request should generate less traffic than 833's previous uses. See enclosed analysis prepared by KLOA **(Exhibit F)**.

4) Parking and Access. Given the available parking supply relative to anticipated demand and Village requirements, the subject request should not present any parking issues. In fact, the subject request's parking demands and zoning requirements are less than 833's previous uses. See enclosed analysis prepared by KLOA **(Exhibit F)**.

5) Effect on Neighborhood. The subject use will not be detrimental or injurious in any way to surrounding property owners or values.

6) Adequate Facilities. The subject property is fully improved and contains adequate facilities for the requested use.

7) Adequate Buffering. The subject property is fully improved including landscape buffering. The roof-screening addition will provide adequate buffering and safety for the roof-top play area.

8) Effect on C-1 Village Center District. The subject requests will not be injurious to the C-1 Village Center or the Center itself. The proposed use is an ideal location for a child day care provider especially given the challenging location for retail and food use. In addition, the proposed use will meet an unmet demand for child care with minimal drive time for many area residents. N Family will bring additional patrons to the area thereby providing an additional benefit to Deerfield's Village Center.

Conclusion: A challenging leasing environment, the subject location, the lack of visibility, and limitations on signage opportunities along Waukegan Road have all contributed to 833 remaining vacant for the last several years. N Family and the Petitioner are confident that the proposed use is among the highest and best uses for 833 and will be a positive for the community.

EXHIBITS

Exhibit A – Company Background

Exhibit B- Site Plan/At-Grade Play Area

Exhibit C - Floor Plan/Data Table

Exhibit D – Children's Play Area-Roof Plan

Exhibit E – Exterior Building Modifications/Signage

Exhibit F – Parking/Traffic Analysis

Exhibit G – Employee Parking

Exhibit H – Market Demand

Exhibit I – Deerfield/Bannockburn Fire District Correspondence

EXHIBIT A

n. family club

US Landlord Pack | 2025

01

Company Overview

N Family Club Overview

The UK's leading premium nursery group providing services to c. 5k children across 50+ nurseries in affluent areas of London and the South of England, UK

Overview

- Business founded by Phil Sunderland (ex Investment Banker) in 2017, who started with a single site in Stoke Newington, North London
- Business founded on the very simple belief, that nurseries in the UK are not as good as they could or should be, vision to create the 'highest quality group in the world'
- Premium positioning, where there exists a large supply / demand gap (this segment of the market is growing a >7% y-o-y)
- N Family now ranked as a top 10 group in the UK, with 52 sites, 44 organic, 8 acquired. The majority are located in Greater London & the Home Counties
- Recognized as the highest quality group across the UK for the last 3 years*, which ranks by OFSTED ratings *(1st - 2022, 1st - 2023, 2nd - 2024)* link
- Attracting top talent from both within the sector (UK CEO ex-UK Head of Operations, Bright Horizons) and externally (CFO ex-UK FD, Pret), alongside others who have multi-site, regulated experience at scale (+100 units)
- Launching in the US in 2026, with Chicago and Detroit identified as the two markets to open in.
- Trudy Anderson (ex Kindercare & Learning Care Group, who was responsible for launching 75 Everbrook Academy's in the last 5 years) hired to lead the launch

(1) Actual + forecast, 95% pre-booked (2) forecast 80% pre-booked (3) Mature sites (4) as at April-25; (5) all sites that will be launched by YE 2025, does not include future pipeline (6) YTD 2025

Key Highlights

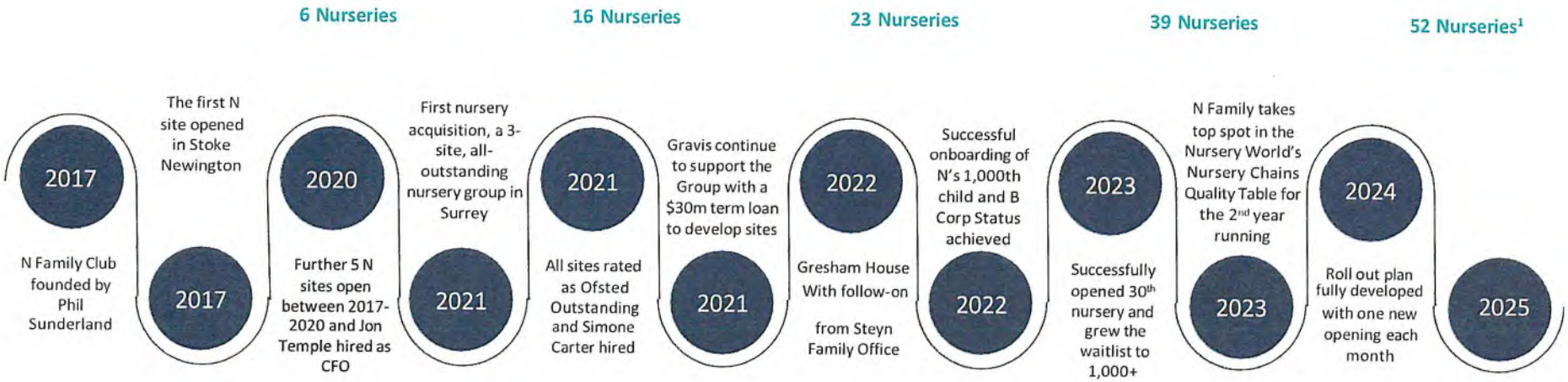
1 Best-in class operator	Leading UK nursery group, providing a superior high-quality offering to >5k children across 50 nurseries evidenced by being the number 1 Ofsted Outstanding group with a market leading NPS of 76[1]
2 Strong revenue visibility	Over 95%[2] secured revenue visibility for FY25 – driven by 90%+ occupancy levels across mature sites as well as a dedicated admissions team that drives growth and significant waiting lists (>1k children across the portfolio) illustrating the extremely strong demand for their services
3 Favourable market dynamics	Consistent historical growth of 6.3%[3], with the 2024 market exceeding pre-pandemic levels and benefitting from long-term structural growth trends, including increasing maternal ages, growing maternal employment, fewer 'informal' childcare options and legislative developments
4 Non-discretionary spend	Provides a crucial service to a base of affluent, working parents typically in higher income brackets. Price is generally ranked as low importance to customers, after convenience, care quality and reputation
5 Proven growth strategy	46 organic openings and 8 acquired sites over the last 7 years delivering a payback on average within 4 years. Proven rollout model, with new sites EBITDA-positive within 9 months from opening and reaching mature occupancy within 24 months. Significant further expansion opportunities in a fragmented market – the nursery sector is one of the few remaining consolidation opportunities
6 Relentless focus on safeguarding	Robust training and standards which are regularly audited against, including annual mock Ofsted inspections and an internal H&S audit, the 'N100'. Significant focus on team training and development with individuals formally assessed termly and undertaking weekly internal knowledge checks
7 Experienced management team and sponsor	Experienced senior management team constructed for the next phase of growth with supportive and committed sponsors, Gresham House and the Steyn Group, having invested over $65m to date
8 Leading site metrics / cash conversion	Strong historical growth.

(1) NPS YTD 2025 (2) booked revenue as at March 25; (3) market growth between 2012 to 2022. Source: LaingBuisson;

Our vision is to be the highest quality, and most loved, early years education group in the world

Plans to reach 70 sites by 2027

N delivers a superior offering in the fast-growing and fragmented UK nursery market, demonstrated through its industry-leading occupancy levels, KPIs and customer satisfaction, and has plans to continue its proven roll-out strategy to reach 70 sites by 2027



(1) number of nurseries open as at the year-end

02

The Team

Highly Experienced Management Team

Strong mix of Early Years sector expertise coupled with best-in-class cross-sector experience from established, larger organisations, acutely focused on delivering a consistently high quality offering while scaling the platform

Phil Sunderland
Group CEO & Founder

Founded the business in 2017, following 6 years in Investment Banking (London & NYC)

Jon Temple
Chief Financial Officer

Former UK Finance Director of Pret A Manger, led the finance team as the business doubled in size to 400+ locations

Simone Carter
UK CEO

20 years+ at Bright Horizons. Led their UK operations, responsible for 330 nurseries across England, Scotland and Wales

Trudy Anderson
US Managing Director

Seasoned operations executive with 25+ years of leadership at KinderCare and Learning Care Group, driving transformational growth, acquisitions, and innovation across the early education and childcare industry.

Dr. Gemma Pawson
Chief Education Officer

Former Head of Professional Development at Bright Horizons, leading their apprenticeship, leadership and talent management programmes

Mark Hassan-Ali
Chief Operating Officer

Former Global Head of Talent at YouGov where he built and scaled their in-house talent function from scratch across 35 offices and 22 countries

Investment for Growth

- N is led by a first class management team, poised to support its growth
- The business has recently invested significantly in central functions including Admissions, Talent, Technology & IT systems, Property, Marketing and the level of experience in senior management roles. This front-loaded investment ensures the business is now ready to scale
- US team now being built out with a view to go-to-market in 2026

03
Business Overview

N Family Club's Proposition

Certified

Corporation

The current Global Premium sector

The N Day

The N Day has been developed and optimised over the years through parent feedback and continual learning

DROP OFF

Children are welcomed by the team and treated to a breakfast or a chance to settle down and play

CHILD-LED PLAY

Children are free to explore and play with N's many resources including atelier art equipment, dress-up stations and the N Library

EDUCATOR-LED LEARNING

Educators lead small group or individual sessions, exploring and researching new topics with the children

MEALTIME

In-house chefs prepare all N meals and snacks from scratch, with family mealtimes used as further opportunity for educational experience

SLEEP AND REST

Nursery spaces convert into cosy sleeping spaces with gentle music and soft mats

OUTDOOR LEARNING

Gardens provide the backdrop for physical activities such as climbing, riding, playing ball games and completing obstacle courses

PICK UP

Parents are encouraged to chat with educators and hear about their child's day and achievements

Existing Portfolio

Typical Site Profile

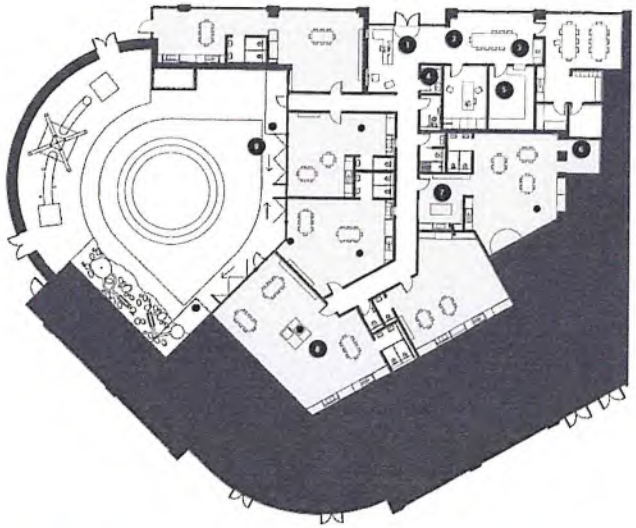
>13k sq. ft	Leasehold
Lot's of natural light	Long-term leases
3k+ sq. ft outdoor space	Close to transport links

Site Specific Requirements

Natural light + sufficient air flow	Designed in accordance with N guidelines
Dedicated commercial kitchen area	Cosy spaces for rest + relaxation
Capacity for 180+ places	Comprehensive CCTV network + security measures

Typical Floorplan – New Build Shell

1. Reception
2. Parent zone
3. Breakfast bar
4. Yoga space
5. Kitchen
6. Cosy corner
7. Specialist room (art, cookery, science experiments)
8. Free flow to garden



Proven Roll-out Model

N has an established track record of successfully opening new sites, with organic sites reaching its targeted mature occupancy (90%) within 16 months of opening on average. Our new sites have a proven track record of reaching mature occupancy levels efficiently.

family club
HANOVER ROAD

05

UK Portfolio Overview

Stoke Newington 1
70 places

London Fields
55 places

West Hampstead
89 places

Brixton
142 places

Stoke Newington 2
72 places

Twickenham
127 places

Olympic Park
107 places

Cobham
60 places

Weybridge
55 places

Ockham
74 places

Tunbridge Wells
124 places

Balham
98 places

Angel
129 places

Harborne
96 places

Jewellery Quarter
98 places

Codsall
116 places

Moseley
69 places

Highgate
66 places

Whetstone
110 places

Cambridge
82 places

Dollis Hill
80 places

Wandsworth
85 places

Redhill
112 places

Hackney Downs
96 places

Maida Vale
90 places

Kentish Town
125 places

Godalming
119 places

Bushey
87 places

Kingston
127 places

Chertsey
136 places

Reading
135 places

Leyton
67 places

Greenwich
85 places

Maidenhead
138 places

Walthamstow
96 places

Twickenham West
54 places

Camberwell
92 places

Hove
150 places

Wimbledon
148 places

Guildford
96 places

Beckenham
107 places

East Dulwich
186 places

Barnet
115 places

Blackheath
131 places

Buckhurst Hill
110 places

Richmond
160 places

Streatham
120 places

Sidcup
110 places

Bishop's Stortford
79 places

Tunbridge Wells – St Johns
79 places

Forest Hill
92 places

Leatherhead
119 places

FOR FURTHER INFORMATION CONTACT

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Founder & Group CEO
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n. family club

family
school
family
school
family
school

Drop off

We recognise that mornings can be a challenge, and we're committed to doing everything we can to ensure a positive and warm start to the day for our families.

You'll be welcomed by our Front of House team, and then met by either your child's key person or a member of your child's key team at the door to your child's Family Room. This is a chance to discuss anything important or simply what you got up to at home so we can extend this into the nursery.

Your child will then either have breakfast or settle down to play with an educator and friends, while parents are free to grab a coffee and a bagel from the breakfast bar and answer some emails in the family area before heading off to work.

Child-led play

Children are able to freely explore and play with our many resources including specialist atelier art equipment, dress-up stations and the N Library. They can also categorise materials, create stories and explore make-believe play, block play, sensory and water play. Children can also familiarise themselves with the world around them through mini-models of vehicles, animals and people, or through research on our digital tables.

Mealtimes

All N meals and snacks are prepared from scratch by our in-house chefs. We have two family mealtimes where the children eat as a group with their key educators.

We promote a relaxed and sociable atmosphere for our 'family' meals, and the children are encouraged to lay the table, serve themselves and help clear up. Lunch is served at 11.30am for our younger children and 12pm for the older ones. Dinner is served at 4pm. A snack bar is available throughout the day where children are able to come and enjoy a snack with a couple of their friends.

Educator-led learning

Every day our educators will lead small group or individual sessions, either with a communication and emotional literacy focus or exploring one of the N extras such as Spanish, yoga or cookery. They will also explore and research new topics with the children, extending their knowledge of the world around them.

Insights and updates on these experiences are shared through the N app.

Outdoor learning

Our gardens are designed just as imaginatively as our indoor spaces, providing the perfect backdrop for physical activities such as climbing, balancing, riding, playing ball games and completing obstacle courses.

Many of our outdoor areas also include planting stations, water play and a vegetable patch for Forest School-inspired learning experiences. We also learn outside of the nursery on trips into our local communities. All children will spend time engaged in outdoor learning every day.

Sleep and rest

We believe that good sleep and/or rest is essential for all children. Our nursery rooms are designed to easily convert into cosy sleeping spaces with gentle music and soft mats.

When children first join the nursery we follow their home sleep routines, and then continue to support children to sleep at the time that is right for them. As we all know, yawns are contagious, and we find that children tend to adjust to snuggling up amongst their friends quite quickly. When they're ready, they'll drop down to one nap, which is usually best timed to happen after lunch.

Children who no longer require a sleep in the day may still want to rest and are able to take themselves off to our 'hygge' corners, designed to feel relaxed, calm and secure.

Regular updates

The N App is a way for families to stay connected with their child's progress and daily activities in real-time. Through the app, families can view updates and milestones, receive photos from the nursery, and input important information such as dietary requirements.

Designed to foster communication and engagement, the N App ensures that families are always in the loop and never miss those special moments.

Pick up

At home time, families are encouraged to come in and chat with the educators and hear all about their child's day and accomplishments. It's a perfect opportunity to get to know the team, and the other families, and to ask any questions you have about how your child is progressing. If you have something you'd like to discuss, then our managers' doors are always open for a quick chat – or a longer meeting.

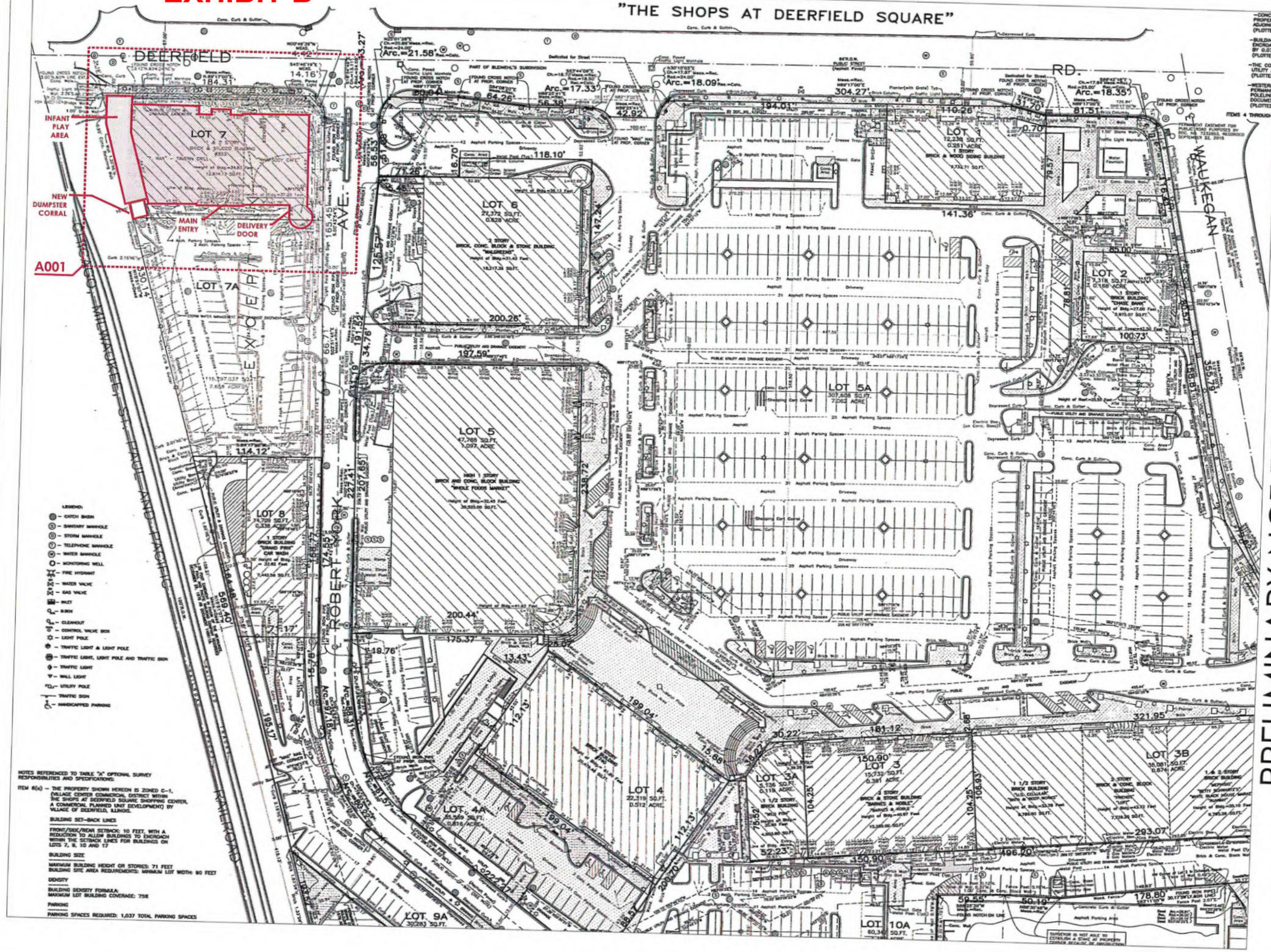
Don't forget to grab your piece of fruit on the way out – our ever-popular evening snacks will make those buggy rides home go just that little bit smoother.

The Family Club

And for after-hours, we've designed a host of activities with the whole family in mind. From the best seasonal parties, to a tailored programme of online talks with leading experts to guide you through your parenting journey.

The Family Club is our way of welcoming families into the N community beyond nursery. We're here to support you through every step of your journey, providing a network of resources and events, and a community that cares.

EXHIBIT B



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Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL & CITY comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

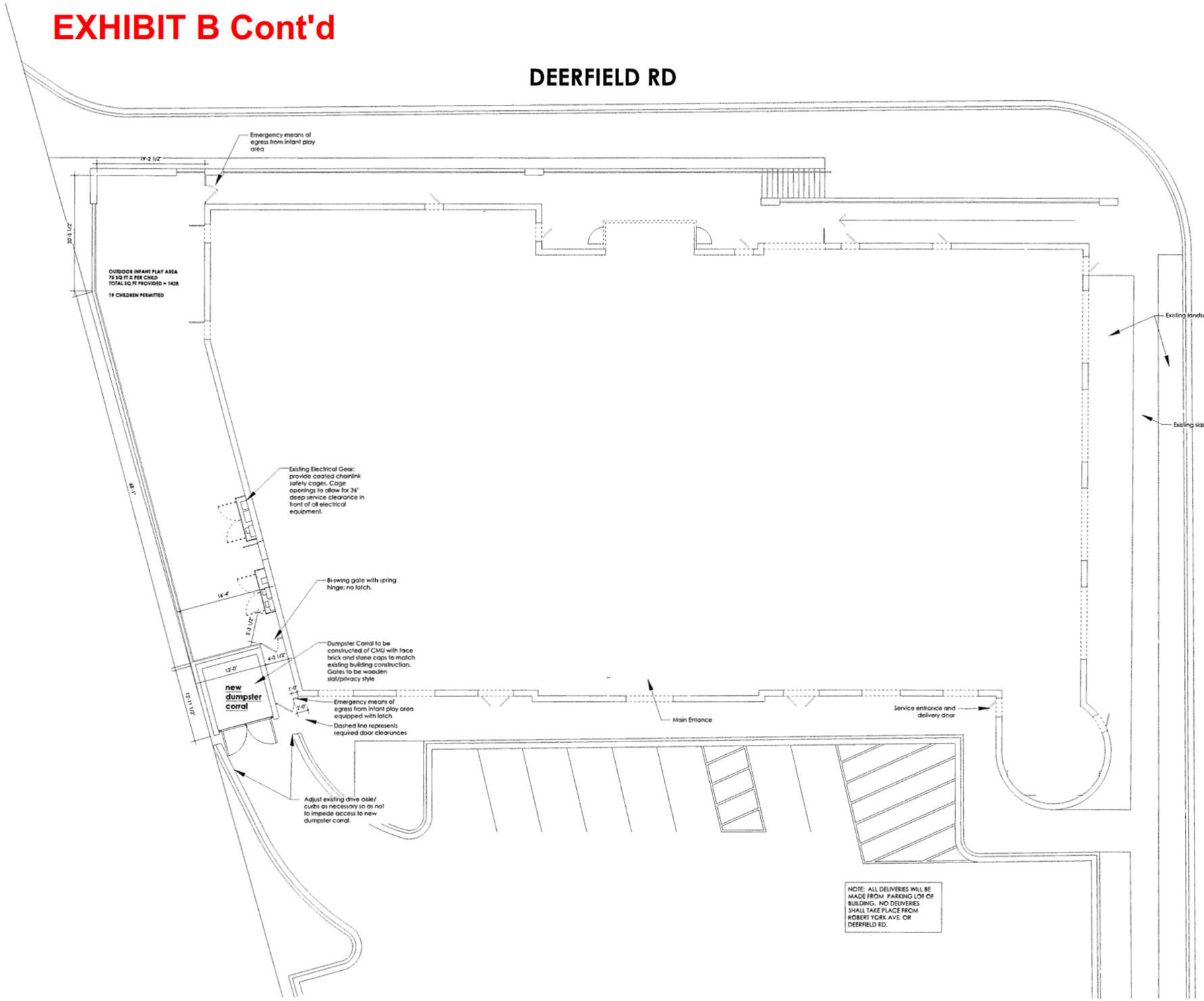
Sheet Title:
Full Site Survey Plan

Project Number:
24-132

Scale:
1/32" = 1'-0"

Sheet Number:
A.000

EXHIBIT B Cont'd



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Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Site Plan

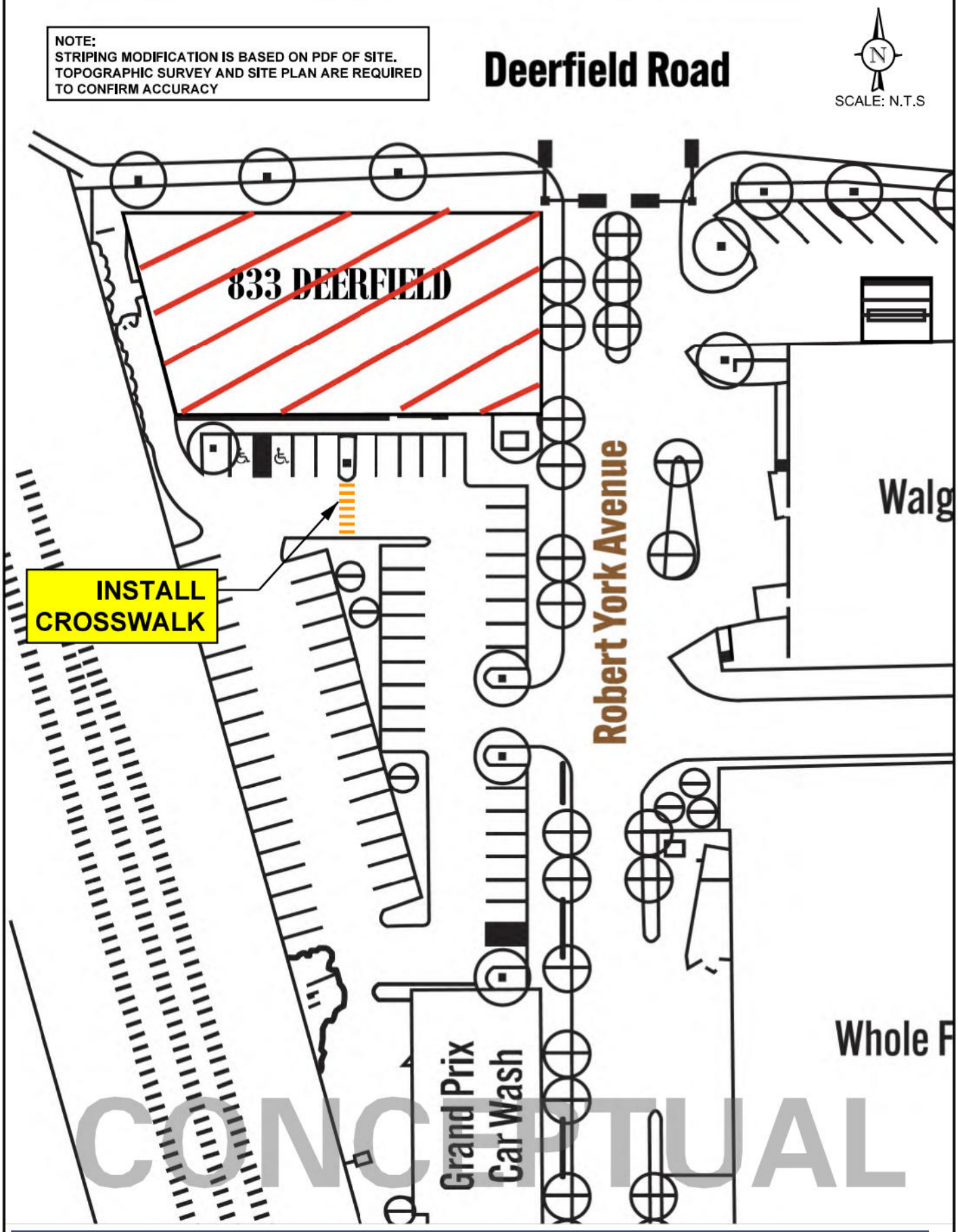
Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.001

EXHIBIT B Cont'd

NOTE:
STRIPING MODIFICATION IS BASED ON PDF OF SITE.
TOPOGRAPHIC SURVEY AND SITE PLAN ARE REQUIRED
TO CONFIRM ACCURACY



DAY CAR FACILITY
DEERFIELD, ILLINOIS

CONCEPTUAL STRIPING MODIFICATION

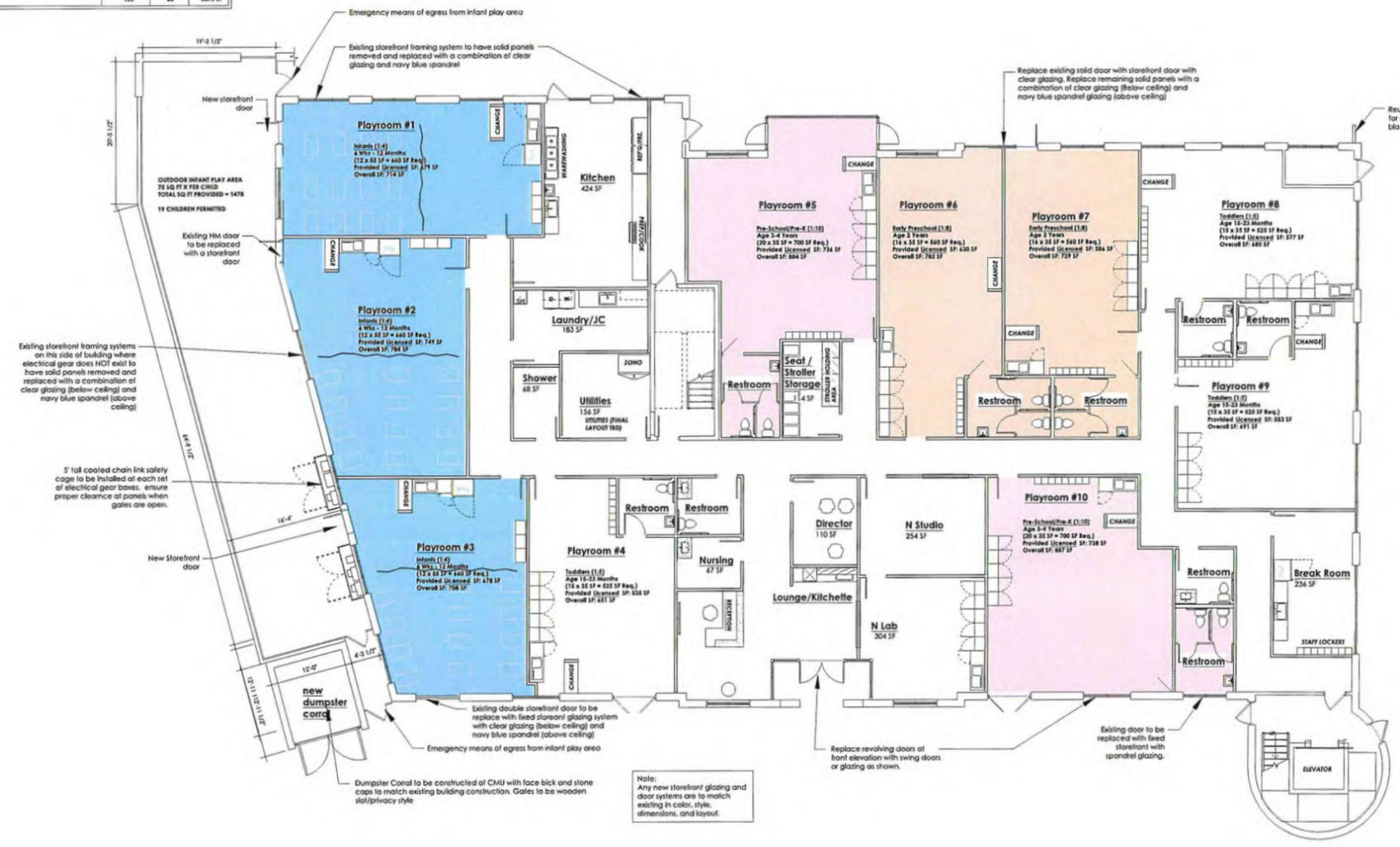
DRAWN: MD CHECKED: LA
DATE: 12-30-25 REV:
PROJECT #: 25-333
EXHIBIT: A

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

EXHIBIT C

Building Program

ROOM #	NAME	AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPCACITY	STAFF REQUIRED	REQUIRED AREA S.F.
1	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
2	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
3	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
9	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
6	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
7	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
5	PRE-SCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
10	PRE-SCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
						153	26	6975 SF



Proposed First Floor Plan
1/8" = 1'-0"

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Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Floor Plan

Project Number:
24-132

Scale:
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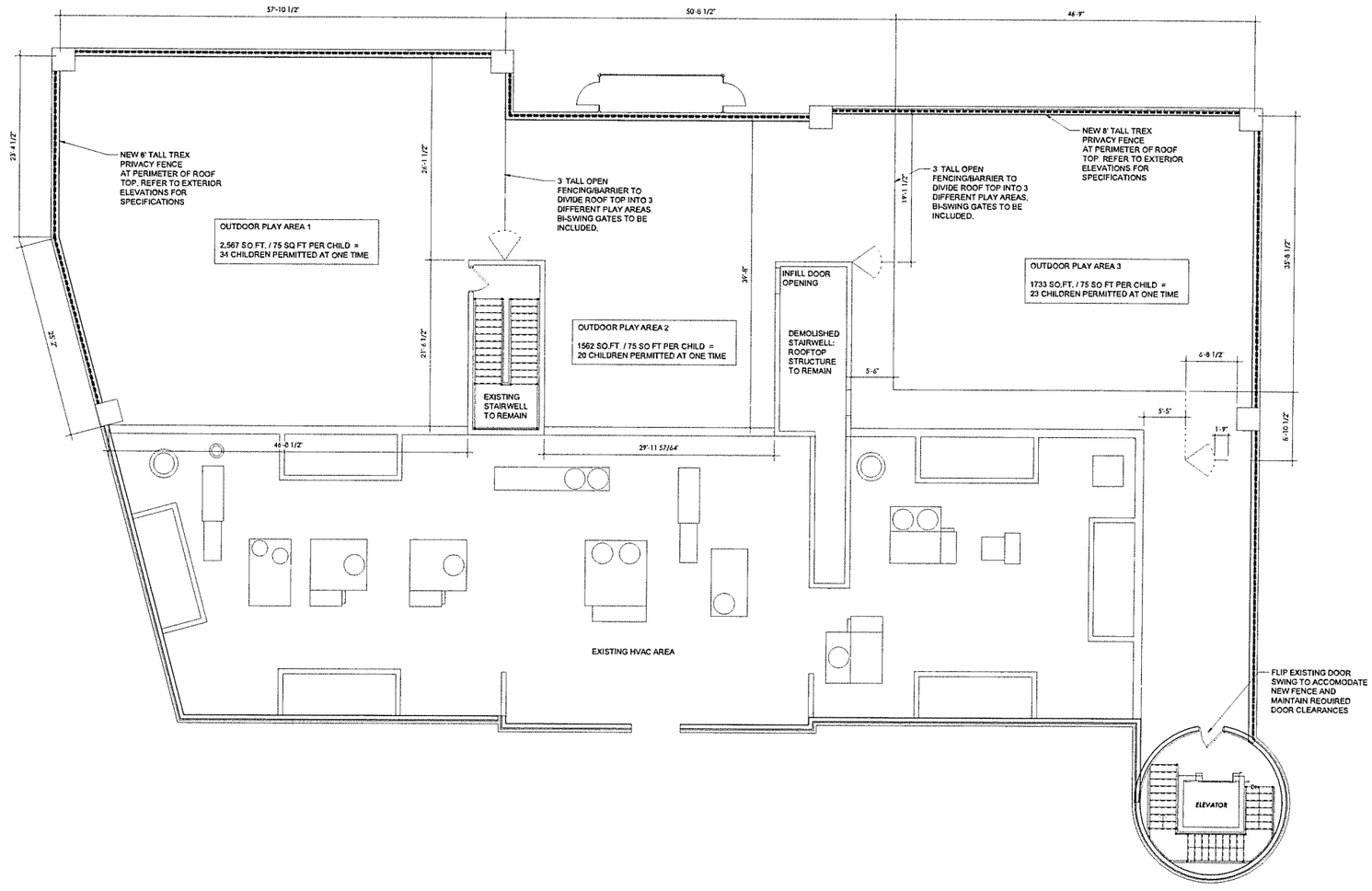
Sheet Number:
A.101

EXHIBIT D



Proposed Roof Plan
1/8" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

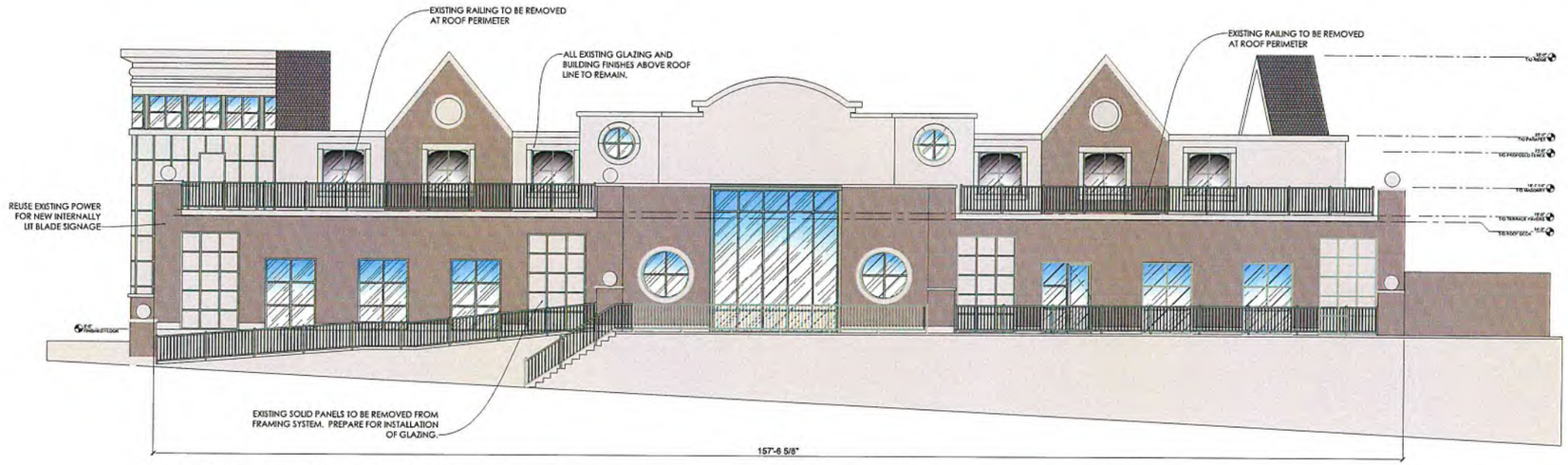
Sheet Title:
Roof Plan

Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.201

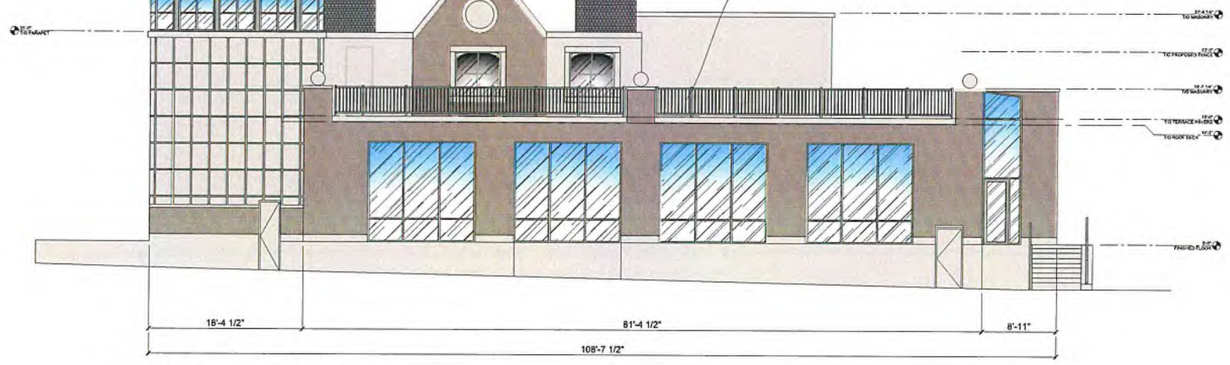
EXHIBIT E



Exist/Demo North Elevation

1/8" = 1'-0"

Note:
1. UNLESS NOTED OTHERWISE, ALL EXISTING CONDITIONS/ MATERIALS/FINISHES ARE TO REMAIN WITH NO CHANGES.



Exist/Demo East Elevation

1/8" = 1'-0"

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10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

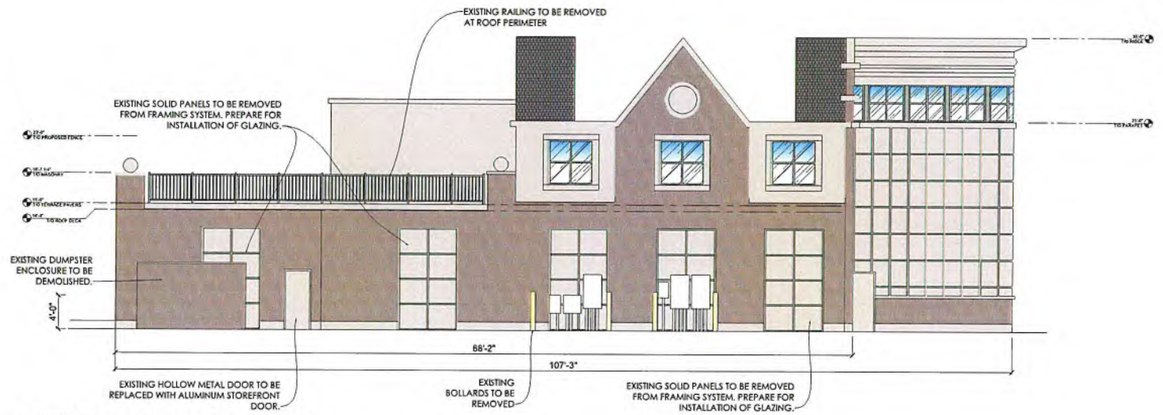
Sheet Title:
DEMOLITION EXTERIOR ELEV

Project Number:
24-132

Scale:
1/8" = 1'-0"

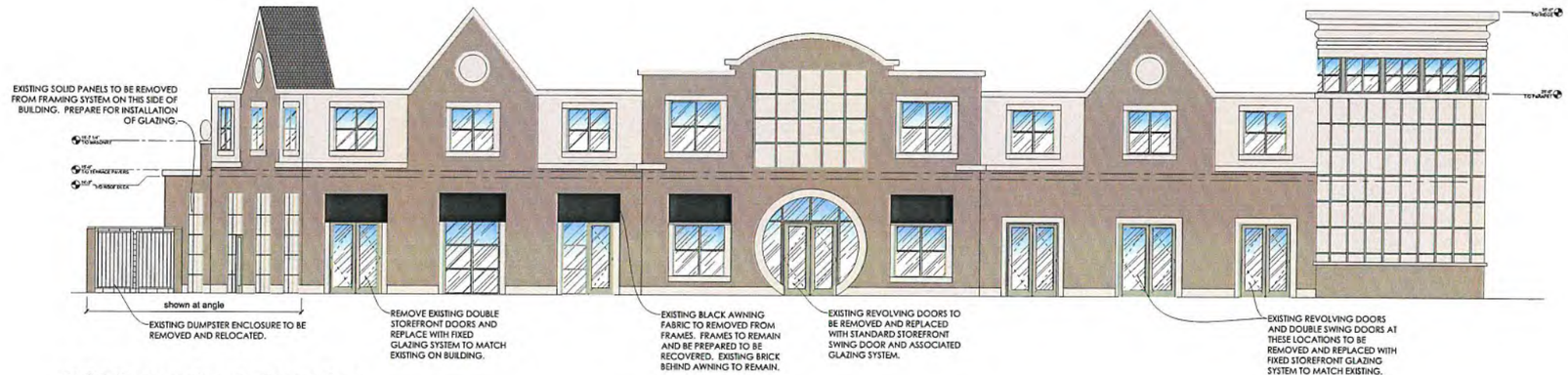
Sheet Number:
D.101

EXHIBIT E Cont'd



Exist/Demo West Elevation

1/8" = 1'-0"



Exist/Demo South Elevation

1/8" = 1'-0"

KRIEGER KLATT ARCHITECTS

400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC

PRELIMINARY NOT FOR CONSTRUCTION

Project:

N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

DEMOLITION EXTERIOR ELEV

Project Number:

24-132

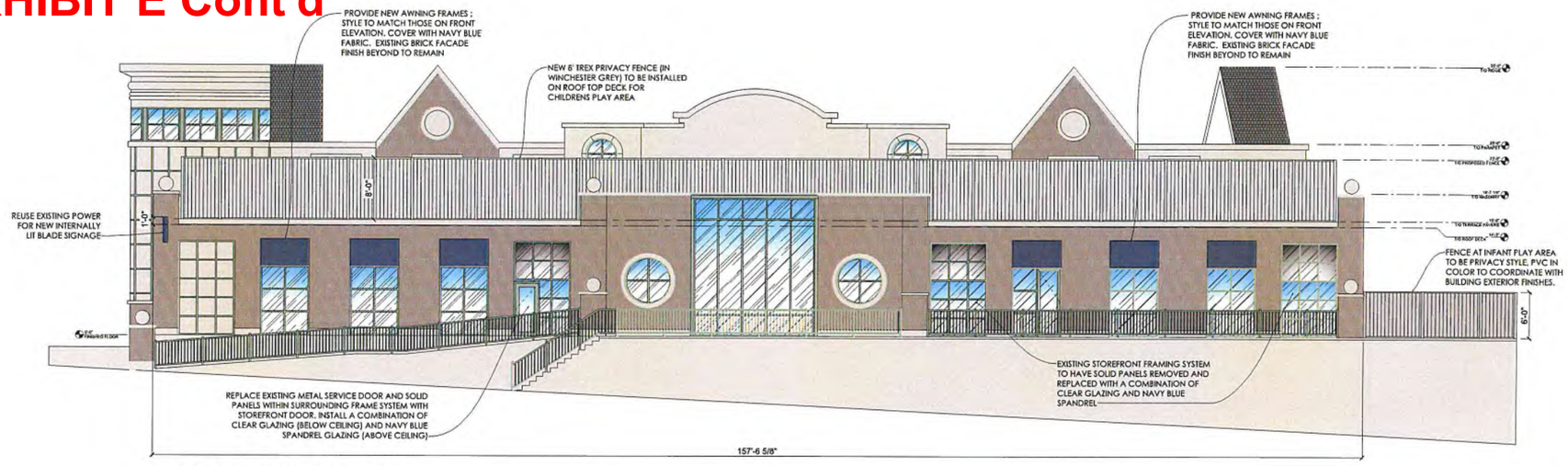
Scale:

1/8" = 1'-0"

Sheet Number:

D.102

EXHIBIT E Cont'd

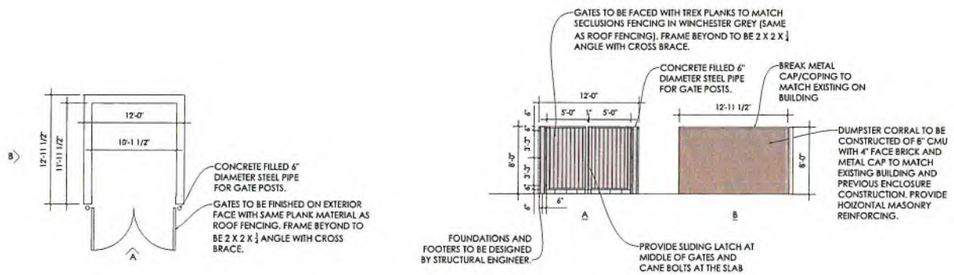


Proposed North Elevation

1/8" = 1'-0"

Proposed East Elevation

1/8" = 1'-0"



Proposed Dumpster Enclosure

1/8" = 1'-0"

Note:
1. All new and replaced storefront glazing and door systems are to match existing in color, style, dimensions, and layout.
2. All existing exterior masonry and glazing materials to remain on building unless otherwise noted.
3. All areas of glazing indicated as 'navy blue spandrel' are to have Opaci-Coat 300. Water based silicone spandrel system. Color to be Harmony Blue. These areas are opaque.

+6-0025 Harmony Blue

Trex Seclusions
Winchester Grey

Glazing Legend:

Clear glazing

Spandrel Glazing (Opaque)
Opaci-Coat 300 in Harmony Blue

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400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
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11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

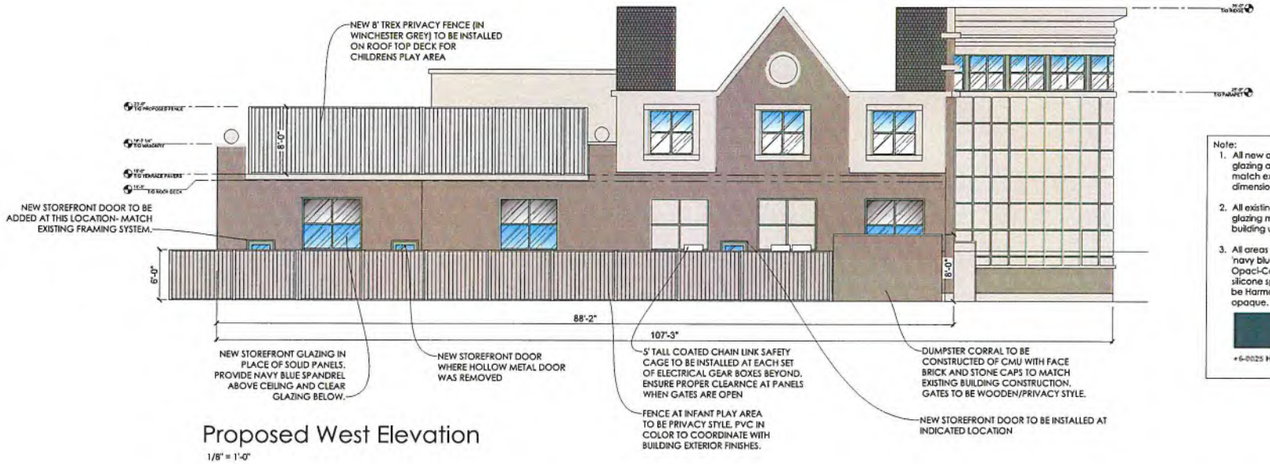
Sheet Title:
EXTERIOR ELEV + DUMPSTER DETAILS

Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.301

EXHIBIT E Cont'd



Proposed West Elevation

1/8" = 1'-0"

Note:
1. All new and replaced storefront glazing and door systems are to match existing in color, style, dimensions, and layout.
2. All existing exterior masonry and glazing materials to remain on building unless otherwise noted.
3. All areas of glazing indicated as 'navy blue spandrel' are to have Opaci-Coat 300, Water based silicone spandrel system. Color to be Harmony Blue. These areas are opaque.

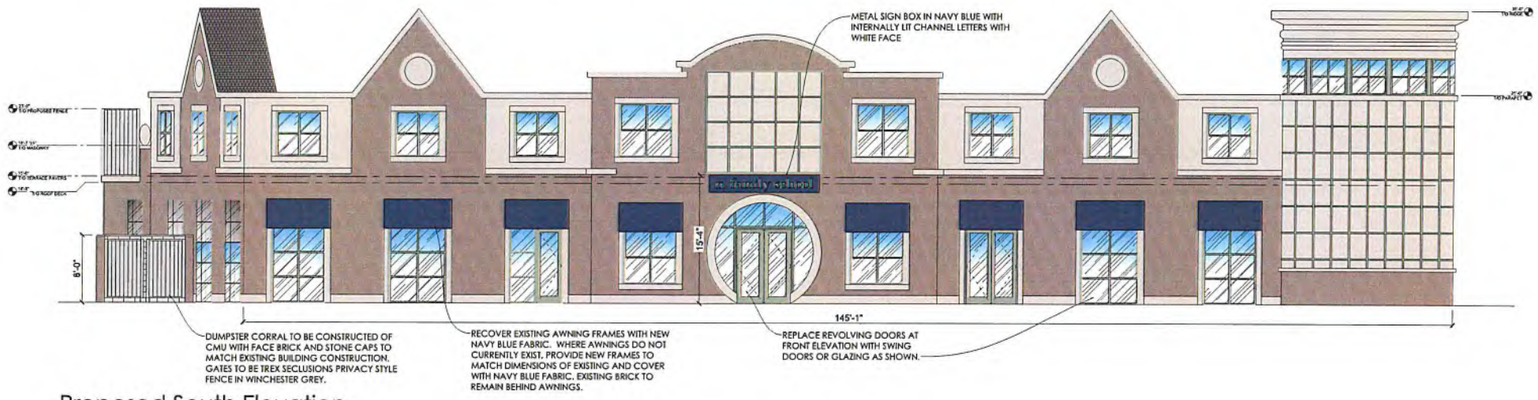
+6-0025 Harmony Blue

Trex Seclusions
Winchester Grey

Glazing Legend:

Clear glazing

Spandrel Glazing (Opaque)
Opaci-Coat 300 in Harmony Blue



Proposed South Elevation

1/8" = 1'-0"

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400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
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12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
EXTERIOR ELEVATIONS

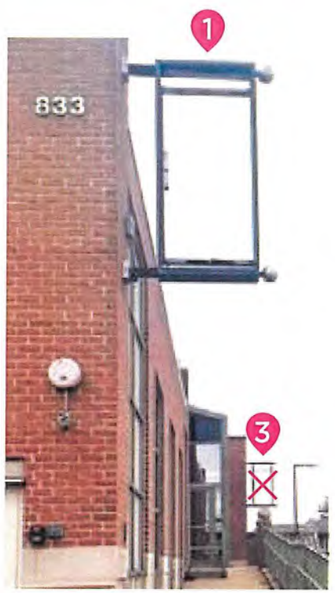
Project Number:
24-132

Scale:
1/8" = 1'-0"

Sheet Number:
A.302

EXHIBIT E Cont'd

SITE PLAN | SIGN LOCATIONS 833 DEERFIELD RD, DEERFIELD, IL



1. Double side replacement blade sign faces (only)
2. New cabinet sign main entrance
3. Existing blade sign frame to be removed

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family School
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_siteplan

Scale: nts

Date: 12.19.25

Revisions:

- ○ Approved as is
- ○ Approved w/changes
- ○ Revise and Resubmit

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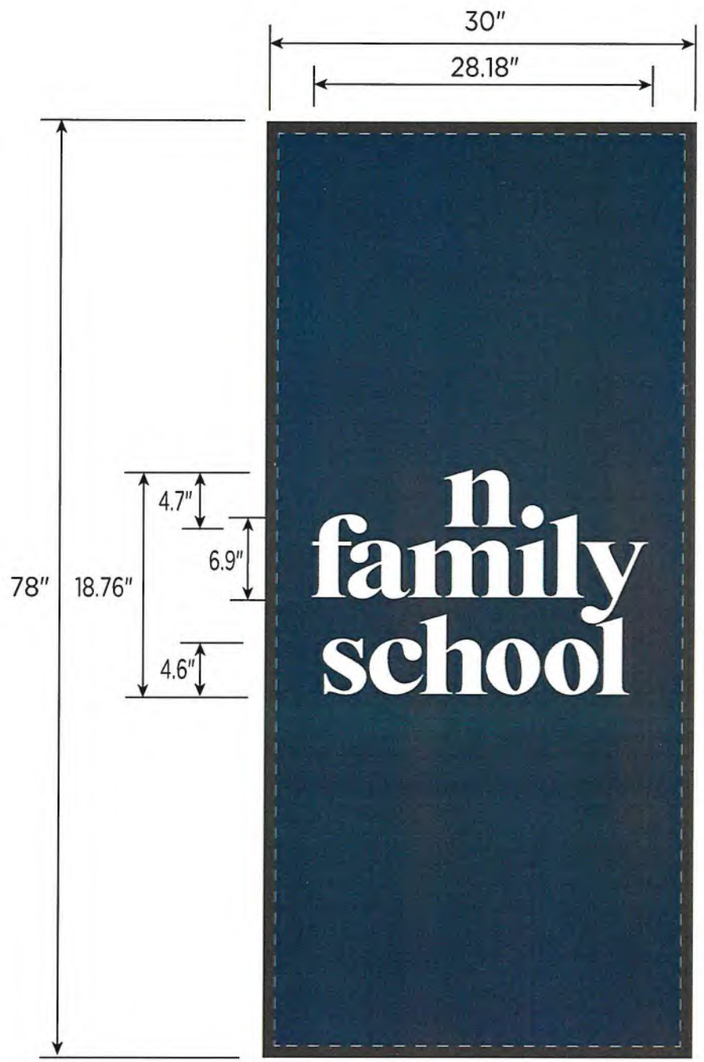
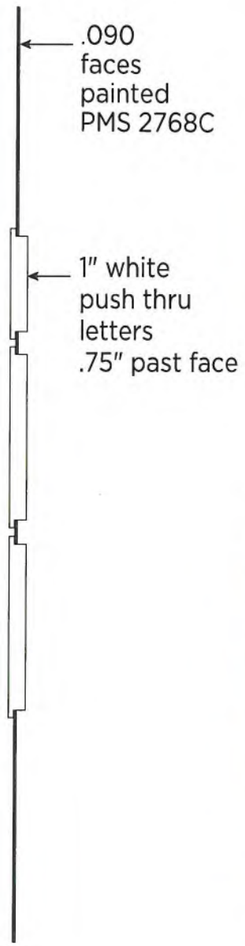
EXHIBIT E Cont'd

SIGN 1 | DOUBLE SIDED REPLACEMENT FACES FOR EXISTING BLADE SIGN FRAME



SIDE VIEW



SPECIFICATIONS:

(2) New 30" x 78" x .090 replacement faces
painted PMS 2768C blue for existing double sided blade sign with 1" black retainer
28" x 76" visible banner area
Routed logo with 1" white push through letters (.75" past face)
5000k Illumination

PANTONE 2768 C

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family School
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_blade

Scale: nts

Date: 12.19.25

Revisions:

- ○ Approved as is
- ○ Approved w/changes
- ○ Revise and Resubmit

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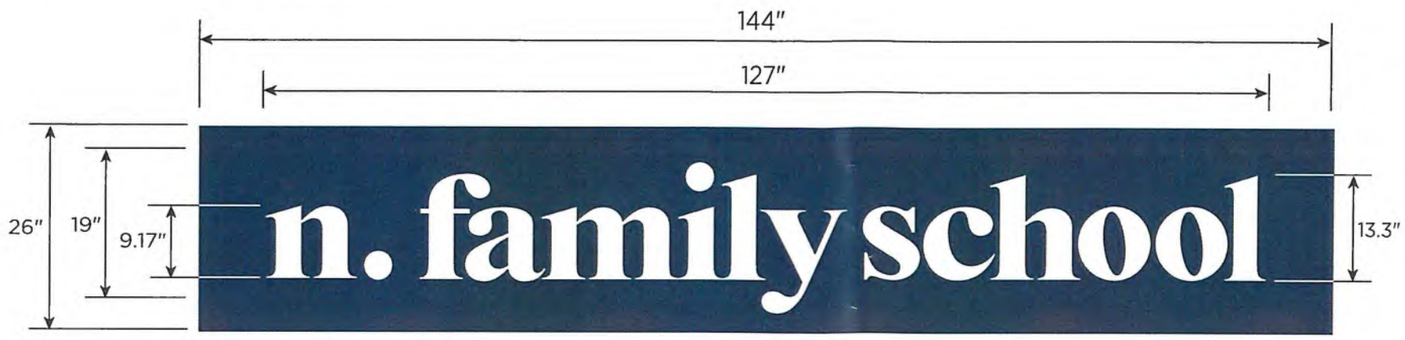
EXHIBIT E Cont'd

SIGN 2 | ILLUMINATED PAN SIGN



SPECIFICATIONS:

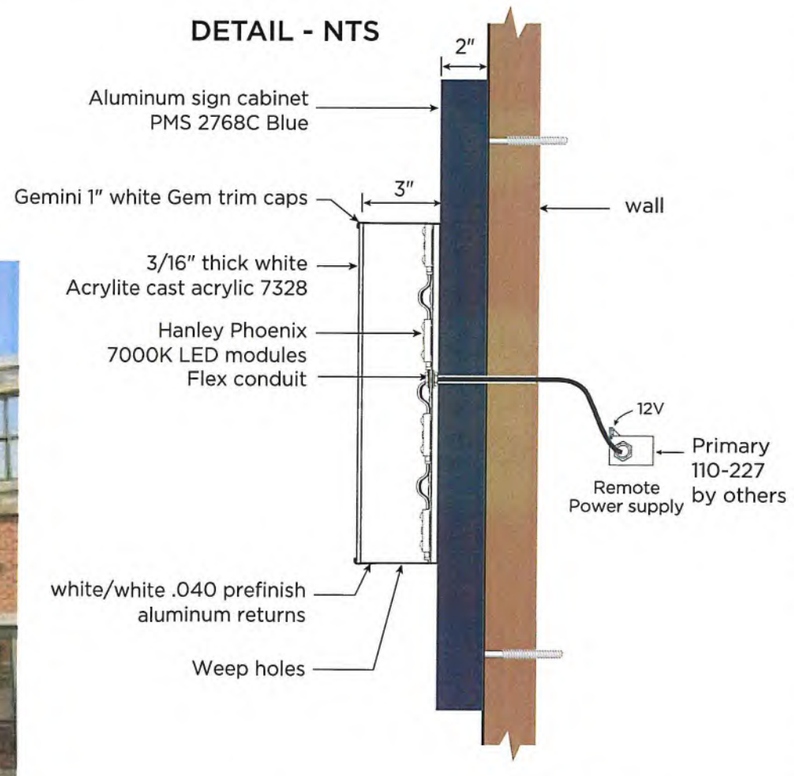
New 2" Deep, .125" aluminum pan backer painted PMS 2768C blue
7328 white acrylic faces, face-lit, Hanley Phoenix 7000k white LED's with Remote transformer

COLORS

PMS 2768 C

WHITE
1. Prefinished .040 white aluminum
2. white acrylic 7328
3. Gemini white trim caps

DETAIL - NTS



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

■ WET
□ DAMP
□ DRY

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:
N. Family School
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH
Designer: NS

Design Number:
E1425001_pan

Scale: nts

Date: 12.19.25

Revisions:
12.09.25 original submittal
12.18.25 revised size/layout/ fabrication

- ○ Approved as is
- ○ Approved w/changes
- ○ Revise and Resubmit

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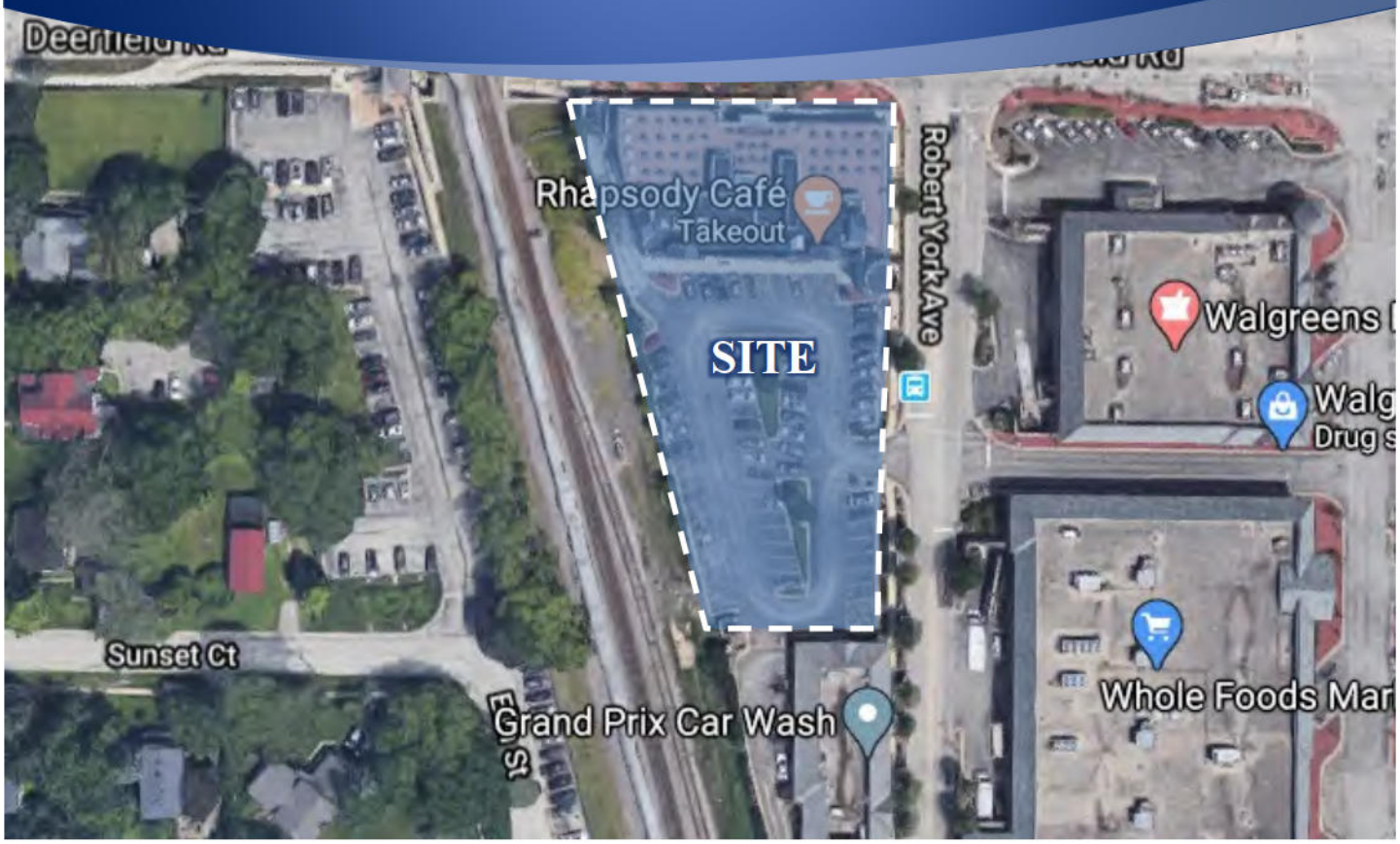
EXHIBIT F

Traffic Impact Study
Proposed Day Care Center

Deerfield, Illinois



Prepared For:

833 Apartments, LLC

KLOA

Kenig, Lindgren, O'Hara, Aboona, Inc.

December 23, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed day care center to be located at 833 Deerfield Road in Deerfield, Illinois. The site is located in the southwest corner of the intersection of Robert York Avenue and Deerfield Road and currently contains a vacant restaurant space. As proposed, the daycare facility (N Family) will replace the 13,500 square-foot restaurant space and will have a capacity of 153 children and up to 40 staff members. A total of 63 shared parking spaces will be provided. Access will continue to be provided via the existing drive that has a full-movement intersection with Robert York Avenue.

The purpose of this 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 facility. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

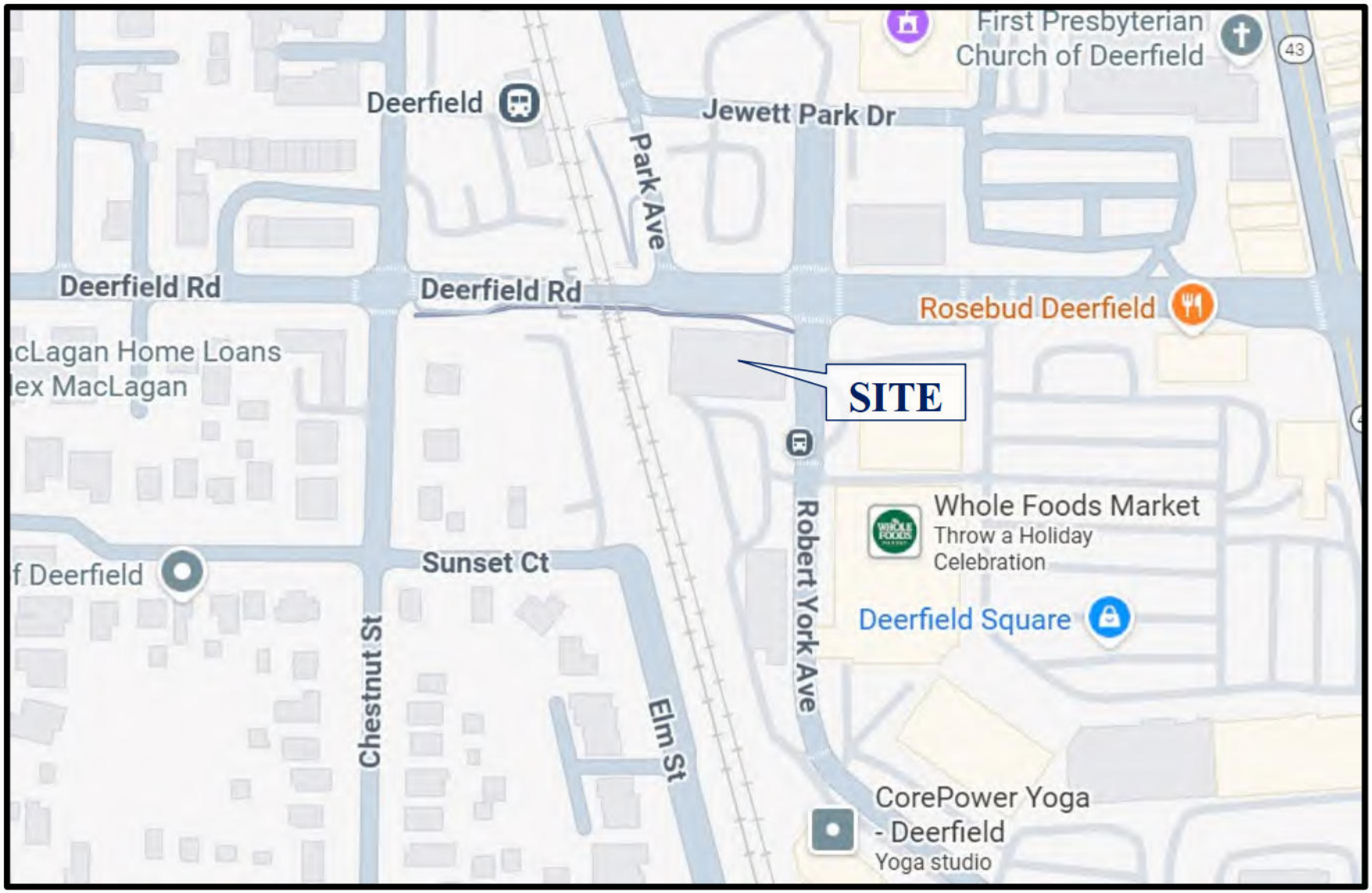
- Existing roadway conditions
- A description of the proposed facility
- Directional distribution of the facility traffic
- Vehicle trip generation for the facility
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

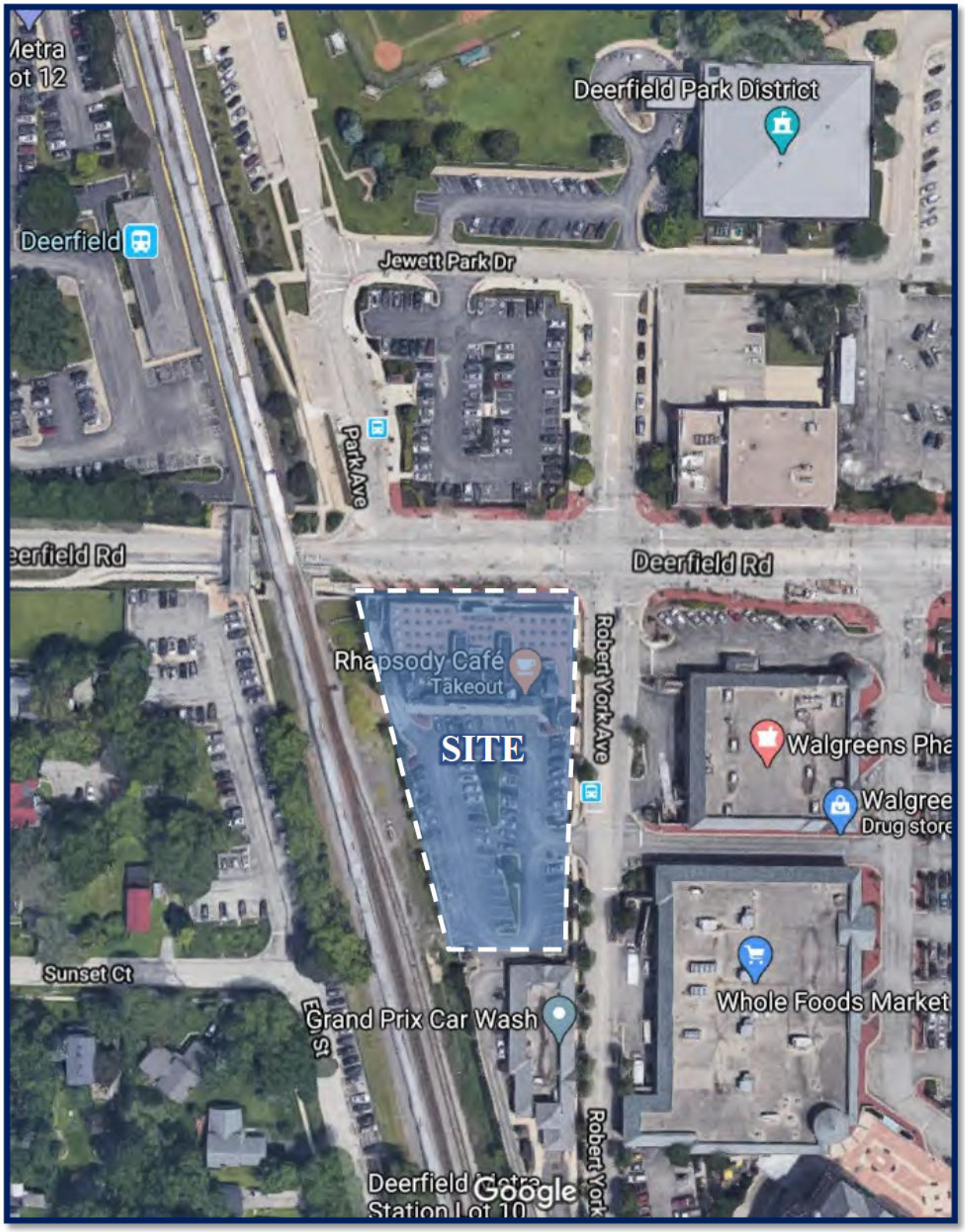
1. Existing Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2025.

2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes increased to reflect ambient area growth that is not attributable to any particular development and any additional developments within the vicinity of the site.

3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed facility.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

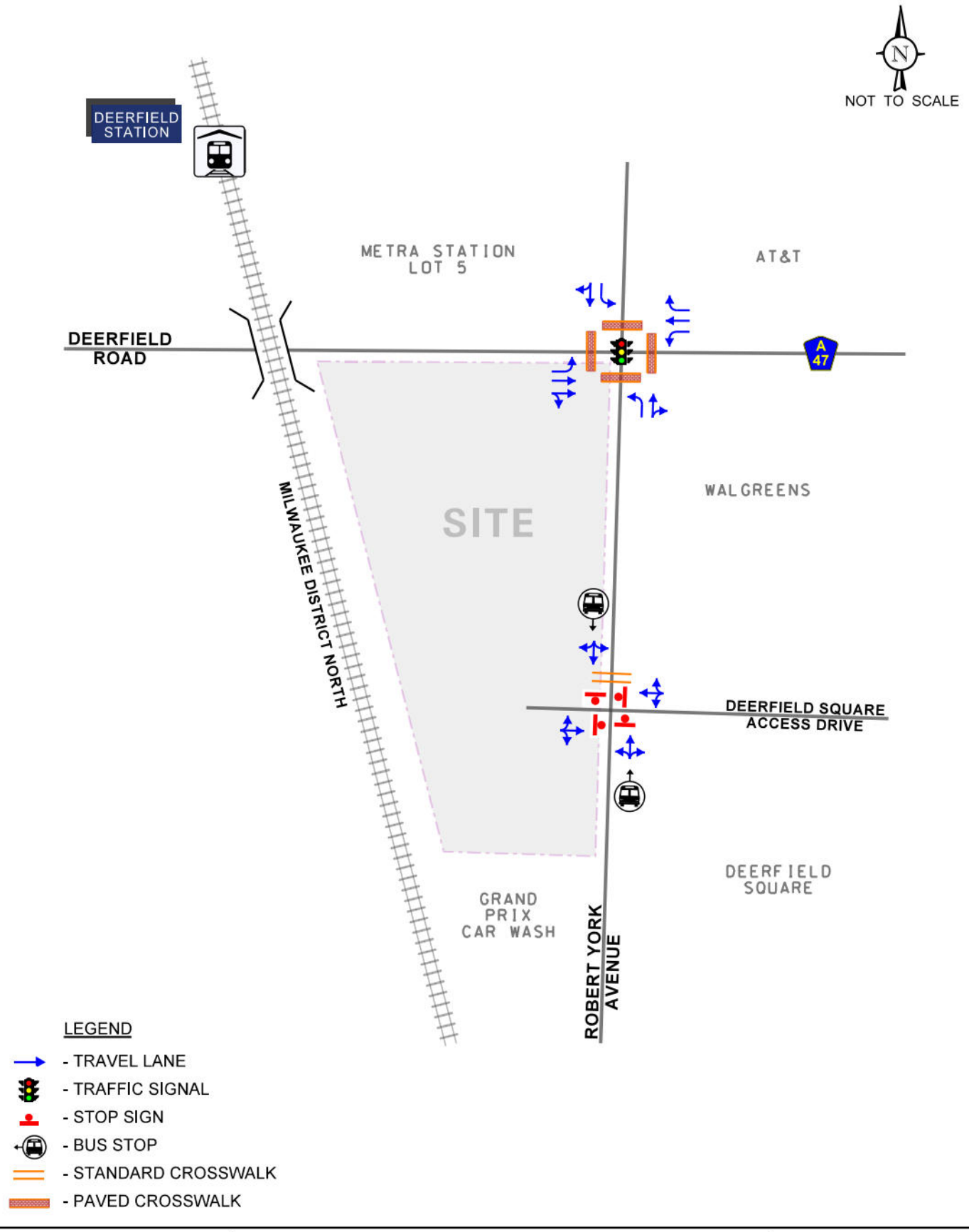
The site is located at 833 Deerfield Road in the southwest quadrant of the intersection of Deerfield Road and Robert York Avenue. A currently vacant building occupies the north side of the site. A surface parking lot occupies the remainder of the site. Access will continue to be provided via the existing drive that has a full movement intersection with Robert York Avenue. Land uses to the east of the site along Robert York Avenue are primarily commercial. The Union Pacific Railroad right-of-way runs at the borders of the west side of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the site are described below and illustrated in **Figure 3**.

Deerfield Road is an east-west minor arterial that provides two lanes in each direction in the vicinity of the site. At its signalized intersection with Robert York Avenue, Deerfield Road provides an exclusive left-turn lane, a through lane, and a combined through/right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane, a through lane and an exclusive right-turn lane. In addition, painted crosswalks are provided on the east and west legs of this intersection. Deerfield Road is under the jurisdiction of the Village of Deerfield, carries an Annual Average Daily Traffic (AADT) volume of 16,600 vehicles (IDOT 2023), and has a posted speed limit of 30 miles per hour.

Robert York Avenue is a major north-south collector that generally provides one lane in each direction. At its signalized intersection with Deerfield Road, Robert York Avenue provides an exclusive left-turn lane and a combined through/right-turn lane on both approaches. In addition, standard style crosswalks are provided on the north and south legs of this intersection. At its all-way stop-sign controlled intersection with the access drive serving the site, Robert York Avenue provides a combined left-turn/through/right-turn lane on both approaches. A standard style crosswalk is provided on the north leg of this intersection. Robert York Avenue carries an AADT volume of 3,650 vehicles (IDOT 2023).



Day Care Facility
Deerfield, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-333 Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units. The traffic counts were performed on Tuesday, December 2, 2025 during the weekday morning peak period (7:00 A.M. to 9:00 A.M.) and weekday evening peak period (4:00 P.M. to 6:00 P.M.) at the following intersections:

- Deerfield Road with Robert York Avenue
- Robert York Avenue with Deerfield Square/site access drive

The results of the traffic counts show that the weekday morning peak hour of traffic generally occurs from 8:00 A.M. to 9:00 A.M. and the weekday evening peak hour of traffic generally occurs from 4:45 P.M. to 5:45 P.M. The existing traffic volumes are illustrated in **Figure 4**. A copy of the traffic count summary sheets is included in the Appendix.

Crash Data Summary

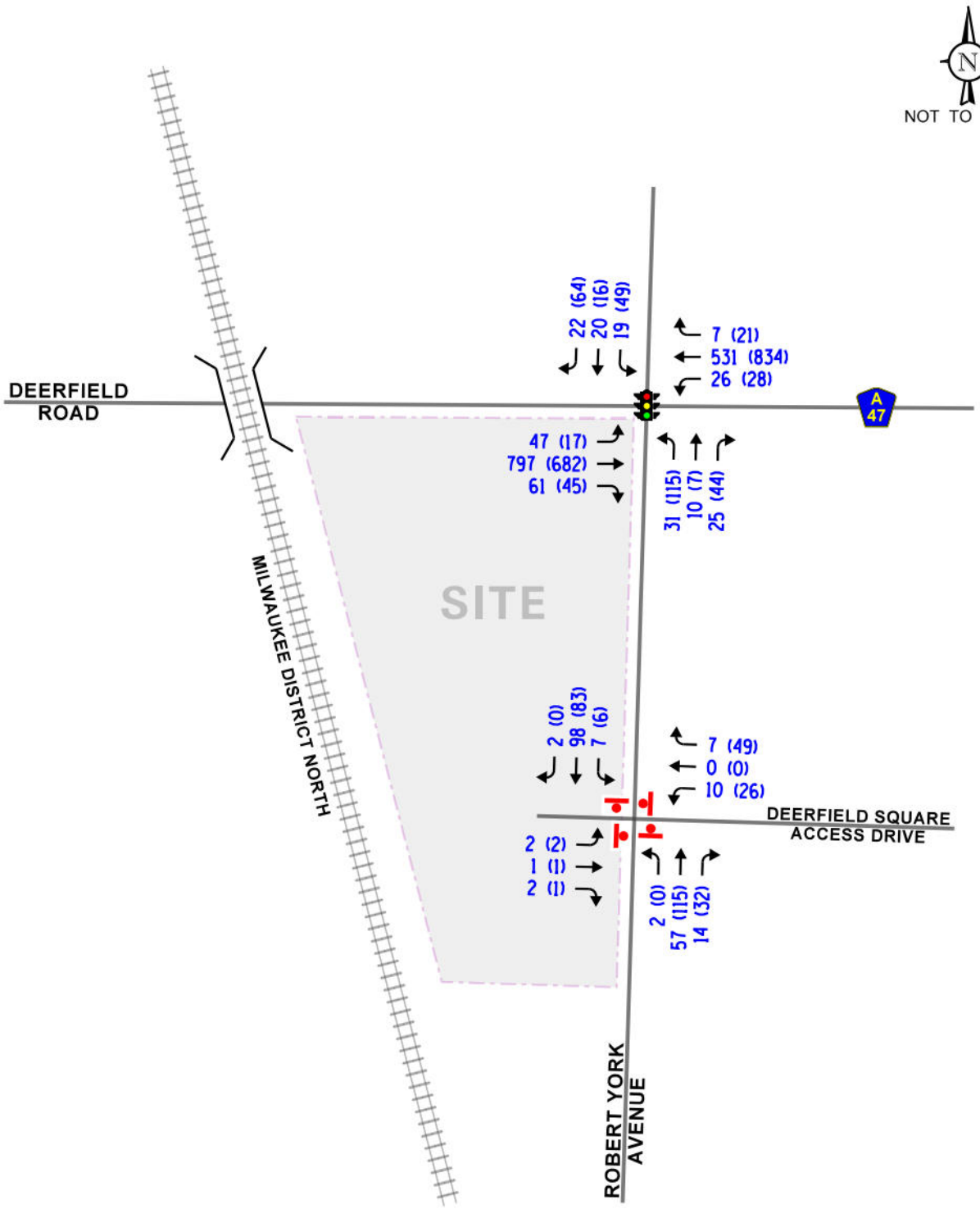
KLOA, Inc. obtained crash data from IDOT.[1] for the most recent available past five years (2020 to 2024) for the intersections of Deerfield Road with Robert York Avenue and. the crash data for the intersection is summarized in **Table 1**. A review of the crash data indicated that no fatalities were reported at the intersections during the review period.

Table 1
DEERFIELD ROAD WITH ROBERT YORK AVENUE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	1	0	2	0	3	3	0	0
2022	0	0	0	1	0	0	0	1	0	1	0
2023	0	0	0	1	1	0	0	2	2	0	0
2024	0	0	0	1	0	1	1	3	2	1	0
Total	**0**	**0**	**0**	**4**	**1**	**3**	**1**	**9**	**7**	**2**	**0**
Avg	**<1.0**	**<1.0**	**<1.0**	**<1.0**	**<1.0**	**<1.0**	**<1.0**	**1.4**	**1.4**	**<1.0**	**<1.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

Day Care Facility Deerfield, Illinois	Existing Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-333 Figure: 4

3. Traffic Characteristics of the Proposed Facility

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the daycare facility will replace the 13,500 square-foot restaurant space and will have a capacity of 153 children and up to 40 staff members. A total of 63 shared parking spaces will be provided. Access will continue to be provided via the existing drive that has a full movement intersection with Robert York Avenue. A copy of the site plan illustrating the location of the facility in relation to the other commercial land uses within the Deerfield Square shopping center is included in the Appendix.

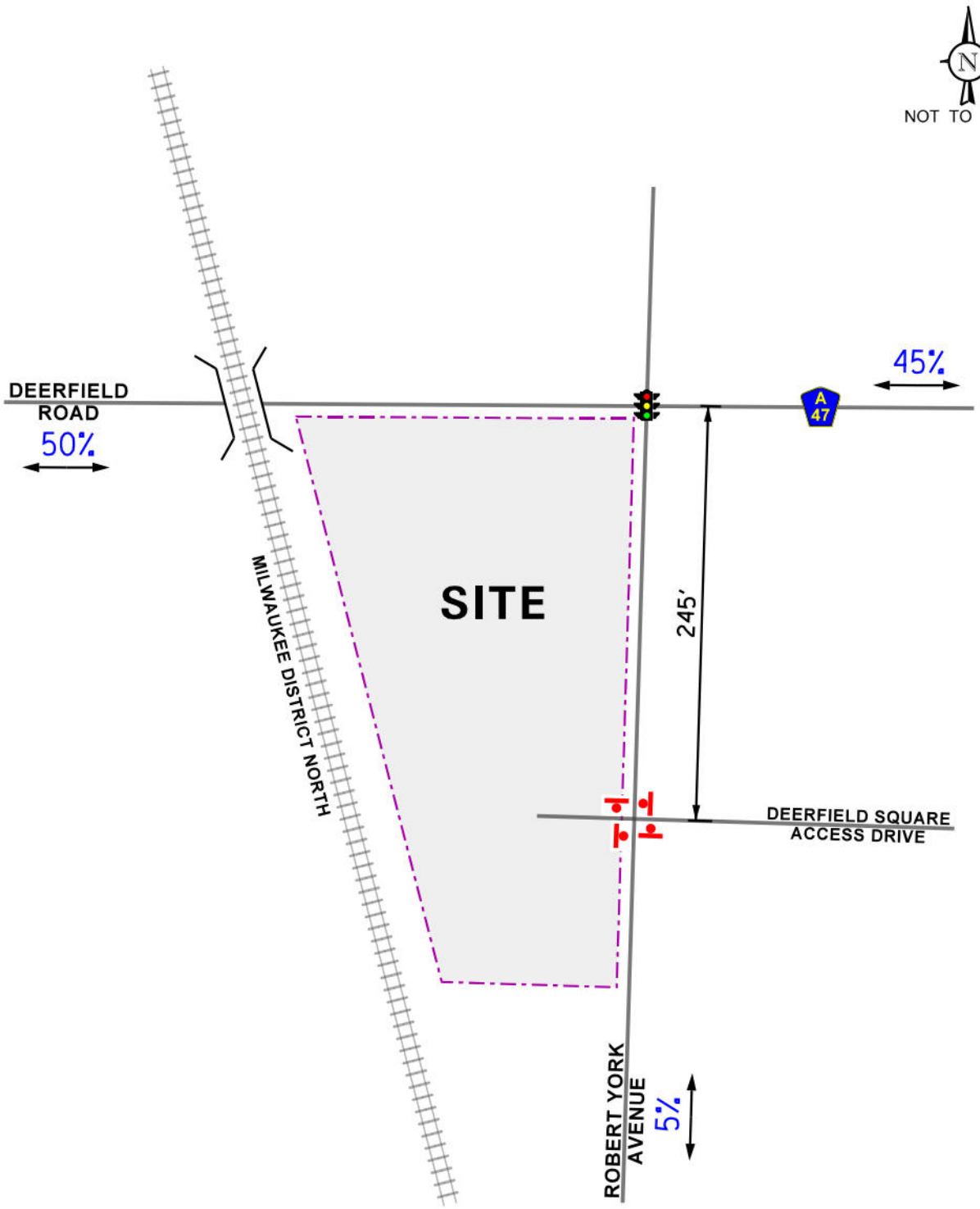
Pick-Up/Drop-Off Operations

Based on KLOA, Inc.'s experience with day care facilities, children will be transported to the facility by their parents or other adult guardians, and most will arrive via personal vehicle. Very few children are expected to arrive at this facility by bicycle or walking. Per the operator, most children are dropped off between the hours of 7:00 A.M. and 9:00 A.M., and most children get picked up between the hours of 4:00 P.M. and 6:00 P.M., which coincides with the weekday morning and weekday evening peak hours of traffic.

The typical vehicle occupancy is one to two children, and it typically takes three to five minutes to drop off/pick up a child. Furthermore, based on a survey of an existing day care facility with a daily enrollment of 150 children, typically there are three to five parents dropping off their children at any given time. The maximum that was observed was 10 parents dropping off and picking up their children, which occurred during the weekday morning and weekday evening peak hours of traffic.

Directional Distribution

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** illustrates the estimated directional distribution for the proposed day care center traffic.



LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

Day Care Facility Deerfield, Illinois	Directional Distribution	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-333 Figure: 5

Peak Hour Traffic Volumes

The estimate of traffic to be generated by the proposed day care center was based on trip generation information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 12th Edition. As previously indicated, the approximately 13,500 square-foot day care center will serve a maximum of 153 children and up to 40 staff members. **Table 2** summarizes the estimated peak hour trip generation. A copy of the ITE trip generation sheets is included in the Appendix.

Table 2
TRIP GENERATION ESTIMATES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care Center (153 students)	57	51	108	49	56	105	292	292	584

Trip Generation Comparison

As previously indicated, the site currently contains approximately 13,500 square feet of restaurant space. **Table 3** shows the trip generation comparison between the existing restaurant space and the proposed day care facility. As can be seen from Table 3, the proposed day care facility is anticipated to generate approximately 11 percent and 15 percent less traffic during the weekday morning and weekday evening peak hours, respectively, and 58 percent less traffic daily.

Table 3
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
565	Day Care (153 Students)	57	51	108	49	56	105	584
932	High Turnover Sit Down Restaurant (13,500 s.f.)	67	54	121	76	48	124	1400
	Difference	**-10**	**-3**	**-13**	**-27**	**8**	**-19**	**-816**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject facility.

Day Care Center Traffic Assignment

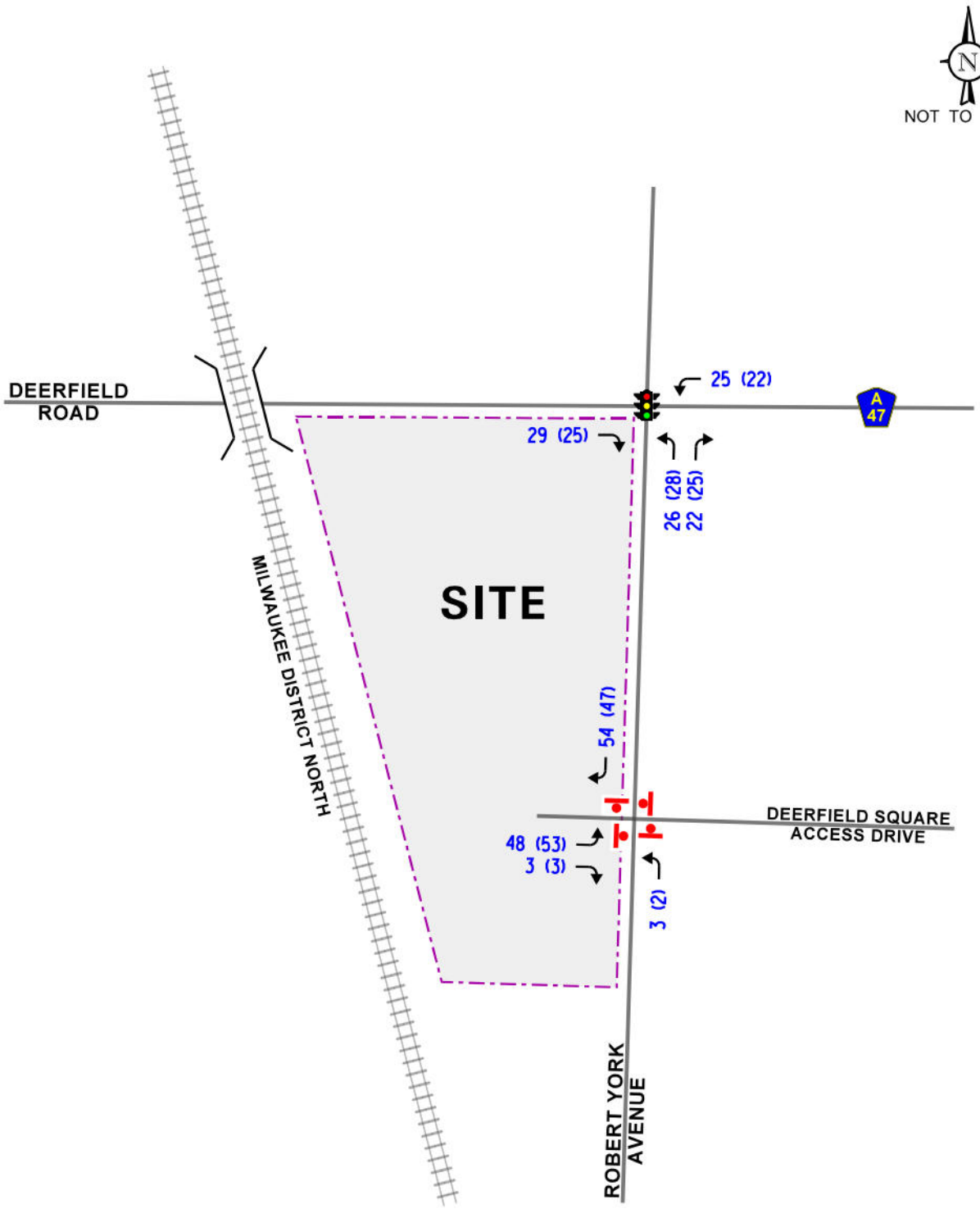
The estimated peak hour traffic volumes that will be generated by the proposed day care center were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 6** illustrates the assignment of the traffic volumes estimated to be generated by the proposed facility.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 21, 2025, the existing traffic volumes were increased by an annually compounded growth rate of 0.28 percent per year (1.7 percent total) to represent Year 2031 background (no-build) conditions. A copy of the CMAP 2050 projections letter is included in the Appendix. The Year 2031 no-build traffic volumes are illustrated in **Figure 7**.

Year 2031 Total Projected Traffic Volumes

The total projected traffic volumes include the existing traffic volumes increased by the annually compounded growth factor (Figure 7) and the traffic estimated to be generated by the proposed facility (Figure 6). **Figure 8** illustrates the Year 2031 total projected traffic volumes.

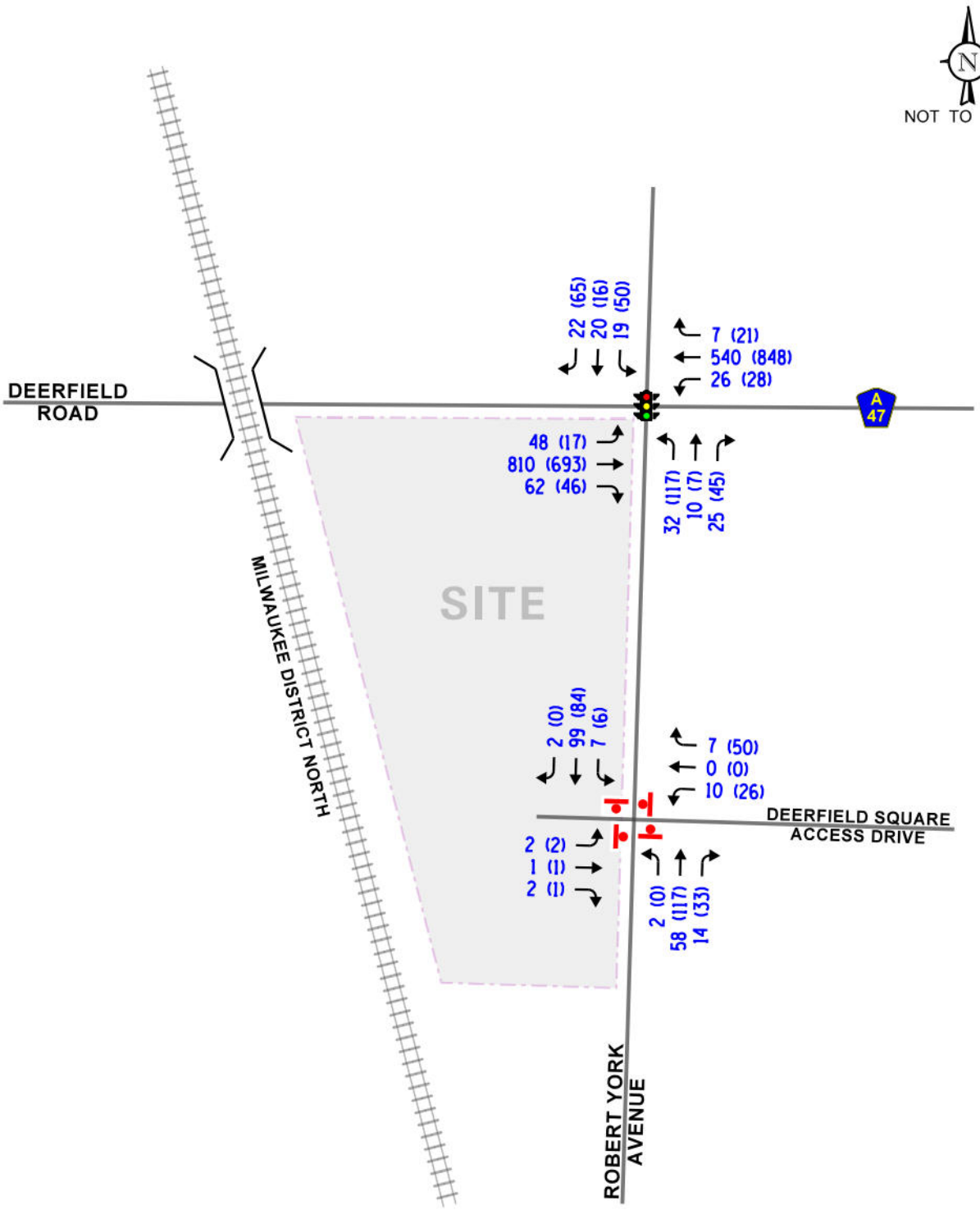


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

Day Care Facility Deerfield, Illinois	Site-Generated Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-333 Figure: 6

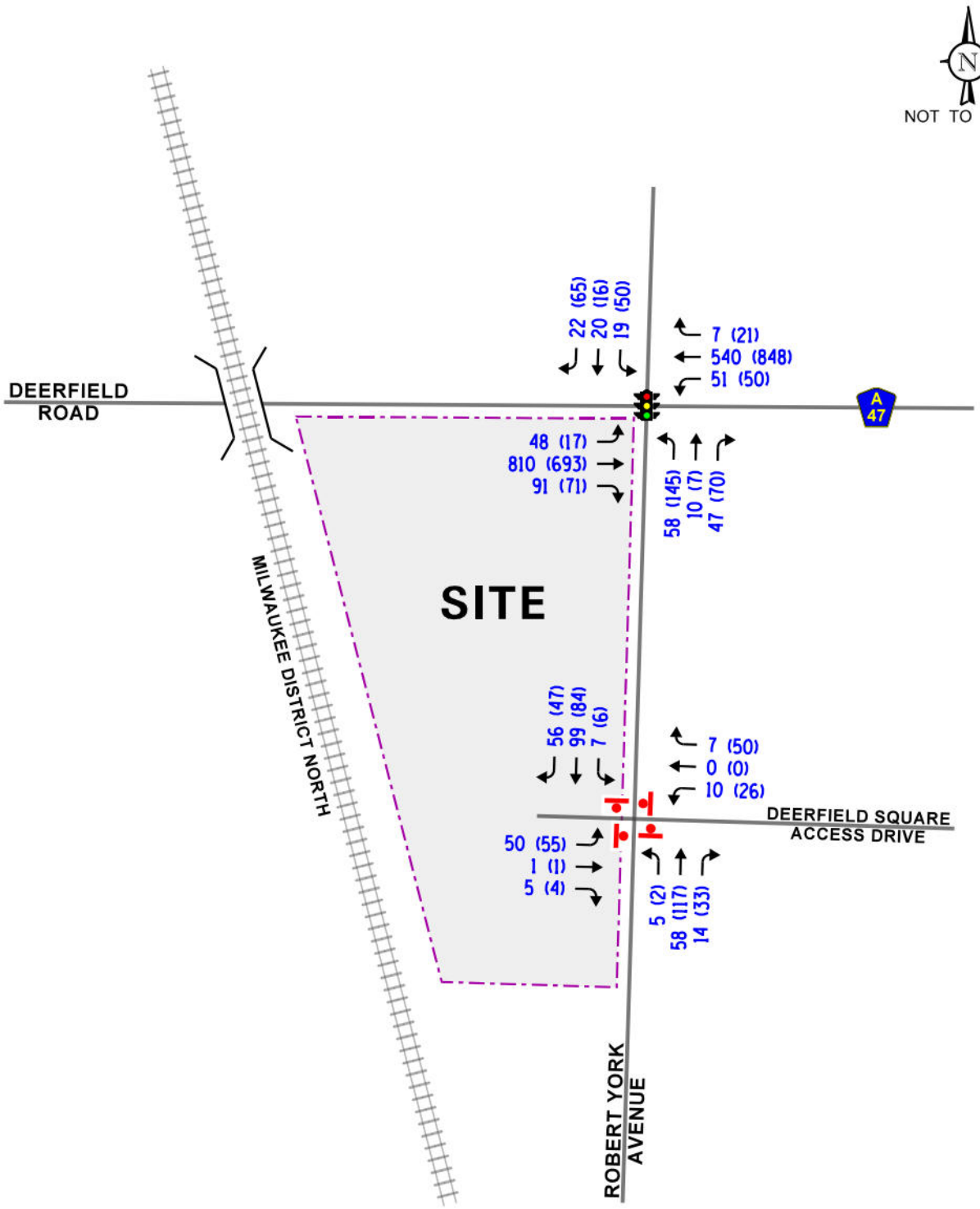


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

Day Care Facility Deerfield, Illinois	Year 2031 No-Build Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-333 Figure: 7



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

Day Care Facility Deerfield, Illinois	Year 2031 Total Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-333 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and Year 2031 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic signal-controlled intersection of Deerfield Road with Robert York Avenue was conducted utilizing actual cycle lengths and phasings.

The analysis for the unsignalized intersections determines the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (including the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 4** and **5**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4
CAPACITY ANALYSIS RESULTS – DEERFIELD ROAD WITH ROBERT YORK AVENUE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning	A 4.4	A 8.4		A 4.5	B 10.4	A 0.1	D 43.0	C 26.9		D 41.2	D 37.5		B – 11.1
		A – 8.2			B – 10.0			C – 34.5			D – 38.6			
	Weekday Evening	A 6.1	B 11.0		A 5.8	B 18.3	A 0.1	D 45.3	C 20.0		D 39.4	C 25.7		B – 17.6
		B – 10.9			B – 17.5			D – 37.6			C – 30.9			
No-Build Conditions	Weekday Morning	A 4.5	A 8.5		A 4.5	B 10.6	A 0.1	D 43.0	C 26.8		D 41.2	D 37.5		B – 11.2
		A – 8.3			B – 10.2			C – 34.6			D – 38.6			
	Weekday Evening	A 6.2	B 11.1		A 5.9	B 18.8	A 0.1	D 45.5	B 19.7		D 39.4	C 25.6		B – 17.8
		B – 11.0			B – 17.9			D – 37.5			C – 30.9			
Projected Conditions	Weekday Morning	A 5.3	B 11.1		A 5.6	B 12.4	A 0.1	D 42.9	B 19.6		D 38.8	D 37.5		B – 13.2
		B – 10.8			B – 11.7			C – 31.4			D – 37.9			
	Weekday Evening	A 6.4	B 12.6		A 6.4	B 19.4	A 0.1	D 48.3	B 16.8		D 39.1	C 25.6		B – 18.8
		B – 12.5			B – 18.2			D – 37.3			C – 30.7			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 5
ROBERT YORK AVENUE WITH ACCESS DRIVES – ALL WAY STOP CONTROL

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Existing Conditions				
• Overall	A	7.5	A	7.8
• Eastbound Approach	A	7.2	A	7.5
• Westbound Approach	A	7.3	A	7.6
• Northbound Approach	A	7.3	A	8.0
• Southbound Approach	A	7.6	A	7.8
Year 2031 No-Build Conditions				
• Overall	A	7.5	A	7.8
• Eastbound Approach	A	7.2	A	7.5
• Westbound Approach	A	7.3	A	7.6
• Northbound Approach	A	7.3	A	8.0
• Southbound Approach	A	7.6	A	7.8
Year 2031 Total Projected Conditions				
• Overall	A	7.8	A	8.1
• Eastbound Approach	A	8.0	A	8.3
• Westbound Approach	A	7.5	A	7.8
• Northbound Approach	A	7.6	A	8.3
• Southbound Approach	A	7.9	A	8.1

LOS = Level of Service
Delay is measured in seconds.
Note: All intersections under two-way stop control

Discussion and Recommendations

The following summarizes how the intersection is projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the facility-generated traffic.

Deerfield Road with Robert York Avenue

The results of the capacity analysis indicate that overall, the intersection currently operates at Level of Service (LOS) B during the weekday morning and weekday evening peak hours. The eastbound and westbound approaches currently operate at LOS B or better during the peak hours while the northbound and southbound approaches currently operate at LOS D or better. Under no-build and total projected conditions, the intersection overall is projected to operate at LOS B during both peak hours with increases in delays of approximately two seconds or less. The eastbound and westbound approaches are projected to operate at LOS B during the peak hours while the northbound and southbound approaches are projected to continue to operate at LOS D or better. The 95th percentile queues for the northbound approach are projected to be 160 feet which will not extend to the location of the Deerfield Square/site access drive. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Robert York Avenue with Deerfield Square Access Drive

The results of the capacity analysis indicate that this intersection overall and all of the approaches currently operate at LOS A during the weekday morning and weekday evening peak hours. Under Year 2031 no-build and total projected conditions, the intersection overall and all of the approaches are projected to continue operating at LOS A during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed day care facility, and the west leg of the intersection will ensure efficient and flexible access is provided to the facility.

Parking Evaluation

As previously stated, the proposed development will have approximately 13,500 square feet of day care facility with a maximum of 153 students and up to employees. Parking for the day care facility will be accommodated by 63 parking spaces that are shared with the overall shopping center.

In order to determine the projected parking demand of the proposed development, the parking demand was estimated based on the Village of Deerfield Village Code requirements and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition.

Based on the above and the requirements of the Village of Deerfield, the day care is required to provide parking at a ratio of one space per employee and one space for every 10 students. As such, a total of 56 parking spaces will be required. Therefore, the 63 parking spaces serving the proposed day care facility will meet Village code.

Based on information published in the ITE *Parking Generation Manual,* 12th Edition, day care facilities have an estimated peak parking demand of 0.25 parking apace per student. Therefore, the estimated peak parking demand will be 39 parking spaces, which can be accommodated by the 63 shared parking spaces.

Pick-Up and Drop-Off Operations Evaluation

As previously indicated, most children will arrive at the facility via 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, there will be approximately 23 parking spaces available for drop-off and pick-up activities.

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, it can be estimated that this 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.

As such, 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.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The existing building occupying the site will be repurposed into a day care center serving a maximum of 153 children.
- Access will continue to be provided via the existing drive that has full movement, all-way stop sign-controlled intersection with Robert York Avenue, and the proposed access system will provide flexible and efficient access to the site.
- The results of the capacity analysis indicate that the 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.
- The drop-off/pick-up operations of the proposed day care center will be adequately accommodated on site.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

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Rosemont, Illinois, United States 60018
(847)518-9990 bmay@kloainc.com

Count Name: Deerfield+and+Robert+York TMC
Site Code:
Start Date: 12/02/2025

Turning Movement Data

Start Time	Deerfield Rd Eastbound						Deerfield Rd Westbound						Robert york ave Northbound						Robert york ave Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	4	140	9	0	153	0	0	117	3	0	120	0	5	0	11	2	16	0	1	1	3	0	5	294
7:15 AM	0	7	130	9	1	146	0	5	124	6	0	135	0	8	0	5	1	13	0	3	0	2	2	5	299
7:30 AM	0	8	179	10	1	197	0	1	164	3	1	168	0	2	3	3	1	8	0	4	2	5	1	11	384
7:45 AM	0	7	165	12	0	184	0	4	165	6	0	175	0	9	1	6	0	16	0	1	3	4	0	8	383
Hourly Total	0	26	614	40	2	680	0	10	570	18	1	598	0	24	4	25	4	53	0	9	6	14	3	29	1360
8:00 AM	0	8	190	13	4	211	0	1	128	2	0	131	0	4	2	7	2	13	0	1	4	2	0	7	362
8:15 AM	0	4	231	11	0	246	0	3	108	1	0	112	0	10	1	4	1	15	0	4	3	2	0	9	382
8:30 AM	0	16	208	19	0	243	0	7	135	3	0	145	0	8	3	5	0	16	0	2	4	4	0	10	414
8:45 AM	0	19	168	18	0	205	0	15	160	1	0	176	0	9	4	9	0	22	0	12	9	14	0	35	438
Hourly Total	0	47	797	61	4	905	0	26	531	7	0	564	0	31	10	25	3	66	0	19	20	22	0	61	1596
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	8	152	13	0	173	0	4	204	1	1	209	0	22	0	9	0	31	0	6	1	11	1	18	431
4:15 PM	0	8	150	15	0	173	0	1	229	5	0	235	0	26	3	4	2	33	0	4	4	17	0	25	466
4:30 PM	0	13	175	14	3	202	0	1	194	0	1	195	0	21	0	15	2	36	0	10	3	24	1	37	470
4:45 PM	0	6	172	13	0	191	0	3	215	3	0	221	0	27	0	9	1	36	0	8	3	15	0	26	474
Hourly Total	0	35	649	55	3	739	0	9	842	9	2	860	0	96	3	37	5	136	0	28	11	67	2	106	1841
5:00 PM	0	4	117	6	1	127	0	5	214	4	0	223	0	34	1	16	4	51	0	17	6	25	2	48	449
5:15 PM	0	3	158	9	0	170	0	11	213	8	0	232	0	32	2	9	0	43	0	5	3	8	0	16	461
5:30 PM	0	4	235	17	1	256	0	9	192	6	4	207	0	22	4	10	1	36	0	19	4	16	2	39	538
5:45 PM	0	10	151	8	0	169	0	1	161	4	1	166	0	19	3	5	0	27	0	7	1	4	0	12	374
Hourly Total	0	21	661	40	2	722	0	26	780	22	5	828	0	107	10	40	5	157	0	48	14	53	4	115	1822
Grand Total	0	129	2721	196	11	3046	0	71	2723	56	8	2850	0	258	27	127	17	412	0	104	51	156	9	311	6619
Approach %	0.0	4.2	89.3	6.4	-	-	0.0	2.5	95.5	2.0	-	-	0.0	62.6	6.6	30.8	-	-	0.0	33.4	16.4	50.2	-	-	-
Total %	0.0	1.9	41.1	3.0	-	46.0	0.0	1.1	41.1	0.8	-	43.1	0.0	3.9	0.4	1.9	-	6.2	0.0	1.6	0.8	2.4	-	4.7	-
Lights	0	128	2690	193	-	3011	0	71	2688	55	-	2814	0	255	24	125	-	404	0	104	44	154	-	302	6531
% Lights	-	99.2	98.9	98.5	-	98.9	-	100.0	98.7	98.2	-	98.7	-	98.8	88.9	98.4	-	98.1	-	100.0	86.3	98.7	-	97.1	98.7
Buses	0	1	22	2	-	25	0	0	22	0	-	22	0	3	0	0	-	3	0	0	3	1	-	4	54
% Buses	-	0.8	0.8	1.0	-	0.8	-	0.0	0.8	0.0	-	0.8	-	1.2	0.0	0.0	-	0.7	-	0.0	5.9	0.6	-	1.3	0.8
Single-Unit Trucks	0	0	8	1	-	9	0	0	12	1	-	13	0	0	3	1	-	4	0	0	4	1	-	5	31
% Single-Unit Trucks	-	0.0	0.3	0.5	-	0.3	-	0.0	0.4	1.8	-	0.5	-	0.0	11.1	0.8	-	1.0	-	0.0	7.8	0.6	-	1.6	0.5
Articulated Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	3
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.8	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0

% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	11	-	-	-	-	-	8	-	-	-	-	-	17	-	-	-	-	-	9	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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Turning Movement Peak Hour Data (8:00 AM)

Start Time	Deerfield Rd Eastbound						Deerfield Rd Westbound						Robert york ave Northbound						Robert york ave Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	8	190	13	4	211	0	1	128	2	0	131	0	4	2	7	2	13	0	1	4	2	0	7	362
8:15 AM	0	4	231	11	0	246	0	3	108	1	0	112	0	10	1	4	1	15	0	4	3	2	0	9	382
8:30 AM	0	16	208	19	0	243	0	7	135	3	0	145	0	8	3	5	0	16	0	2	4	4	0	10	414
8:45 AM	0	19	168	18	0	205	0	15	160	1	0	176	0	9	4	9	0	22	0	12	9	14	0	35	438
Total	0	47	797	61	4	905	0	26	531	7	0	564	0	31	10	25	3	66	0	19	20	22	0	61	1596
Approach %	0.0	5.2	88.1	6.7	-	-	0.0	4.6	94.1	1.2	-	-	0.0	47.0	15.2	37.9	-	-	0.0	31.1	32.8	36.1	-	-	-
Total %	0.0	2.9	49.9	3.8	-	56.7	0.0	1.6	33.3	0.4	-	35.3	0.0	1.9	0.6	1.6	-	4.1	0.0	1.2	1.3	1.4	-	3.8	-
PHF	0.000	0.618	0.863	0.803	-	0.920	0.000	0.433	0.830	0.583	-	0.801	0.000	0.775	0.625	0.694	-	0.750	0.000	0.396	0.556	0.393	-	0.436	0.911
Lights	0	46	776	60	-	882	0	26	522	6	-	554	0	30	8	25	-	63	0	19	16	22	-	57	1556
% Lights	-	97.9	97.4	98.4	-	97.5	-	100.0	98.3	85.7	-	98.2	-	96.8	80.0	100.0	-	95.5	-	100.0	80.0	100.0	-	93.4	97.5
Buses	0	1	17	1	-	19	0	0	5	0	-	5	0	1	0	0	-	1	0	0	1	0	-	1	26
% Buses	-	2.1	2.1	1.6	-	2.1	-	0.0	0.9	0.0	-	0.9	-	3.2	0.0	0.0	-	1.5	-	0.0	5.0	0.0	-	1.6	1.6
Single-Unit Trucks	0	0	3	0	-	3	0	0	3	1	-	4	0	0	2	0	-	2	0	0	3	0	-	3	12
% Single-Unit Trucks	-	0.0	0.4	0.0	-	0.3	-	0.0	0.6	14.3	-	0.7	-	0.0	20.0	0.0	-	3.0	-	0.0	15.0	0.0	-	4.9	0.8
Articulated Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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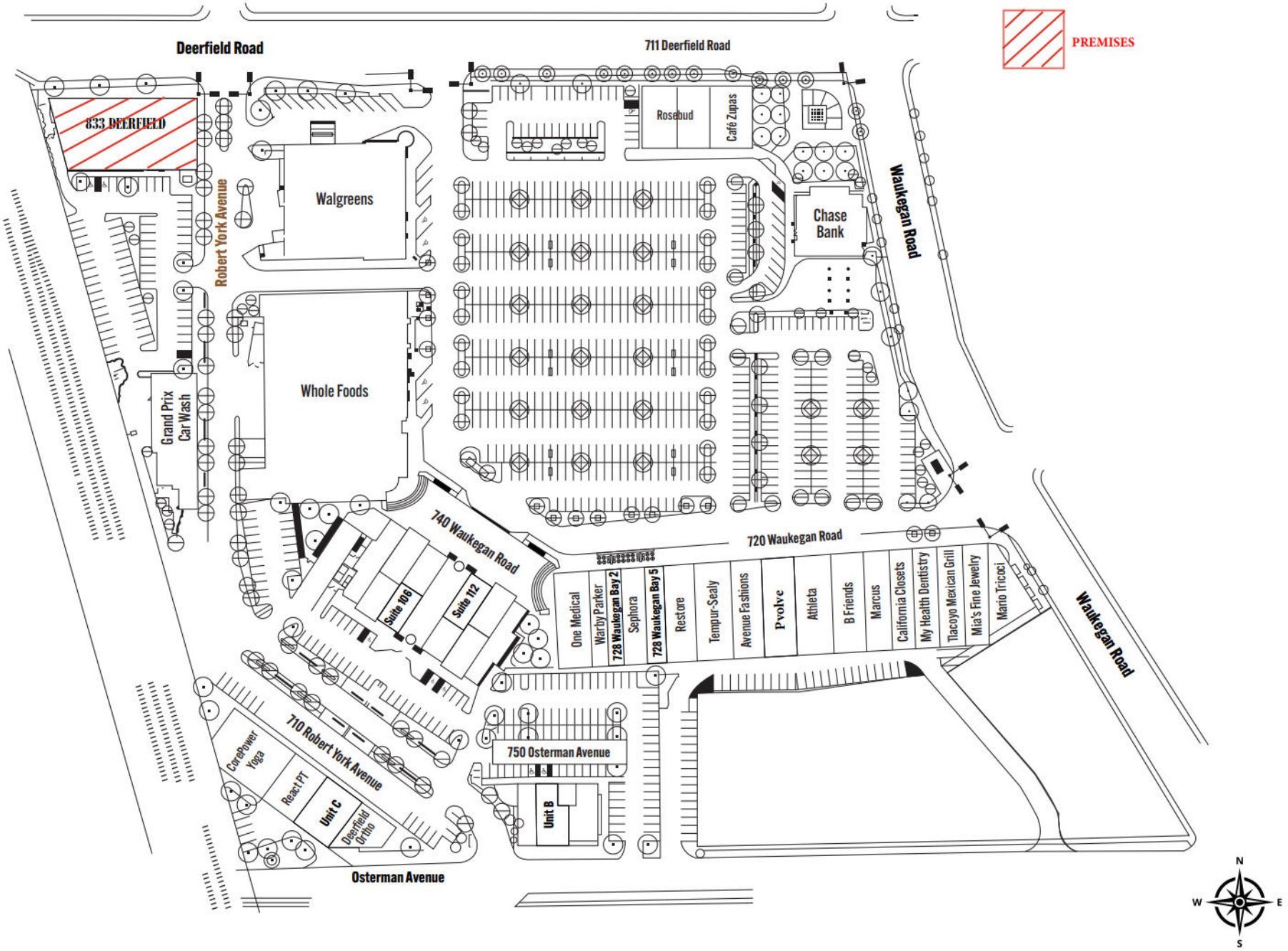
Site Code:
Start Date: 12/02/2025

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Deerfield Rd Eastbound						Deerfield Rd Westbound						Robert york ave Northbound						Robert york ave Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	6	172	13	0	191	0	3	215	3	0	221	0	27	0	9	1	36	0	8	3	15	0	26	474
5:00 PM	0	4	117	6	1	127	0	5	214	4	0	223	0	34	1	16	4	51	0	17	6	25	2	48	449
5:15 PM	0	3	158	9	0	170	0	11	213	8	0	232	0	32	2	9	0	43	0	5	3	8	0	16	461
5:30 PM	0	4	235	17	1	256	0	9	192	6	4	207	0	22	4	10	1	36	0	19	4	16	2	39	538
Total	0	17	682	45	2	744	0	28	834	21	4	883	0	115	7	44	6	166	0	49	16	64	4	129	1922
Approach %	0.0	2.3	91.7	6.0	-	-	0.0	3.2	94.5	2.4	-	-	0.0	69.3	4.2	26.5	-	-	0.0	38.0	12.4	49.6	-	-	-
Total %	0.0	0.9	35.5	2.3	-	38.7	0.0	1.5	43.4	1.1	-	45.9	0.0	6.0	0.4	2.3	-	8.6	0.0	2.5	0.8	3.3	-	6.7	-
PHF	0.000	0.708	0.726	0.662	-	0.727	0.000	0.636	0.970	0.656	-	0.952	0.000	0.846	0.438	0.688	-	0.814	0.000	0.645	0.667	0.640	-	0.672	0.893
Lights	0	17	677	44	-	738	0	28	830	21	-	879	0	114	7	44	-	165	0	49	15	64	-	128	1910
% Lights	-	100.0	99.3	97.8	-	99.2	-	100.0	99.5	100.0	-	99.5	-	99.1	100.0	100.0	-	99.4	-	100.0	93.8	100.0	-	99.2	99.4
Buses	0	0	2	0	-	2	0	0	0	0	-	0	0	1	0	0	-	1	0	0	1	0	-	1	4
% Buses	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.9	0.0	0.0	-	0.6	-	0.0	6.3	0.0	-	0.8	0.2
Single-Unit Trucks	0	0	3	1	-	4	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	8
% Single-Unit Trucks	-	0.0	0.4	2.2	-	0.5	-	0.0	0.5	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	6	-	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan

EXHIBIT B - SITE PLAN ("Center")



ITE Trip Generation Sheets

Day Care Center
(565)

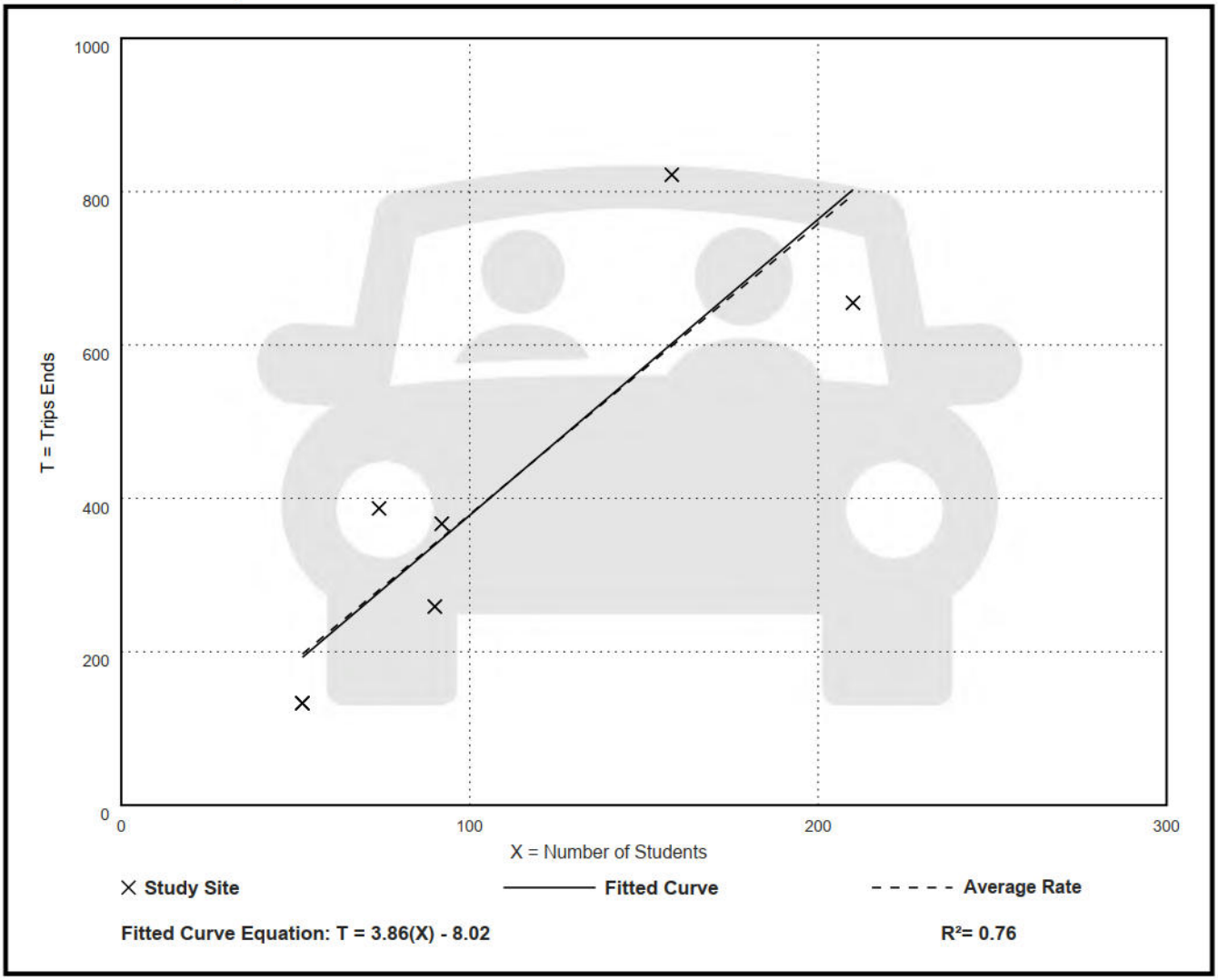
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



Fitted Curve Equation: T = 3.86(X) - 8.02

R^2= 0.76

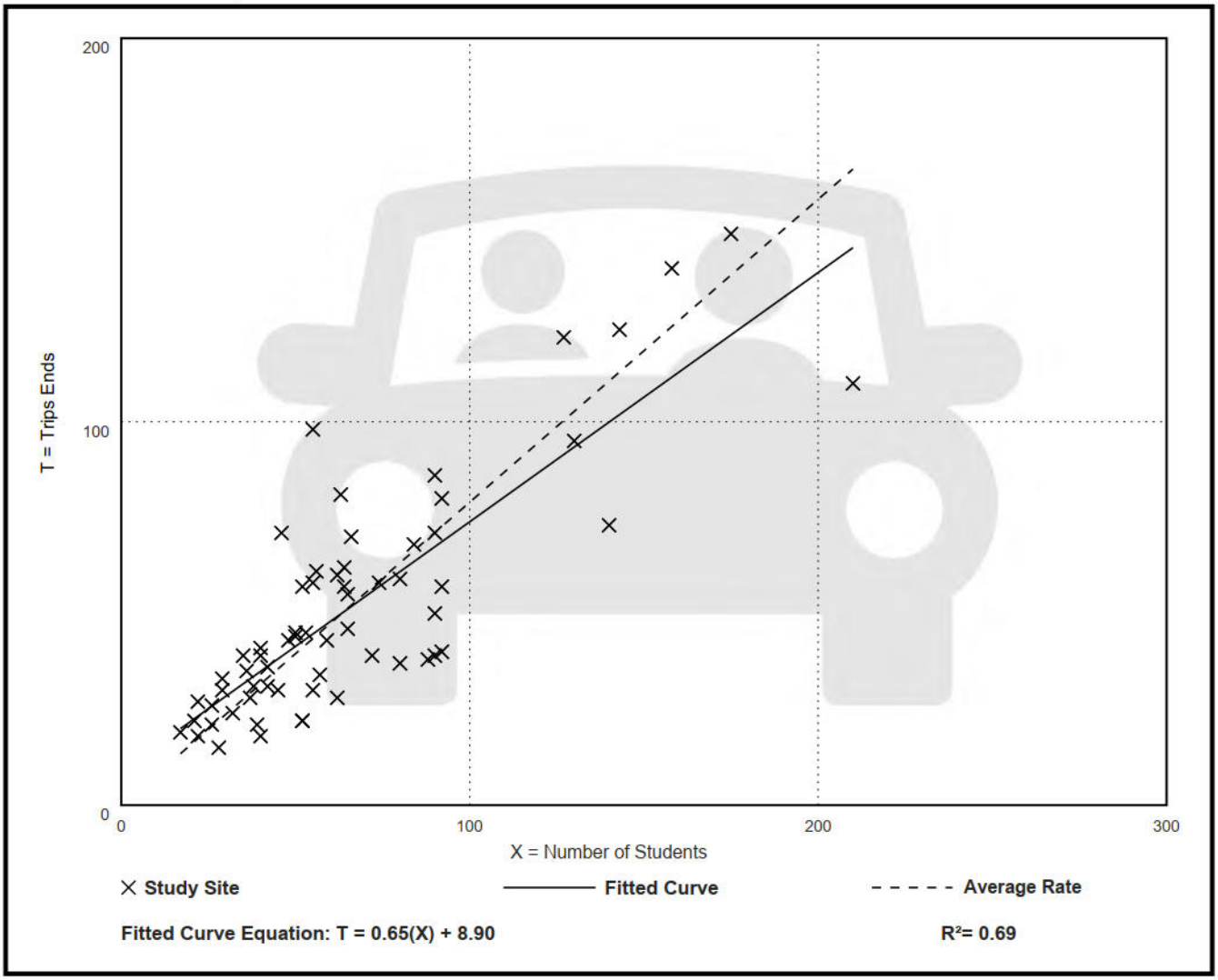
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	63
Avg. Num. of Students:	66
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



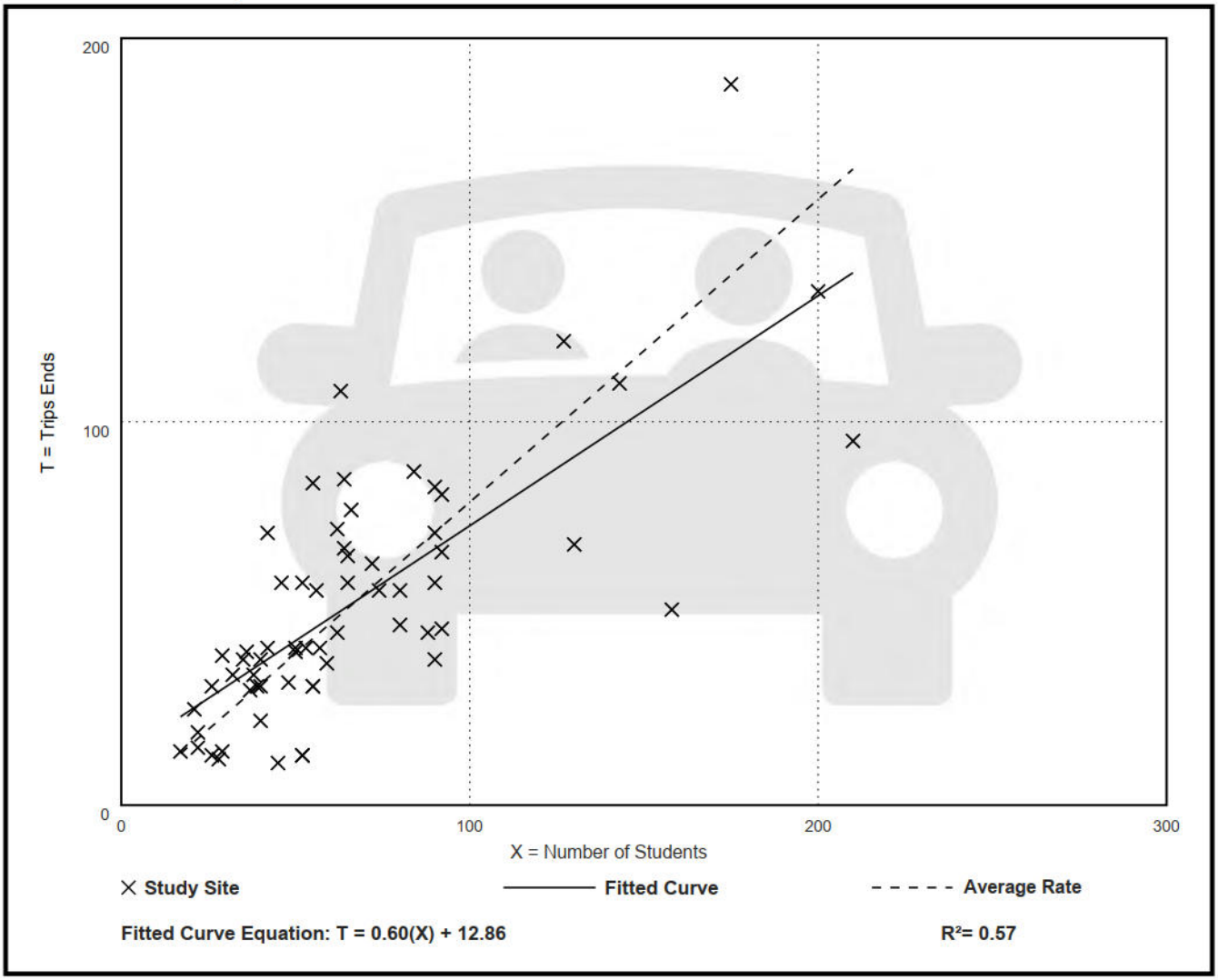
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	63
Avg. Num. of Students:	67
Directional Distribution:	47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Fitted Curve Equation: T = 0.60(X) + 12.86

R^2= 0.57

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

November 21, 2025

Shahrzad Ainkeshavarzi
Traffic Engineer
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: 833 Deerfield Rd
IDOT

Dear Mr. Ainkeshavarzi:

In response to a request made on your behalf and dated November 21, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Deerfield Road	16,600	**18,500**
Robert York Avenue	3,650	**3,800**

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
S:\AdminGroups\ResearchAnalysis\2025_trafficForecasts\Deerfield\la-45-25\la-45-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

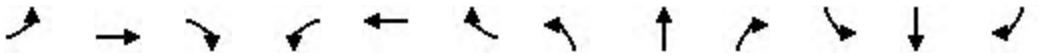
Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

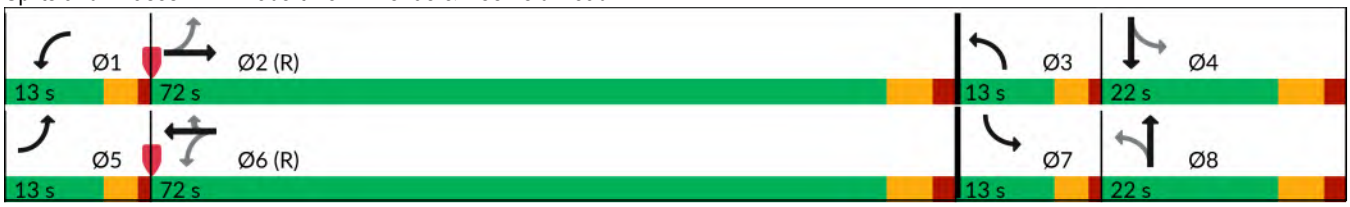


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	47	797	61	26	531	7	31	10	25	19	20	22
Future Volume (vph)	47	797	61	26	531	7	31	10	25	19	20	22
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00			0.99				0.98	
Frt		0.989				0.850		0.893			0.922	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3462	0	1805	1961	1417	1752	1604	0	1805	1574	0
Flt Permitted	0.371			0.279			0.585			0.732		
Satd. Flow (perm)	691	3462	0	529	1961	1417	1069	1604	0	1391	1574	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10				100		27			24	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			251			229	
Travel Time (s)		9.2			8.5			5.7			5.2	
Confl. Peds. (#/hr)			3	3			4					4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	2%	0%	2%	14%	3%	20%	0%	0%	20%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	943	0	29	584	8	34	38	0	21	46	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	72.0		13.0	72.0	72.0	13.0	22.0		13.0	22.0	
Total Split (%)	10.8%	60.0%		10.8%	60.0%	60.0%	10.8%	18.3%		10.8%	18.3%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	94.7	89.8		93.1	87.4	87.4	16.0	11.3		14.2	8.7	
Actuated g/C Ratio	0.79	0.75		0.78	0.73	0.73	0.13	0.09		0.12	0.07	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.36		0.06	0.41	0.01	0.18	0.22		0.11	0.34	
Control Delay (s/veh)	4.4	8.4		4.5	10.4	0.0	43.0	26.9		41.2	37.5	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	4.4	8.4		4.5	10.4	0.0	43.0	26.9		41.2	37.5	
LOS	A	A		A	B	A	D	C		D	D	
Approach Delay (s/veh)		8.2			10.0			34.5			38.6	
Approach LOS		A			B			C			D	
Queue Length 50th (ft)	9	164		5	206	0	22	7		14	16	
Queue Length 95th (ft)	22	238		14	332	0	50	43		35	54	
Internal Link Dist (ft)		326			293			171			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	633	2592		516	1429	1059	201	246		214	230	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.08	0.36		0.06	0.41	0.01	0.17	0.15		0.10	0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 50 (42%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.41			
Intersection Signal Delay (s/veh): 11.1		Intersection LOS: B	
Intersection Capacity Utilization 52.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

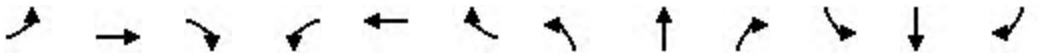
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	2	10	0	7	2	57	14	7	98	2
Future Vol, veh/h	2	1	2	10	0	7	2	57	14	7	98	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	20	0	0	20	0
Mvmt Flow	2	1	2	11	0	8	2	62	15	8	107	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.3	7.3	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	40%	59%	7%
Vol Thru, %	78%	20%	0%	92%
Vol Right, %	19%	40%	41%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	73	5	17	107
LT Vol	2	2	10	7
Through Vol	57	1	0	98
RT Vol	14	2	7	2
Lane Flow Rate	79	5	18	116
Geometry Grp	1	1	1	1
Degree of Util (X)	0.086	0.006	0.021	0.129
Departure Headway (Hd)	3.918	4.09	4.111	4.003
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	913	863	860	896
Service Time	1.952	2.173	2.189	2.027
HCM Lane V/C Ratio	0.087	0.006	0.021	0.129
HCM Control Delay, s/veh	7.3	7.2	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0	0.1	0.4

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

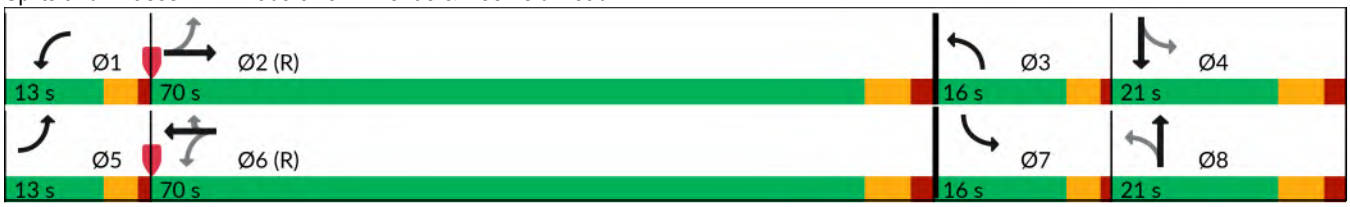


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	682	45	28	834	21	115	7	44	49	16	64
Future Volume (vph)	17	682	45	28	834	21	115	7	44	49	16	64
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00		0.97	1.00	0.98		0.99	0.98	
Frt		0.991				0.850		0.871			0.880	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3532	0	1805	1980	1615	1787	1630	0	1805	1619	0
Flt Permitted	0.152			0.302			0.511			0.720		
Satd. Flow (perm)	289	3532	0	572	1980	1564	957	1630	0	1361	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9				100		49			72	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			255			229	
Travel Time (s)		9.2			8.5			5.8			5.2	
Confl. Peds. (#/hr)	4		6	6		4	2		4	4		2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	2%	0%	1%	0%	1%	0%	0%	0%	6%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	19	817	0	31	937	24	129	57	0	55	90	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	70.0		13.0	70.0	70.0	16.0	21.0		16.0	21.0	
Total Split (%)	10.8%	58.3%		10.8%	58.3%	58.3%	13.3%	17.5%		13.3%	17.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	83.6	77.9		84.7	80.1	80.1	24.6	13.4		19.3	9.0	
Actuated g/C Ratio	0.70	0.65		0.71	0.67	0.67	0.21	0.11		0.16	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.07	0.36		0.07	0.71	0.02	0.48	0.25		0.22	0.48	
Control Delay (s/veh)	6.1	11.0		5.8	18.3	0.0	45.3	20.0		39.4	25.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.1	11.0		5.8	18.3	0.0	45.3	20.0		39.4	25.7	
LOS	A	B		A	B	A	D	C		D	C	
Approach Delay (s/veh)		10.9			17.5			37.6			30.9	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	4	154		6	375	0	85	6		35	13	
Queue Length 95th (ft)	12	213		17	732	0	136	45		68	63	
Internal Link Dist (ft)		326			293			175			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	319	2295		500	1321	1076	281	259		304	265	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.36		0.06	0.71	0.02	0.46	0.22		0.18	0.34	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 60 (50%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.71			
Intersection Signal Delay (s/veh): 17.6		Intersection LOS: B	
Intersection Capacity Utilization 65.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

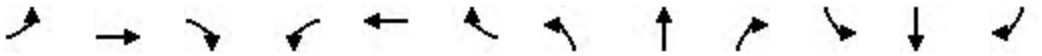
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	1	26	0	49	0	115	32	6	83	0
Future Vol, veh/h	2	1	1	26	0	49	0	115	32	6	83	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	6	0
Mvmt Flow	2	1	1	28	0	53	0	125	35	7	90	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.5	7.6	8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	50%	35%	7%
Vol Thru, %	78%	25%	0%	93%
Vol Right, %	22%	25%	65%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	147	4	75	89
LT Vol	0	2	26	6
Through Vol	115	1	0	83
RT Vol	32	1	49	0
Lane Flow Rate	160	4	82	97
Geometry Grp	1	1	1	1
Degree of Util (X)	0.178	0.005	0.094	0.112
Departure Headway (Hd)	4.009	4.493	4.135	4.185
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	885	801	871	846
Service Time	2.078	2.496	2.135	2.263
HCM Lane V/C Ratio	0.181	0.005	0.094	0.115
HCM Control Delay, s/veh	8	7.5	7.6	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0	0.3	0.4

Capacity Analysis Summary Sheets

Year 2030 No-Build Weekday Morning Peak Hour

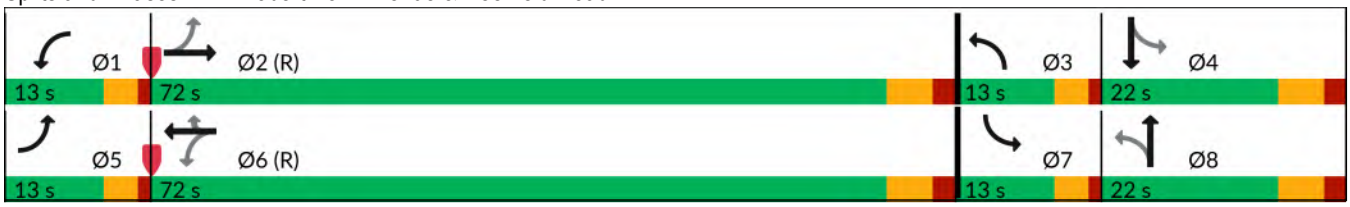


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	810	62	26	540	7	32	10	25	19	20	22
Future Volume (vph)	48	810	62	26	540	7	32	10	25	19	20	22
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00			0.99				0.98	
Frt		0.989				0.850		0.893			0.922	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3462	0	1805	1961	1417	1752	1604	0	1805	1574	0
Flt Permitted	0.365			0.274			0.579			0.732		
Satd. Flow (perm)	680	3462	0	520	1961	1417	1058	1604	0	1391	1574	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10				100		27			24	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			251			229	
Travel Time (s)		9.2			8.5			5.7			5.2	
Confl. Peds. (#/hr)			3	3			4					4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	2%	0%	2%	14%	3%	20%	0%	0%	20%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	53	958	0	29	593	8	35	38	0	21	46	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	72.0		13.0	72.0	72.0	13.0	22.0		13.0	22.0	
Total Split (%)	10.8%	60.0%		10.8%	60.0%	60.0%	10.8%	18.3%		10.8%	18.3%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	94.7	89.7		93.1	87.4	87.4	16.1	11.4		14.2	8.7	
Actuated g/C Ratio	0.79	0.75		0.78	0.73	0.73	0.13	0.10		0.12	0.07	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.37		0.06	0.42	0.01	0.19	0.22		0.11	0.34	
Control Delay (s/veh)	4.5	8.5		4.5	10.6	0.0	43.0	26.8		41.2	37.5	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	4.5	8.5		4.5	10.6	0.0	43.0	26.8		41.2	37.5	
LOS	A	A		A	B	A	D	C		D	D	
Approach Delay (s/veh)		8.3			10.2			34.6			38.6	
Approach LOS		A			B			C			D	
Queue Length 50th (ft)	9	168		5	211	0	23	7		14	16	
Queue Length 95th (ft)	22	244		14	339	0	50	43		35	54	
Internal Link Dist (ft)		326			293			171			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	625	2590		509	1427	1058	201	246		214	230	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.08	0.37		0.06	0.42	0.01	0.17	0.15		0.10	0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 50 (42%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.42			
Intersection Signal Delay (s/veh): 11.2		Intersection LOS: B	
Intersection Capacity Utilization 52.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

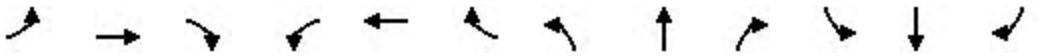
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	2	10	0	7	2	58	14	7	99	2
Future Vol, veh/h	2	1	2	10	0	7	2	58	14	7	99	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	20	0	0	20	0
Mvmt Flow	2	1	2	11	0	8	2	63	15	8	108	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.3	7.3	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	40%	59%	6%
Vol Thru, %	78%	20%	0%	92%
Vol Right, %	19%	40%	41%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	74	5	17	108
LT Vol	2	2	10	7
Through Vol	58	1	0	99
RT Vol	14	2	7	2
Lane Flow Rate	80	5	18	117
Geometry Grp	1	1	1	1
Degree of Util (X)	0.088	0.006	0.021	0.131
Departure Headway (Hd)	3.92	4.092	4.113	4.003
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	911	861	858	896
Service Time	1.955	2.18	2.197	2.029
HCM Lane V/C Ratio	0.088	0.006	0.021	0.131
HCM Control Delay, s/veh	7.3	7.2	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0	0.1	0.5

Capacity Analysis Summary Sheets

Year 2030 No-Build Weekday Evening Peak Hour



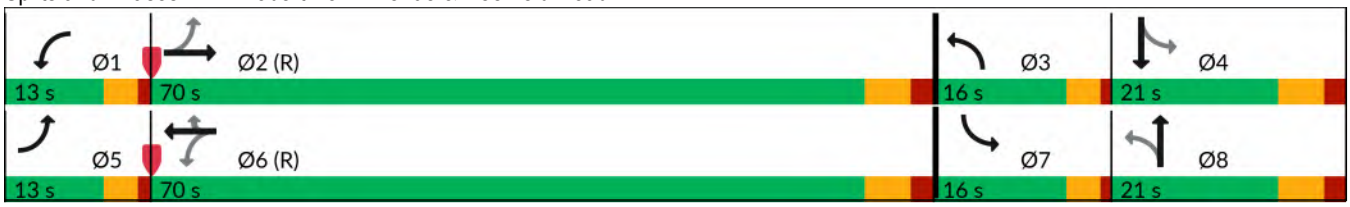
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	693	46	28	848	21	117	7	45	50	16	65
Future Volume (vph)	17	693	46	28	848	21	117	7	45	50	16	65
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00		0.97	1.00	0.98		0.99	0.98	
Frt		0.991				0.850		0.870			0.880	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3532	0	1805	1980	1615	1787	1628	0	1805	1619	0
Flt Permitted	0.143			0.296			0.510			0.719		
Satd. Flow (perm)	272	3532	0	560	1980	1564	955	1628	0	1359	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9				100		51			73	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			255			229	
Travel Time (s)		9.2			8.5			5.8			5.2	
Confl. Peds. (#/hr)	4		6	6		4	2		4	4		2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	2%	0%	1%	0%	1%	0%	0%	0%	6%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	19	831	0	31	953	24	131	59	0	56	91	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	70.0		13.0	70.0	70.0	16.0	21.0		16.0	21.0	
Total Split (%)	10.8%	58.3%		10.8%	58.3%	58.3%	13.3%	17.5%		13.3%	17.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	83.5	77.8		84.7	80.0	80.0	24.7	13.4		19.4	9.0	
Actuated g/C Ratio	0.70	0.65		0.71	0.67	0.67	0.21	0.11		0.16	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.07	0.36		0.07	0.72	0.02	0.48	0.26		0.22	0.48	
Control Delay (s/veh)	6.2	11.1		5.9	18.8	0.0	45.5	19.7		39.4	25.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.2	11.1		5.9	18.8	0.0	45.5	19.7		39.4	25.6	
LOS	A	B		A	B	A	D	B		D	C	
Approach Delay (s/veh)		11.0			17.9			37.5			30.9	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	4	160		6	390	0	86	6		35	13	
Queue Length 95th (ft)	12	217		17	757	0	137	46		68	64	
Internal Link Dist (ft)		326			293			175			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	308	2293		492	1320	1075	282	261		304	266	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.36		0.06	0.72	0.02	0.46	0.23		0.18	0.34	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 60 (50%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay (s/veh): 17.8 Intersection LOS: B
Intersection Capacity Utilization 66.5% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

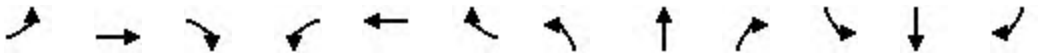
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	1	26	0	50	0	117	33	6	84	0
Future Vol, veh/h	2	1	1	26	0	50	0	117	33	6	84	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	6	0
Mvmt Flow	2	1	1	28	0	54	0	127	36	7	91	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.5	7.6	8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	50%	34%	7%
Vol Thru, %	78%	25%	0%	93%
Vol Right, %	22%	25%	66%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	150	4	76	90
LT Vol	0	2	26	6
Through Vol	117	1	0	84
RT Vol	33	1	50	0
Lane Flow Rate	163	4	83	98
Geometry Grp	1	1	1	1
Degree of Util (X)	0.182	0.005	0.095	0.114
Departure Headway (Hd)	4.011	4.506	4.143	4.19
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	885	798	870	845
Service Time	2.08	2.509	2.143	2.269
HCM Lane V/C Ratio	0.184	0.005	0.095	0.116
HCM Control Delay, s/veh	8	7.5	7.6	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.7	0	0.3	0.4

Capacity Analysis Summary Sheets

Year 2030 Total Projected Weekday Morning Peak Hour

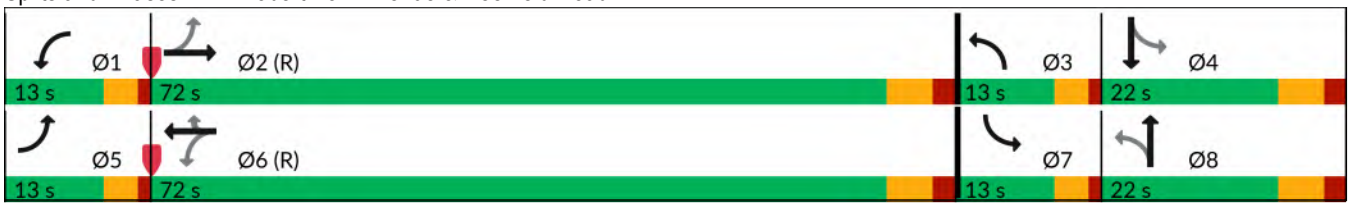


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	810	87	48	540	7	54	10	43	19	20	22
Future Volume (vph)	48	810	87	48	540	7	54	10	43	19	20	22
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00			0.99				0.98	
Frt		0.985				0.850		0.878			0.922	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3446	0	1805	1961	1417	1752	1607	0	1805	1574	0
Flt Permitted	0.359			0.250			0.496			0.719		
Satd. Flow (perm)	669	3446	0	474	1961	1417	906	1607	0	1366	1574	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		15				100		47			24	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			251			229	
Travel Time (s)		9.2			8.5			5.7			5.2	
Confl. Peds. (#/hr)			3	3			4					4
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	2%	0%	2%	14%	3%	20%	0%	0%	20%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	53	986	0	53	593	8	59	58	0	21	46	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	72.0		13.0	72.0	72.0	13.0	22.0		13.0	22.0	
Total Split (%)	10.8%	60.0%		10.8%	60.0%	60.0%	10.8%	18.3%		10.8%	18.3%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	90.2	84.0		90.2	84.0	84.0	20.2	14.7		15.4	8.7	
Actuated g/C Ratio	0.75	0.70		0.75	0.70	0.70	0.17	0.12		0.13	0.07	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.41		0.12	0.43	0.01	0.28	0.24		0.11	0.34	
Control Delay (s/veh)	5.2	10.9		5.5	12.2	0.0	42.7	20.5		39.1	37.5	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.2	10.9		5.5	12.2	0.0	42.7	20.5		39.1	37.5	
LOS	A	B		A	B	A	D	C		D	D	
Approach Delay (s/veh)		10.6			11.5			31.7			38.0	
Approach LOS		B			B			C			D	
Queue Length 50th (ft)	9	184		9	219	0	39	7		14	16	
Queue Length 95th (ft)	24	271		24	357	0	73	48		34	54	
Internal Link Dist (ft)		326			293			171			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	595	2416		463	1372	1021	225	276		234	230	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.09	0.41		0.11	0.43	0.01	0.26	0.21		0.09	0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 50 (42%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay (s/veh): 13.2		Intersection LOS: B	
Intersection Capacity Utilization 53.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

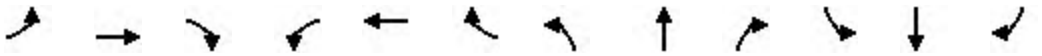
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	1	5	10	0	7	5	58	14	7	99	49
Future Vol, veh/h	42	1	5	10	0	7	5	58	14	7	99	49
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	20	0	0	20	0
Mvmt Flow	46	1	5	11	0	8	5	63	15	8	108	53
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.9	7.5	7.6	7.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	88%	59%	5%
Vol Thru, %	75%	2%	0%	64%
Vol Right, %	18%	10%	41%	32%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	77	48	17	155
LT Vol	5	42	10	7
Through Vol	58	1	0	99
RT Vol	14	5	7	49
Lane Flow Rate	84	52	18	168
Geometry Grp	1	1	1	1
Degree of Util (X)	0.094	0.066	0.022	0.183
Departure Headway (Hd)	4.054	4.565	4.364	3.904
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	872	789	825	908
Service Time	2.135	2.565	2.365	1.972
HCM Lane V/C Ratio	0.096	0.066	0.022	0.185
HCM Control Delay, s/veh	7.6	7.9	7.5	7.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.2	0.1	0.7

Capacity Analysis Summary Sheets

Year 2030 Total Projected Weekday Evening Peak Hour

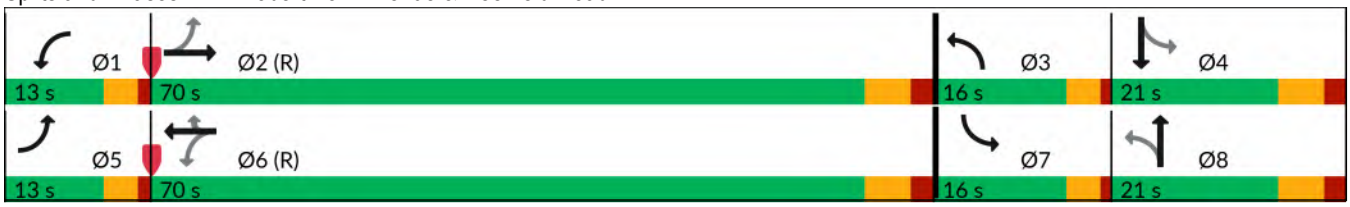


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	693	68	47	848	21	141	7	66	50	16	65
Future Volume (vph)	17	693	68	47	848	21	141	7	66	50	16	65
Ideal Flow (vphpl)	1900	1900	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		160	0		0	0		60	70		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	85			25			25			40		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00		1.00		0.97	1.00	0.98		0.99	0.98	
Frt		0.987				0.850		0.865			0.880	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3514	0	1805	1980	1615	1787	1617	0	1805	1619	0
Flt Permitted	0.141			0.276			0.494			0.704		
Satd. Flow (perm)	268	3514	0	523	1980	1564	925	1617	0	1331	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13				100		74			73	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		406			373			255			229	
Travel Time (s)		9.2			8.5			5.8			5.2	
Confl. Peds. (#/hr)	4		6	6		4	2		4	4		2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	2%	0%	1%	0%	1%	0%	0%	0%	6%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	19	855	0	53	953	24	158	82	0	56	91	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8			4		
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	15.0	3.0	8.0		3.0	8.0	
Minimum Split (s)	7.0	31.0		7.0	26.0	26.0	7.0	31.0		7.0	30.0	
Total Split (s)	13.0	70.0		13.0	70.0	70.0	16.0	21.0		16.0	21.0	
Total Split (%)	10.8%	58.3%		10.8%	58.3%	58.3%	13.3%	17.5%		13.3%	17.5%	
Yellow Time (s)	3.0	4.0		3.0	4.0	4.0	3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0	2.0	1.0	2.0		1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	6.0		4.0	6.0	6.0	4.0	6.0		4.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None		None	None	
Act Effct Green (s)	81.5	74.7		84.2	79.2	79.2	25.7	14.1		19.4	9.0	
Actuated g/C Ratio	0.68	0.62		0.70	0.66	0.66	0.21	0.12		0.16	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.07	0.39		0.12	0.73	0.02	0.56	0.32		0.23	0.48	
Control Delay (s/veh)	6.4	12.5		6.3	19.3	0.0	47.8	17.2		39.1	25.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	6.4	12.5		6.3	19.3	0.0	47.8	17.2		39.1	25.6	
LOS	A	B		A	B	A	D	B		D	C	
Approach Delay (s/veh)		12.4			18.2			37.4			30.7	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	4	173		11	411	0	103	6		34	13	
Queue Length 95th (ft)	12	228		25	757	0	163	53		68	64	
Internal Link Dist (ft)		326			293			175			149	
Turn Bay Length (ft)	120									70		
Base Capacity (vph)	302	2192		466	1307	1066	287	281		302	266	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.39		0.11	0.73	0.02	0.55	0.29		0.19	0.34	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 60 (50%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay (s/veh): 18.8		Intersection LOS: B	
Intersection Capacity Utilization 67.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Robert York Avenue & Deerfield Road



Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	47	1	4	26	0	50	2	117	33	6	84	41
Future Vol, veh/h	47	1	4	26	0	50	2	117	33	6	84	41
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	6	0
Mvmt Flow	51	1	4	28	0	54	2	127	36	7	91	45
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

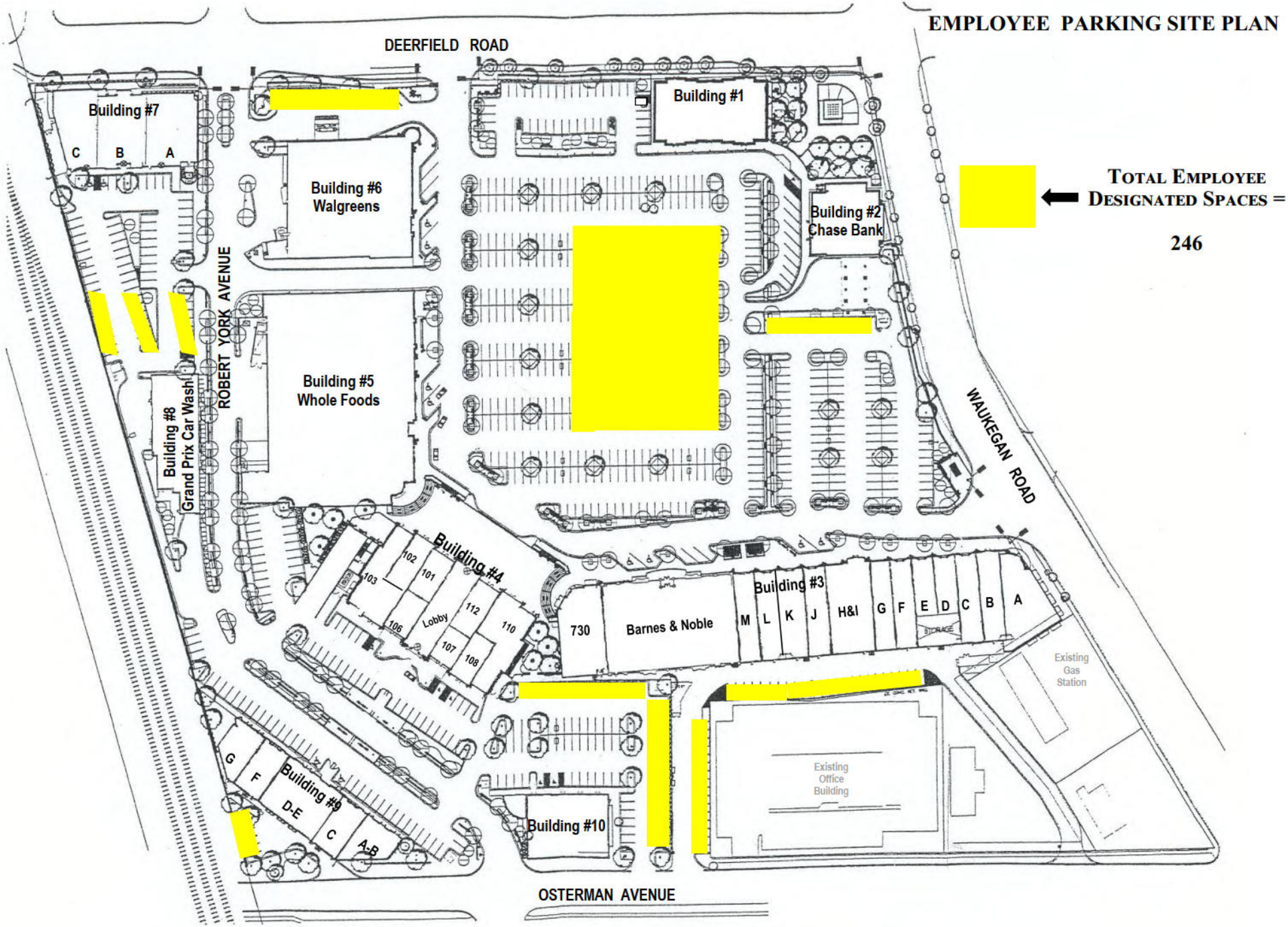
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.2	7.8	8.3	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	1%	90%	34%	5%
Vol Thru, %	77%	2%	0%	64%
Vol Right, %	22%	8%	66%	31%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	152	52	76	131
LT Vol	2	47	26	6
Through Vol	117	1	0	84
RT Vol	33	4	50	41
Lane Flow Rate	165	57	83	142
Geometry Grp	1	1	1	1
Degree of Util (X)	0.195	0.075	0.099	0.167
Departure Headway (Hd)	4.244	4.799	4.312	4.217
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	848	747	832	851
Service Time	2.261	2.824	2.335	2.235
HCM Lane V/C Ratio	0.195	0.076	0.1	0.167
HCM Control Delay, s/veh	8.3	8.2	7.8	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.7	0.2	0.3	0.6

EXHIBIT G

THE SHOPS AT DEERFIELD SQUARE

EMPLOYEE PARKING SITE PLAN



TOTAL EMPLOYEE DESIGNATED SPACES =

246

F:\Deerfield Square\Parking\Employee Parking Site Plan

EXHIBIT H

IL Deerfield

833 Deerfield

Competition

Market Competition

Competitive Analysis

Proposed Site:
IL Highland Park
833 Deerfield Rd

Competitors within 5 Miles

Competitor	Address	Distance from Site	License Capacity	Infant Tuition	Infant Waitlist	Preschool Tuition	Preschool Waitlist
1. Bright Horizon at Lake Cook	1650 Lake Cook Rd Ste 100	2.0 miles	162	$680/week	Yes, Feb/March 2025	$538/week	No
2. Guidepost Montessori at Deerbrook	1085 Lake Cook Rd	2.0 miles	94	Going Dark, Childcare tenant vacating the space			
3. The Goddard School of Deerfield (Northbrook)	475 Lake Cook Road	1.7 miles	157	$540/week	Yes	$463/week	Yes
4. Deerfield Montessori School	760 North Ave	1.8 miles	47	$435/week	yes	$365/week	No

Comparable Student to Competitor License Capacity

Distance	Population Ages 0-4		Competitor License Capacity		Ratio
3 Miles	2,446	/	460	=	5.32

*Target ratio: >4

EXHIBIT I

Chris Siavelis

From: Chris Johnson II <cjohnson@dbfd.org>
Sent: Thursday, December 11, 2025 6:43 AM
To: Chris Siavelis
Subject: Re: N Family Day Care-833 Deerfield Road

Good Morning Chris,

I have reviewed the document provided and previously spoke with the architect earlier this month. As discussed, the west-side access must meet all applicable ADA requirements, and the gate latches must comply with OFSM standards for childcare facilities. I look forward to seeing new life brought back into the vacant building.

Christopher E. Johnson II -Division Chief
Deerfield-Bannockburn Fire Department
500 Waukegan Road, Deerfield, IL 60015
P: (847)945-4066
cjohnson@dbfd.org

From: Chris Siavelis <csiavelis@crmproperties.com>
Sent: Wednesday, December 10, 2025 11:56 AM
To: Chris Johnson II <cjohnson@dbfd.org>
Subject: N Family Day Care-833 Deerfield Road

Mr. Johnson:

Please review page 2 of the attached and advise if this is acceptable to Fire. I have a prefiling with Plan Commission tomorrow night and I know the question will arise. Thank you very much!

Chris Siavelis
Senior Vice President
CRM Properties Group, Ltd
740 Waukegan Road Suite 300
Deerfield, Illinois 60015
Office Phone 847-948-6500 X22
Fax 847-948-7010
Cell 708-370-9660

REQUEST FOR BOARD ACTION

26-28-1
Agenda Item:

Subject: Ordinance Approving 2026 Zoning Map

Approval
Action Requested:

Plan Commission
Originated By:

Mayor and Village Board of Trustees
Referred To:

Summary of Background and Reason for Request
Ordinance
2026 Zoning Map

Reports and Documents Attached:

March 16, 2026
Date Referred to Board:

Action Taken:

VILLAGE OF DEERFIELD

ORDINANCE NO. 2026-_____

AN ORDINANCE APPROVING THE 2026 ZONING MAP

WHEREAS, the Village is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, Section 3.02 of the Deerfield Zoning Ordinances (***"Zoning Ordinance"***) incorporates by reference the Zoning District Map of the Village of Deerfield, Lake and Cook Counties, Illinois (***"Zoning District Map"***) which may be amended from time to time; and

WHEREAS, pursuant to Section 3.02-D, the Zoning District Map, certified as being inclusive of all amendments, must be published annually and made available for sale in the Office of the Village Manager; and

WHEREAS, the Zoning District Map was last adopted by motion of the Village Board on April 7, 2025, and has since been amended; and

WHEREAS, the Village Board finds that it is necessary to publish an updated 2026 Zoning District Map, inclusive of all amendments to date; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to publish the annual Zoning District Map pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LANE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: 2026 ZONING DISTRICT MAP. The 2026 Zoning District Map, attached herein as **Exhibit A**, is hereby approved for publication.

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____

Daniel C. Shapiro, Mayor

ATTEST:

_____

Kent S. Street, Village Clerk

EXHIBIT A

2026 ZONING DISTRICT 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 - 9,000 2-F - 12,000 M.F. - SEE Z.O.	S-F & 2-F - 75 M.F. - 100	35 %	"
	C-1	VILLAGE CENTER	NOT APPL. (2,500/D.U.)	NOT APPL.	75 %	"
	C-2	OUTLYING COMMERICAL	NOT APPL.	NOT APPL.	30 %	"
	C-3	LIMITED COMMERICAL 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

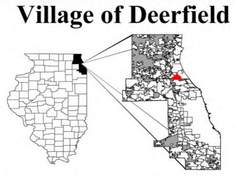
X/X/2026
Name Date

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.

30 29 28 31 32 33 6 5 4 3

Village of Deerfield



Lake and Cook Counties, Illinois

LIMITATION OF LIABILITY: The user agrees that it will at all times indemnify and hold the Village and its officers and employees harmless and free and clear of any liability arising from any act or omission or commission. The Village makes no claim as to the accuracy of this article and its associated data tables and assumes no responsibility for their position or content accuracy. In providing such articles the Village assumes no obligation to assist the user in the use, development, or maintenance of any applications derived from this article. The Village assumes no responsibility for the accuracy of any subsequent copies of this article.

0 375 750 1,500 Feet

Parcel Data is provided by Lake and Cook Counties.
All other map layers have been developed by the Village.

GIS Consortium
2/2/2026 AS

REQUEST FOR BOARD ACTION

Agenda Item: 26-39

Subject: Resolution Approving an Agreement with the Village of Bannockburn

Action Requested: Approval of Resolution

Originated by: Village Manager

Referred to: Village Mayor and Board of Trustees

Summary of Background and Reason for Request:

The Village's of Deerfield and Bannockburn have long cooperated concerning many activities and services including, sanitary sewage conveyance and treatment. The sanitary sewage from several properties in Bannockburn flow into Deerfield's sanitary sewage collection system that is ultimately treated by Deerfield's Wastewater Reclamation Facility. The Villages have previously agreed to meter and treat this flow based on usage rates and flow volumes.

The staffs of both Deerfield and Bannockburn have been working to correct and identify under and over billed accounts since the metering system was changed in 2006 and it was rectified going forward in 2024. The attached settlement agreement articulates the terms proposed for settlement and will result in the Village of Deerfield making a "net Payment" of $181,654.49 to the Village of Bannockburn.

The Village of Bannockburn approved the Agreement at its Village Board Meeting on March 9, 2026.

The Village Manager and Attorney recommend approval of the Resolution and Agreement and will be available for questions at the meeting.

Reports and Documents Attached:

Resolution Approving the Settlement Agreement
The Proposed Settlement Agreement

Date Referred to Board: March 16, 2026

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING AN AGREEMENT WITH THE VILLAGE OF BANNOCKBURN

WHEREAS, the Village of Deerfield ("***Deerfield***") has agreed to accept sanitary sewage from properties within the Village of Bannockburn ("***Bannockburn***") and to accept and treat said sewage according to rates established from time to time by the Village of Deerfield; and

WHEREAS, the amount of sewage from Bannockburn properties to the Deerfield sanitary system has been in dispute between June of 2006 and May of 2023; and

WHEREAS, Deerfield and Bannockburn have agreed to the findings and conclusions stated in the Attached **Exhibit A** Agreement to resolve the dispute stated above.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AGREEMENT. Pursuant to the Village's home rule authority, the Agreement by and between Deerfield and Bannockburn is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form and substance acceptable to the Village Manager and the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the Village Board according to law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

Daniel C. Shapiro, Mayor

ATTEST:

Kent S. Street, Village Clerk

AGREEMENT

This **AGREEMENT** dated as of this ____ day of _____, 2026 (the "***Effective Date***"), by and between the **VILLAGE OF BANNOCKBURN,** an Illinois home rule municipality ("***Bannockburn***") and the **VILLAGE OF DEERFIELD,** an Illinois home rule municipality ("***Deerfield***")(collectively, Bannockburn and Deerfield shall hereinafter be referred to as the "***Parties***," and each may be individually referred to as a "***Party***").

For and in consideration of the mutual promises and covenants of the Parties herein set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION 1: Recitals.

a. Bannockburn and Deerfield have a long history of successful and mutually beneficial intergovernmental cooperation. Such cooperation extends over a range of activities and issues.

b. The longstanding history of intergovernmental cooperation between Bannockburn and Deerfield has benefited each of the Parties and their respective residents.

c. The Parties have sought to achieve efficient and fair outcomes for their respective communities and residents through such intergovernmental cooperation.

d. One area in which the Parties have cooperated for more than 40 years relates to the collection, transport, and treatment of sewage ("***Sewage***"), whereby Bannockburn has delivered Sewage to Deerfield for the treatment of Sewage.

e. Bannockburn has developed a system of pipes and other facilities including a lift station (the "***Bannockburn Sewage System***") for the collection of Sewage from certain properties within the corporate limits of Bannockburn.

f. Deerfield owns and maintains a system of pipes and other facilities for the transport and treatment of Sewage (the "***Deerfield Sewage Treatment System***").

g. The Bannockburn Sewage System is tributary to the Deerfield Sewage Treatment System.

h. As compensation for Deerfield treating the Sewage from Bannockburn, Bannockburn pays Deerfield based on the volume of the Sewage delivered by Bannockburn through the Bannockburn Sewage System to the Deerfield Sewage Treatment System, which volume has been based on flow calculations that Bannockburn has provided to Deerfield (the "***Sewage Flows***") through Bannockburn's engineering consultant ("***Bannockburn's Consultant***").

i. Between the period of June 2006 and December 2010, Bannockburn (through Bannockburn's Consultant) erroneously calculated the Sewage Flows from the Bannockburn Sewage System that Bannockburn reported to Deerfield (the "***2006-10 Reported Flows***"). The

2006-10 Reported Flows exceeded the actual Sewage Flows from the Bannockburn Sewage System.

j. Between January 2011 and May 2023, Bannockburn's Consultants made further errors in the calculation of the Sewage Flows from the Bannockburn Sewage System to the Deerfield Sewage Treatment System, which exacerbated the degree to which the Sewage Flow reported from the Bannockburn Sewage System to the Deerfield Sewage Treatment System (the "***2011-2023 Reported Flows***") exceeded the actual Sewage Flows sent from the Bannockburn Sewage System to the Deerfield Sewage Treatment System.

k. The Parties do not dispute that the 2006-10 Reported Flows and the 2011-2023 Reported Flows substantially exceeded the actual Sewage Flow from the Bannockburn Sewage System to the Deerfield Sewage Treatment System during the period of 2006 through May 2023 (the "***Overstated Flow***").

l. The Parties acknowledge and agree that Bannockburn paid Deerfield for the Overstated Flow based on the then-current rates for treating Sewage that existed from time-to-time.

m. The Parties acknowledge and agree that the amount that Bannockburn paid Deerfield for the Overstated Flow exceeded the amount that Bannockburn should have paid Deerfield based on the actual Sewage Flows from the Bannockburn Sewage System during the period of 2006 through May 2023 (the "***Overstated Flow Payments***").

n. The Parties do not dispute that the amount of the Overstated Flow Payments that Bannockburn paid Deerfield during the period of 2006 through May 2023 is estimated by Bannockburn at more than $1,625,000 greater than the amount due from the Bannockburn Sewage System based on the actual Sewage Flows during such period (the "***Estimated Excess Payment Amount***").

o. The Parties acknowledge and agree that Deerfield had no involvement with respect to the calculation of the Overstated Flow and had no obligations to check the calculation or discover the errors.

p. The Parties acknowledge and agree that, although Deerfield received the Overstated Flow Payments from Bannockburn, Deerfield engaged in no wrongdoing with respect to the Overstated Flow Payments.

q. The Parties acknowledge and agree that, although Deerfield engaged in no wrongdoing with respect to the Overstated Flow Payments, Deerfield benefited from the Overstated Flow Payments.

r. In addition to and independent of the Sewage Flow from the Bannockburn Sewage System into the Deerfield Sewage Treatment System, certain properties within the corporate limits of Bannockburn (the "***Downstream Bannockburn Properties***") have delivered Sewage directly to the Deerfield Sewage Treatment System without going through the Bannockburn Sewage System (the "***Direct Sewage Flow***").

s. Over the course of years, the owners and occupants of the Downstream Bannockburn Properties have changed, and many of them are unknown or no longer susceptible to easy identification. Nevertheless, Deerfield treated the Direct Sewage Flow for many years, and the amount of unpaid treatment charges for the Direct Sewage Flow since 2019 is $19,390.21 (the "***Unpaid Direct Sewage Flow Charges***"). The Parties acknowledge and agree that Deerfield engaged in no wrongdoing with respect to the Unpaid Direct Sewage Flow Charges and Bannockburn benefited from not paying Deerfield for the Unpaid Direct Sewage Flow Charges.

t. Deerfield and Bannockburn have since established procedures to ensure that Deerfield receives payment for the Direct Sewage Flow Charges.

u. The Parties also acknowledge and agree that Deerfield relied on Overstated Flow Payments, and accounted for the Direct Sewage Flow, in establishing budgets and rates with respect to the Deerfield Sewage Treatment System. The Parties acknowledge and agree that the overall financial benefit to Deerfield from the Overstated Flow Payments is difficult to ascertain, but such benefit is less than the Estimated Excess Payment Amount.

v. In recognition of and in furtherance of the Parties' efforts to maintain fairness between themselves in their various intergovernmental cooperative ventures, the Parties have determined that entering into this Agreement and performing the mutual promises and undertakings herein set forth will serve to benefit the Parties and their respective communities and residents.

w. The Parties enter into this Agreement for purposes of avoiding dispute, maintaining fair and ongoing intergovernmental cooperative relations, and resolving potential litigation, all as authorized pursuant to their respective home rule authority under Article VII, Section 6 of the Illinois Constitution.

SECTION 2: Reconciliation Payment. In light of the Recitals set forth in Section 1 of this Agreement, Deerfield agrees to pay Bannockburn, and Bannockburn agrees to accept from Deerfield, the amount of $201,044.70 (the "***Reconciliation Payment***") in full and complete satisfaction and settlement of the Overstated Flow Payments. Bannockburn agrees, on behalf of the Downstream Bannockburn Properties, to pay Deerfield, and Deerfield agrees to accept from Bannockburn, the full amount of the Unpaid Direct Sewage Flow Charges, being full and complete satisfaction and settlement of all claims, obligations, or demands of Deerfield against Bannockburn and the Downstream Bannockburn Properties arising from or relating to the Unpaid Direct Sewage Flow Charges. The Parties agree that the Unpaid Direct Sewage Flow Charges shall be paid by offsetting such amount against a portion of the Reconciliation Payment, resulting in a net payment (the "***Net Payment***") of One Hundred Eighty-One Thousand, Six Hundred Fifty-Four and 49/100 Dollars ($181,654.49). Deerfield shall deliver the Net Payment to Bannockburn within sixty (60) days after the Effective Date of this Agreement.

SECTION 3: Mutual Waivers and Releases.

A. Bannockburn Release. Bannockburn, on behalf of itself, and its employees, trustees, officers, officials, directors, agents, successors, assigns, members, attorneys, Downstream Bannockburn Properties and the owners, occupants, and users of the Downstream

Bannockburn Properties, and/or legal representatives and any other person claiming by, for, or in connection with Bannockburn (the "***Bannockburn Parties***"), does hereby waive, release, acquit, and forever discharge Deerfield and its employees, trustees, officers, officials, directors, agents, successors, assigns, members, attorneys, and/or legal representatives and any other person claiming by, for, or in connection with Deerfield (the "***Deerfield Parties***"), from any and all demands, damages, costs, actions, liens, causes of action, whether in equity or law, or claims of any kind or nature (collectively, "***Claims***"), that any of the Bannockburn Parties, either individually or collectively, have or had against any of the Deerfield Parties, whether heretofore or hereinafter accruing, whether now known or not known to the Bannockburn Parties, relating to the 2006-10 Reported Flows, the 2011-2023 Reported Flows, the Overstated Flow Payments, the Estimated Excess Payment Amounts, the Unpaid Direct Sewage Flow Charges, any Sewage Flows, any Direct Sewage Flows, and payments therefor or relating thereto (the "***Subject Matters***"). Bannockburn hereby further agrees to indemnify, defend, and hold the Deerfield Parties harmless against any Claims that might be asserted by the Bannockburn Parties (or any of them) or by Bannockburn's Consultants and other contractors relating to or arising from the Subject Matters.

B. Deerfield Release. Deerfield, on behalf of itself and the Deerfield Parties, does hereby waive, release, acquit, and forever discharge Bannockburn and the Bannockburn Parties from any and all Claims that any of the Deerfield Parties, either individually or collectively, have or had against any of the Bannockburn Parties, whether heretofore or hereinafter accruing, whether now known or not known to the Deerfield Parties, relating to the Subject Matters. Deerfield hereby further agrees to indemnify, defend, and hold the Bannockburn Parties harmless against any Claims that might be asserted by the Deerfield Parties (or any of them) relating to or arising from the Subject Matters.

SECTION 4. Defense of the Agreement; Indemnification. If any lawsuits or proceedings are filed, initiated, or otherwise pursued against either of the Parties regarding or relating to this Agreement by a third-party (a "***Challenge***"), the Party against whom the Challenge is filed or initiated shall promptly deliver a copy of the Challenge to the other Party, and the Parties shall cooperate with each other in defending against such Challenge; provided, however, that Bannockburn shall be responsible to undertake the defense of this Agreement on behalf of the Parties (or either of them) without cost or expense to Deerfield with respect to any such Challenge by or on behalf of Bannockburn's Consultant. In the event of a successful Challenge relating to the Subject Matters by or on behalf of Bannockburn's Consultant, Bannockburn agrees to indemnify Deerfield from and against any monetary judgments or awards to which Deerfield may be subjected.

SECTION 5. Enforcement. The Parties may, in law or in equity, by suit, action, mandamus, or any other proceeding, including but not limited to specific performance, proceed to enforce or compel the performance of this Agreement. In the event of a judicial proceeding arising out of or in connection with this Agreement is brought by one Party to this Agreement against the other Party to this Agreement, the prevailing Party in such judicial proceeding shall be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with such judicial proceeding.

SECTION 6. General Provisions.

A. Notice. All notices required to be given hereunder shall be in writing and shall be properly served on the date delivered in person or on the date deposited, postage prepaid, with

the United States Postal Service for delivery *via* certified mail, return receipt requested, addressed:

If to Deerfield:

Village of Deerfield
Attn: Village Manager
850 Waukegan Road
Deerfield IL 60015

If to Bannockburn:

Village of Bannockburn
Attn: Village Manager
2275 Telegraph Road
Bannockburn IL 60015

By notice complying with the foregoing requirements of this Section 6.A, each Party shall have the right to change the address or the addressee or both for future notices and communications to such Party.

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

D. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the laws and Constitution of the State of Illinois.

E. Severability. It is hereby expressed to be the intent of the Parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but such remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

F. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

G. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

H. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

I. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

J. Authority to Execute. The Parties hereby warrant and represent to each other that the persons executing this Agreement on their respective behalf have been properly authorized to do so by the Corporate Authorities of each respective Parties.

K. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm or corporation shall be made, or be valid, against the Parties.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to execute this Agreement on behalf of each such Party.

VILLAGE OF BANNOCKBURN	**VILLAGE OF DEERFIELD**
By:_____	**By:**_____
Its _____	**Its** _____
Date: _____	**Date:** _____
Attest:	Attest:
_____	_____

4905-4688-0389, v. 5

REQUEST FOR BOARD ACTION

Agenda Item: 2026 - 34

Subject: A RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL THERAPY SERVICES WITH FIRST RESPONDERS WELLNESS CENTER. LLC, 911 WELLNESS GROUP, AND LIVING PONO COUNSELING

Action Requested: Approval

Originated By: Police Department

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

The Police Department is requesting the approval of a Resolution approving an agreement for professional therapy services with first responder's wellness center, LLC, 911 Wellness Group, and Living Pono Counseling, at a price not to exceed $15,000.00.

Deputy Chief Fry will be at the meeting to answer questions.

Reports and Documents Attached:

Report with summary of background and reason for request
Agreement for Professional Therapy Services for Wellness Checks

Date Referred to Board: March 16, 2026

Action Taken: _____

Deerfield Police Department

DATE: February 27, 2025

TO: Kent Street, Village Manager

FROM: John J. Sliozis, Chief of Police

SUBJECT: Request for Board Action – Resolution Approving an Agreement for Professional Therapy Services with First Responder Wellness Center LLC., 911 Wellness Group, and Living Pono Counseling

On March 16, 2026 at the regularly scheduled meeting of the Mayor and Board of Trustees, the Police Department will seek authorization to enter into an "Agreement for Professional Therapy Services for Wellness Checks" with First Responders Wellness Center, of Lombard, IL, 911 Wellness Group, of Lake Zurich, IL, and Living Pono Counseling, of Libertyville, IL.

BACKGROUND

As part of the Employee Wellness program the Police Department offers "Wellness Checks" to all employees with trained professional clinicians from the First Responders Wellness Center, 911 Wellness Group, and Living Pono Counseling. The "check" is a 55 minute one-on one session with a licensed mental health professional to evaluate an employee's abilities to cope with job stressors and to offer additional ways to deal with current and future stress. The clinicians are primarily former first responders which helps build a professional rapport during the wellness check. The purpose of these checks is not a fitness for duty evaluation, not a form of punishment, and is not intended to screen for a mental health diagnosis or disorder. The information shared in session is completely confidential unless it is of an emergency nature or required by law. Department and union representatives have met to discuss session benefits and methodology and are in agreement concerning the checks.

The First Responders Wellness Center has provided the services for the previous three years. Last year was the first time with 911 Wellness Group and Living Pono Counseling. All three agencies meet the requirements of the Illinois SAFE-T Act.

The cost is not expected to exceed $15,000 and is included in the FY 2026 Budget. The agreement has been reviewed by Village Counsel.

RECOMMENDATION

The Department recommends the Mayor and Board of Trustees approve the Resolution authorizing the Police Department to enter into the agreement to provide a Wellness Check for each employee of the Police Department. This service will be provided by First Responders Wellness Center, 911 Wellness Group, and Living Pono Counseling.

John J. Sliozis
Chief of Police

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026 - 34

A RESOLUTION APPROVING AGREEMENTS FOR PROFESSIONAL THERAPY SERVICES WITH FIRST RESPONDERS WELLNESS CENTER. LLC, 911 WELLNESS GROUP, AND LIVING PONO COUNSELING

WHEREAS, the Village desires to provide various types of support services to Village police officers to help cope with the stress of being a police officer **("Services")**; and

WHEREAS, the Village has budgeted sufficient funds in the 2026 fiscal year for the Services; and

WHEREAS, the Village has identified and negotiated an agreement (**"Agreement"**) with the First Responders Wellness Center, LLC **("Center")** to provide the Services at a cost of $185.00 per employee; with the 911 Wellness Group (**"Wellness Group"**) to provide the Services at a cost of $175.00 per employee; and with Living Pono Counseling (**"Pono"**) (the Center, Wellness Group, and Polo are, collectively, **"Consultants")** at a cost of $150.00 per employee; all with an overall cost not to exceed $15,000.00; and

WHEREAS, the Village Board has determined that it will serve and be in the best interests of the Village and its residents to approve and enter into the Agreement with the Consultants;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AGREEMENT. The Village Board hereby approves the Agreement by and among the Village and Consultants in substantially the form attached to this Resolution as Exhibit A and in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The Village Board hereby authorizes and directs the Village Police Chief and the Village Clerk to execute and seal, on behalf of the Village, the final Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

_____

Daniel C. Shapiro, Mayor

ATTEST:

_____

Kent S. Street, Village Clerk

EXHIBIT A

Agreement

LIVING PONO COUNSELING

February 17, 2026

Deerfield Police Department

Katharina Rygiel and Isabell Weintraub

850 Waukegan Rd, Deerfield, IL 60015

Greetings Kat and Izzy,

Thank you for reaching out to me regarding the Officer Mental Health Screening and Wellness for your department. In this letter you will find the language from the Illinois Law Enforcement and Training Standards Board (ILETSB) recommendations and how we have found the most success in the structuring of the hour-long visit with each of your officers.

(ILETSB) ***Agencies should screen all officers at least once annually to evaluate the overall health of the agency. These annual screenings should be general and brief but allow for more detailed questions to be asked if certain metrics are displayed, such as a majority or substantial number of responses indicating the negative impact of lateral trauma, signs of depression/PTSD, or other negative outcomes related to the officer's career.***

These screenings will be completed using self-reporting metrics and a diagnostic interview for assessment purposes. The screening will be administered in person at a location of your choosing. We can also conduct them in a hybrid manner if any officers elect to come to my office in Libertyville. During this screening, officers should expect a conversation that includes (but is not limited to) an assessment via motivational interviewing, diagnostic and self-reporting testing tools, and the introduction to psychoeducational materials that they will be allowed to keep for further reference.

When these sessions take place, I want to be able to educate the officer on wellness and what to look for within themselves and others. This approach has proven to be successful for departments at large. This is conducted in a nonjudgmental way and with the utmost respect and professionalism.

(ILETSB) ***Knowing the well documented negative impact of the stress of law enforcement are exposed to, instances where the overall health of the agency is a concern, programs, training, and in more intense situations; Critical Incident Stress Management (CISM)/counselors or counseling options should made available to the officers. All officers should be encouraged to attend sessions with a CISM/counselor and there should be no stigma, negative outcome, financial burden, socially, or professionally, for attending a counseling session.***

My credentials are included below my signature, but I will use this section to further outline a few of my credentials. I am a Certified First Responder Counselor (CFRC). This means that I have completed additional training to understand the culture of this career path. I have been in this field for over 20 years and am the child of a law enforcement officer and a 911 dispatcher, both retired. I have conducted debriefings and defusing at multiple agencies within the state, and I am also trained and certified in Critical Incident Stress Management (CISM). I present at conventions and local departments on mental wellness.

(ILETSB) ***During any mental health screening, confidentiality is to remain paramount. Responses to all screening questions shall remain anonymous/confidential when conducted internally by the employing agency. These screenings should not be used for any fitness or promotional matters. If the screening of any single officer reveals items of serious concern, the agency may not attempt to ascertain the identity of the responding officer.***

Confidentiality is of the utmost importance. Recommendations will be made when deemed necessary. If the officer falls into a mandated reporting scenario, we will respond professionally and within the legal guidelines.

(ILETSB) ***Agencies should consider partnering with a third-party to conduct these screenings. Agencies should also consider partnering with a third-party vendor to provide overall follow up of trends that may be identified by the screening outcomes to improve officer wellness and wellness of the agency. The role of a third-party screening entity allows for greater confidentiality and trust, therefore increasing the likelihood of accurate and thorough responses.***

We are a stand-alone agency that is woman-owned with a robust support staff. Many of our clinicians are trained in cultural competency having done extensive work with the first responder population and their families.

Each officer wellness screening is $150 per person. Upon completion, each participating employee will receive a certificate for both themselves as well as for the department.

Please let me know if you have any further questions and we appreciate your consideration in partnering with us at Living Pono Counseling.

Cindy McKnight - MS, LCPC, NCC, CCTP, BC-TMH
Mental Health Professional & Founder
Certified First Responder Counselor (CFRC)
Certified Critical Incident Stress Management (CCISM)
Living Pono Counseling
1850 W Winchester Rd. Ste. 108
Libertyville, IL 60048
C: 847.989.4708
O: 224.424.4194
F: 224.424.4102
E: cindy@livingponocounseling.com
W: www.livingponocounseling.com
Illinois License # 180010886
Minnesota License # 3322
Wisconsin License # 6912-125
Florida License # MH20881

Mental Health Wellness Visit Agreement with the Deerfield Police Department

Deerfield Police Department
850 Waukegan Road
Deerfield, Illinois 60015

911 Wellness Group
765 Ela Road, Suite 300
Lake Zurich, Illinois 60047

WHEREAS the Deerfield Police Department recognizes the importance of mental health wellness for their staff and aims to provide comprehensive mental health support through wellness visits.

WHEREAS the 911 Wellness Group utilizes trained professional clinicians to enhance the delivery and effectiveness of mental health services.

Now therefore the parties agree as follows:

1. Purpose
   The purpose of this agreement is to outline the terms under which the 911 Wellness Group will provide mental health wellness visits to members of the Deerfield Police Department.

2. Scope of Services
   The 911 Wellness Group agrees to deliver the following services:
   - Conduct Wellness Visits for Deerfield Police Department personnel.
   - Provide follow-up services and resources as needed.

3. Confidentiality
   - The 911 Wellness Group and the Deerfield Police Department agree to maintain the confidentiality of all personal information revealed during wellness visits.
4. Compensation
   - The Deerfield Police Department agrees to pay the 911 Wellness Group $175.00 per 55-minute wellness visit session.
   - Payment will be due within 30 days of the date of the invoice.

5. Duration and Termination
   - This agreement will commence on February 19, 2026, and will continue until terminated by either party with 60 days' written notice.
   - Either party may terminate this agreement, immediately for cause, if there is a breach of any material term.

6. Amendments
   - Any amendments to this agreement must be made in writing, agreed upon and signed by both parties.

In witness whereof, the parties have executed this agreement as of February 19, 2026.

By: Deerfield Police Department
John Sliozis
Chief

Date: February 19, 2026

By: 911 Wellness Group
Christopher Thompson
Chief Operating Officer

Christopher Thompson

Date: February 19, 2026

By: 911 Wellness Group
Dr. Liza Franklin, PsyD, MA, JD
Clinical Director

Date: February 19, 2026

FIRST RESPONDERS WELLNESS CENTER

477 E Butterfield Rd. Suite 408 Lombard, Illinois 60148
100 Tri State International Suite 260 Lincolnshire, Illinois 60069
1412 W. Washington Blvd. 2nd floor Chicago, Illinois 60607

Agreement for Professional Therapy Services for Mental Health Screenings/Wellness Visits

This Agreement was made on 2/02/2026 between the First Responders Wellness Center (Hereafter "Contractor") and Deerfield Police Department Communications) (Hereinafter "Agency").

Whereas "Contractor" is an independent therapy provider formed to render therapeutic Officer Mental Health Screenings/Wellness Visits as part of the SAFE-T Act and overall police, dispatch, and/or fire wellness program which incorporates therapeutic services, psychoeducation, and building coping strategies for individual law enforcement officers, firefighters, dispatch and personnel who work for the Agency.

Whereas Agency is desirous of securing the services of Contractor and the Contractor will provide services to individuals of the Agency. The Agency will not be privy to the content or conversations during the sessions or any therapeutic notes. The Agency will only be given a brief written or verbal notification that an individual member of the Agency has attended and completed their wellness visit on a specific date. The Agency will not have access to any other documents or information about a specific individual member of the Agency.

In consideration of the mutual covenants and conditions hereinafter expressed, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and parties hereto covenant and agree as follows:

1. **DUTIES OF CONTRACTOR: (FIRST RESPONDERS WELLNESS CENTER)** hereby appoints contractor to serve and perform therapeutic officer wellness visits to each member of the Agency in a confidential meeting space (477 E. Butterfield Road Suite 408 Lombard, IL 60148, 100 Tri State International Suite 260 Lincolnshire, Illinois 60069, 1412 W. Washington Blvd. 2nd floor Chicago, Illinois 60607, telehealth, or agreed upon location). During this time, the contractor will spend one, 55-minute session per member in a therapeutic, private office to assess the individual of the Agency's psychological strengths and weaknesses to increase the member's coping skills, give the member psychoeducation about any specific needs and/or trauma, and/or give suggestions for overall mental wellness during the term of this Agreement. The Contractor will not diagnose a member of the Agency with a mental illness or determine their psychological suitability nor fitness for police and public safety during the wellness visit. The contractor will not provide any information or

notes to the Agency other than attendance of the member. The agency will not be responsible to pay for more than one 55 minute sessions per calendar year.

2. **CERTIFICATION/LICENSE:** Contractor shall at all times be duly certified/licensed to practice in the state of Illinois.

3. **RELATIONSHIP BETWEEN PARTIES:**

A) In the performance of the work, duties, responsibilities, and obligations involving Contractor under this agreement, it is expressly understood and agreed between the parties that Contractor shall at all times act and perform as an independent contractor, specializing in the provision of wellness visit therapeutic services. Nothing in this agreement shall be deemed to constitute the parties as joint ventures or partners or anything other than independent contractors.

B) As an independent contractor, Contractor will **not** be eligible to participate in any employee benefit program of agency and will **not** be eligible for vacation or holiday compensation.

C) Agency shall neither have nor exercise any control or direction of the methods by which Contractor's work is performed, except that Contractor agrees to perform at all times in strict accordance with the currently approved practice of police psychology and ethics. Furthermore, Contractor shall follow all guidelines, policies, and procedures of Agency.

D) Contractor assumes all liabilities and responsibilities concerning the withholding of federal, state, and local taxes and social security taxes, worker's compensation, disability, and unemployment insurance obligations if applicable. Contractor agrees to indemnify agency for any liability (including legal fees and costs) incurred as a result of Contractor not withholding income tax and social security or any other taxes, worker's compensation, disability and unemployment compensation obligations or contractor's failure to pay required income tax and social security or any other taxes, worker's compensation, disability, and unemployment obligations.

4. **WRITTEN ALLOCATION AGREEMENT AND ACCESS TO RECORDS:** Contractor agrees to not maintain any records for Wellness Visits to the Agency other than the name and date of attendance of service. The Contractor will not maintain any records or notes for individuals of the Agency other than exceptions that are in accordance with Illinois law, these exceptions are if they are immediate harm to themselves or others, or report that they are abusing a child, elderly, or disabled person. *Exception see below.*

Exception:
If a member of the Agency discloses to the Contractor that the member is an immediate harm to themselves or another, is abusing a child, elderly or disabled person, the Contractor may have to contact 911 or the nearest police department and/or hospital to ascertain their safety. The clinician will not call the department but 911. Additionally, if a member of the Agency discloses that they are abusing a child, disabled or an elderly person. The Contactor will notify the appropriate agency and limit the disclosure to the minimum necessary to achieve the purpose and to be in compliance with Illinois law. If this exception would occur the Contractor will keep a report of the actions taken to be in compliance with the law and within the limits of confidentiality and HIPPA.

5. INSURANCE:

A) Contractor shall, at its own expense, carry and maintain occurrence type professional liability insurance in amounts not less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) in the aggregate. If occurrence type liability insurance is not available, Contractor shall purchase claims-made type professional liability insurance amounts not less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) in the aggregate. Upon request, contractor shall provide to Agency certificates of insurance evidence of the above coverage and renewals thereof.

B) Upon termination of this agreement for any reason if Contractor shall have purchased and carries claims-made professional liability insurance during the term of this Agreement pursuant to subparagraph (a) above, Contractor shall purchase all professional liability coverage in amounts no less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) in the aggregate covering the acts and omissions of Contractor in the event that it terminates its Claims Made Policy or ceases to be insured in the State of Illinois.

6. **DISAGREEMENTS:** All matters of policy, rules, regulations, services, fees, and other items of induct, wherein Contractor may be involved in carrying out responsibilities, shall be jointly determined by Contractor and Agency.

7. **TERM:** The term of this Agreement shall be for a period of twelve (12) months once the first wellness visit has been scheduled and renew yearly. (Each year there may be an increase in rate which will be sent in December before the renewal year.) For 2026, the rate will be $185.00 per member for 55 minutes. Either party may terminate this Agreement at any time after 12 months without cause, upon no less than (30) day's written notice given to the other party. In the event of termination, the final visit shall be released 90 days after all required documentation is submitted to the agency.

8. **CLINICIANS**: The primary clinician for the Deerfield Police Department wellness visits will be Dr. Alexis Reynolds.

9. **LOCATION OF SERVICES**: If the location of services will be at a location other than the FRWC offices, it is required that there will be a **minimum of six to eight members** during the **daytime** hours or **four to six members** in the **evening or weekend** hours to be seen consecutively on the date the therapist is scheduled to meet at the department with a usual goal of 7-8 members. It should be stated that the location has to be within one hour from our Lombard location. Generally, wellness visit meeting times can be scheduled between 0800-2000 hours, but they will need to be consecutive meeting times. For example, 0800-1630 or 1100-1930 hours if seeing eight members. FRWC may be able to meet outside of these hours based on clinicians' availability but there is no guarantee or should be an expectation.

10. **AMENDMENTS:** This agreement may be amended at any time by written instructions executed by the authorized official of Agency and Contractor.

11. **BILLING: The Agency will pay bills within the requirements of the Local Government Prompt Payment Act (50 ILCS 505/). A wellness visit is $185.00 per member for a 55-minute wellness visits in 2025.**

12. **CANCELLATIONS/NO-SHOW**: We require a 24-hour notice for cancelations of wellness visit. We do understand that your department works in emergency services, so if there is an emergency, we suggest you have a backup for each wellness visit. We will grant up to two (2) emergency absences per calendar year, but all others will be a charge of $85.00. If there is a no show or late cancellation not within 24 hours with no emergency, there is a $85.00 fee for the therapists time.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

AGENCY: Deerfield Police Department

Authorized Official for Agency: JOHN J. SLIOZIS **Date:** MARCH 16, 2026

Signature: John J. Sliozis

CONTRACTOR: First Responders Wellness Center/Dr. Carrie Steiner

Authorized Official for Contractor: Dr. Carrie Steiner **Date: 2/02/26**

Signature:

REQUEST FOR BOARD ACTION

Agenda Item: 26-35

Subject: Resolution Reallocating 2026 Volume Cap to the Village of Buffalo Grove, Illinois

Action Requested: Approval of Resolution

Originated By: Lake County Partners

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

Since its inception, the Lake County PABC has funded nearly $200,000,000 in local projects, which has resulted in the construction of over 360,000 sq. ft. of new manufacturing space, the creation of 648 new manufacturing jobs, the renovation of 1,600 multi-family dwelling units, the purchase of an estimated 251 homes by first-time homebuyers, the expansion of a Montessori School, and the construction of a new solid waste disposal cell.

To provide an opportunity for fee revenue and project financing in our region, staff recommends approval of the attached Resolution.

Reports and Documents Attached:

Letter from Lake County Partners
Resolution

Date Referred to Board: March 16, 2026

Action Taken: _____

January 20, 2026

Mr. Kent Street, Village Manager
Village of Deerfield
Sent via email to: kstreet@deerfield.il.us

Dear Mr. Street:

I am writing to request your municipality's participation in Lake County's Private Activity Bond Clearinghouse (PABC) in 2026. Each year, Lake County Partners contacts the home rule communities in Lake County to request a pooling together of the volume cap to ensure the best use of our collective private activity bond allocation. The PABC cap for each year is transferred to the Village of Buffalo Grove, the Pool's host home rule community. *If your municipality is interested in participating, your governing body must approve a resolution and submit it to the Governor's Office before Friday, May 1, 2026. A sample resolution is attached for your use.*

Since its inception, the Lake County PABC has funded nearly $200,000,000 in local projects, which has resulted in the construction of over 360,000 sq. ft. of new manufacturing space, the creation of 648 new manufacturing jobs, the renovation of 1,600 multi-family dwelling units, the purchase of an estimated 251 homes by first-time homebuyers, the expansion of a Montessori School, and the construction of a new solid waste disposal cell.

Please click on this link to review the: "State of Illinois' Guidelines and Procedures for the Allocation of Private Activity Bonding Authority in Accordance with the Tax Reform Act of 1986 and 30 ILCS 345". Per page 5 of this document, this year's per capita amount is $135.00, and the population data estimates outlined within these guidelines are based on Census information. **The population estimate for Village of Deerfield is 19,138, bringing your municipality's 2026 allocation to $2,583,630.**

Your municipality's approval of a resolution to transfer its volume cap to the Village of Buffalo Grove will preserve the volume cap in Lake County for a three-year period for the important reasons outlined above. **Lake County Partners therefore requests that you place a resolution similar to the attached example on your Board's schedule for approval and forward the approved resolution to the attention of the Governor's Office as soon as possible in the manner outlined within page 3 of the above hyperlinked Guidelines and Procedures document; please note that all reporting submissions are to be submitted in both hard copy and electronic format.**

Please copy me at bprusila@lakecountypartners.com on your Board's actions and subsequent notification to the Governor's Office, or notify me if your community chooses not to participate in this year's pool so that we may more effectively manage the process next year. If you have any specific questions or concerns, please feel free to get in touch directly at 847-597-1230.

We appreciate your support and look forward to working with you.

Sincerely,

Barbara C. Prusila
Senior Director of Marketing & Communications

VILLAGE OF DEERFIELD
RESOLUTION NO. 2026 -

A RESOLUTION OF THE VILLAGE OF DEERFIELD, ILLINOIS REALLOCATING 2026 VOLUME CAP TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS.

WHEREAS, the Village of Deerfield in Lake and Cook Counties, Illinois the ("Municipality"), is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS, certain tax-exempt private activity bonds may be issued only if sufficient volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended (the "Code"), is available for the bonds; and

WHEREAS, pursuant to the Code, the Municipality has been allocated volume cap equal to $135.00 per resident of the Municipality in calendar year 2026, or $$2,583,630.00 for the issuance of such tax-exempt private activity bonds; and

WHEREAS, pursuant to Section 6 and Section 6.1 of the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 *et seq.* (the "Bond Allocation Act"), and the Guidelines and Procedures promulgated thereunder, the Municipality may, prior to May 9, 2026, reallocate to other home rule units of government the volume cap allocated to the Municipality by the Code for their issuance of such tax exempt private activity bonds or for subsequent transfer or reallocation; and

WHEREAS, the Municipality has not used any of its 2026 volume cap and has no present intention to use the same; and

WHEREAS, the Lake County Partnership for Economic Development, Inc. has offered Lake County home rule communities the opportunity to participate in a program to combine their respective volume cap allocations and create a Private Activity Bond Clearinghouse Pool (the "Pool") to facilitate the issuance of tax-exempt private activity bonds to finance manufacturing and multi-family housing commercial projects in Lake County, Illinois, for economic development purposes ("Eligible Projects"); and

WHEREAS, the Village of Buffalo Grove, a home rule unit of government ("Buffalo Grove"), pursuant to its Resolution No. 2001-51 adopted December 17, 2001, agreed to host the Pool and to reserve its own volume cap, and accept volume cap reallocated to Buffalo Grove by other home rule units of government, for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects; and

WHEREAS, Buffalo Grove has requested that the Municipality reallocate all of its 2026 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF DEERFIELD, ILLINOIS, AS FOLLOWS:

SECTION ONE: RECITALS. The foregoing recitals are incorporated in and made a part of this Resolution by this reference as findings of the Village of Deerfield.

SECTION TWO: TRANSFER AND REALLOCATION OF 2026 VOLUME CAP. Pursuant to Section 6 and Section 6.1 of the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, the Municipality irrevocably agrees to, and does hereby, transfer and reallocate all of its 2026 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects as directed by the Advisory Committee created pursuant to Buffalo Grove Resolution No. 2001-51.

SECTION THREE: AGREEMENT. This Resolution shall constitute the agreement of the Municipality to a different allocation under Section 146(e) (3) of the Code and the writing required under Section 6 of the Bond Allocation Act.

SECTION FOUR: WARRANTY. The Municipality covenants and warrants that it has taken no action or issued bonds that would abrogate, diminish, or impair its ability to fulfill the written agreement, covenants, and undertakings on its part under this Resolution.

SECTION FIVE: AUTHORIZATION. As required by the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, a certified copy of this Resolution shall be transmitted to the Office of the Governor of the State of Illinois. Any and all appropriate and proper officers, officials, agents, and employees of the Municipality are hereby authorized, empowered, and directed to take all necessary and advisable actions, and to execute all such documents and certificates, as may be necessary to further the purposes and intent of this Resolution.

SECTION SIX: MAINTAIN RECORD. The Municipality shall maintain a written record of this Resolution in its records for so long as the bonds to which the volume cap transferred by this Resolution is reallocated remain outstanding.

SECTION SEVEN: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as required by law and is enacted by the Municipality pursuant to its powers under the laws of the State of Illinois and the Illinois Constitution of 1970 and its home rule powers.

PASSED THIS ___ DAY OF _____, 2026
AYES:
NAYS:
ABSENT:
PASSED THIS ___ DAY OF _____, 2026

_____

Mayor Daniel C. Shapiro

ATTEST:

_____

Village Clerk

REQUEST FOR BOARD ACTION

Agenda Item: 26-36

Subject: Resolution Authorizing Purchase Order for Centrifuge Repair

Action Requested: Authorize $148,400 for Centrifuge Repair Provided by Centrisys CNP

Originated By: Department of Public Works and Engineering

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

One of the by-products of the activated sludge wastewater treatment process is the production of biosolids. The Water Reclamation Facility (WRF) accumulates approximately 2,000 cubic yards of bio-solids each year. The final step in biosolids processing is the removal of water, converting liquid sludge into a material with the consistency of potting soil.

A decanting centrifuge is utilized to remove over 90% of the material's water prior to the biosolids being stockpiled in the storage barn. This centrifuge is a critical component of WRF operations. In January, the equipment manufacturer, Centrisys, inspected the centrifuge and determined that the rotating assembly requires maintenance. Recommended work includes replacement of bearings and seals, as well as repair or replacement of internal components. The extent of internal component repair will not be known until the unit is dismantled.

Centrisys has provided:

- A repair cost estimate ranging from $44,800 to $87,900, depending on internal component condition.
- A rental rotating assembly at $40,500 for the first month and $20,000 for each additional month. The repair duration is estimated at one to two months.

Assuming a one or two-month rental period, the total project cost is estimated between $85,300 and $148,400. For comparison purposes, a new rotating assembly would cost in excess of $400,000.

The Department of Public Works and Engineering recommends that the Board of Trustees approve the Resolution Authorizing a purchase order for Centrisys CNP in an amount not to exceed $148,400. Brandon Janes, Wastewater Treatment Plant Superintendent, will be available at the meeting to answer any questions.

Reports and Documents Attached:

None

Date Referred to Board: __3.2.26_____

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026-_____

A RESOLUTION WAIVING BIDS AND APPROVING AN AGREEMENT WITH CENTRISYS CNP OF KENOSHA, WISCONSIN FOR CENTRIFUGE REPAIR SERVICES

WHEREAS, the Village of Deerfield (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Water Reclamation Facility accumulates approximately 2,000 cubic yards of biosolids each year (***"Biosolids"***) in its storage building (***"Storage Building"***) as part of normal operations, which Biosolids must be disposed of in accordance with Illinois Environmental Protection Agency requirements; and

WHEREAS, the final step prior to repurposing Biosolids is the removal of water, converting liquid sludge into a material with the consistency of potting soil by adding a polymer to the liquid sludge and then compacting it in the decanting centrifuge (***"Equipment"***); and

WHEREAS, in January, the Equipment manufacturer, Centrisys CNP, of Kenosha, Wisconsin (***"Centrisys"***), inspected the Equipment and determined that the rotating assembly requires maintenance, including the replacement of bearings and seals, and the repair or replacement of internal components (collectively, ***"Services"***); and

WHEREAS, Centrisys proposes to provide the Services for an amount not to exceed $148,400; and

WHEREAS, the Village and Centrisys desire to enter into an agreement for the provision of the Services by Centrisys (***"Agreement"***); and

WHEREAS, the Village has determined that the proposal from Centrisys to provide the Services is the most advantageous for the Village because the Centrisys is the manufacturer of the Equipment; and

WHEREAS, the Mayor and Board of Trustees have determined that waiving bidding and entering into the Agreement with Centrisys will serve and be in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 9-16 of the Village Code and the Village's home rule authority, the Village Board waives the requirement of competitive bidding for the procurement of the Services.

SECTION 3: APPROVAL OF AGREEMENT. Pursuant to the Village's home rule authority, the Agreement by and between the Village and Centrisys is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form and substance acceptable to the Village Manager and the Village Attorney.

SECTION 4: AUTHORIZATION TO EXECUTE AGREEMENT. The Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the final Agreement upon receipt by the Village Clerk of at least one original copy of the final Agreement executed by Centrisys; provided, however, that if the executed copy of the final Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Mayor and Board of Trustees, be null and void.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the affirmative vote of two-thirds of the Village Board according to law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

_____

Daniel C. Shapiro, Mayor

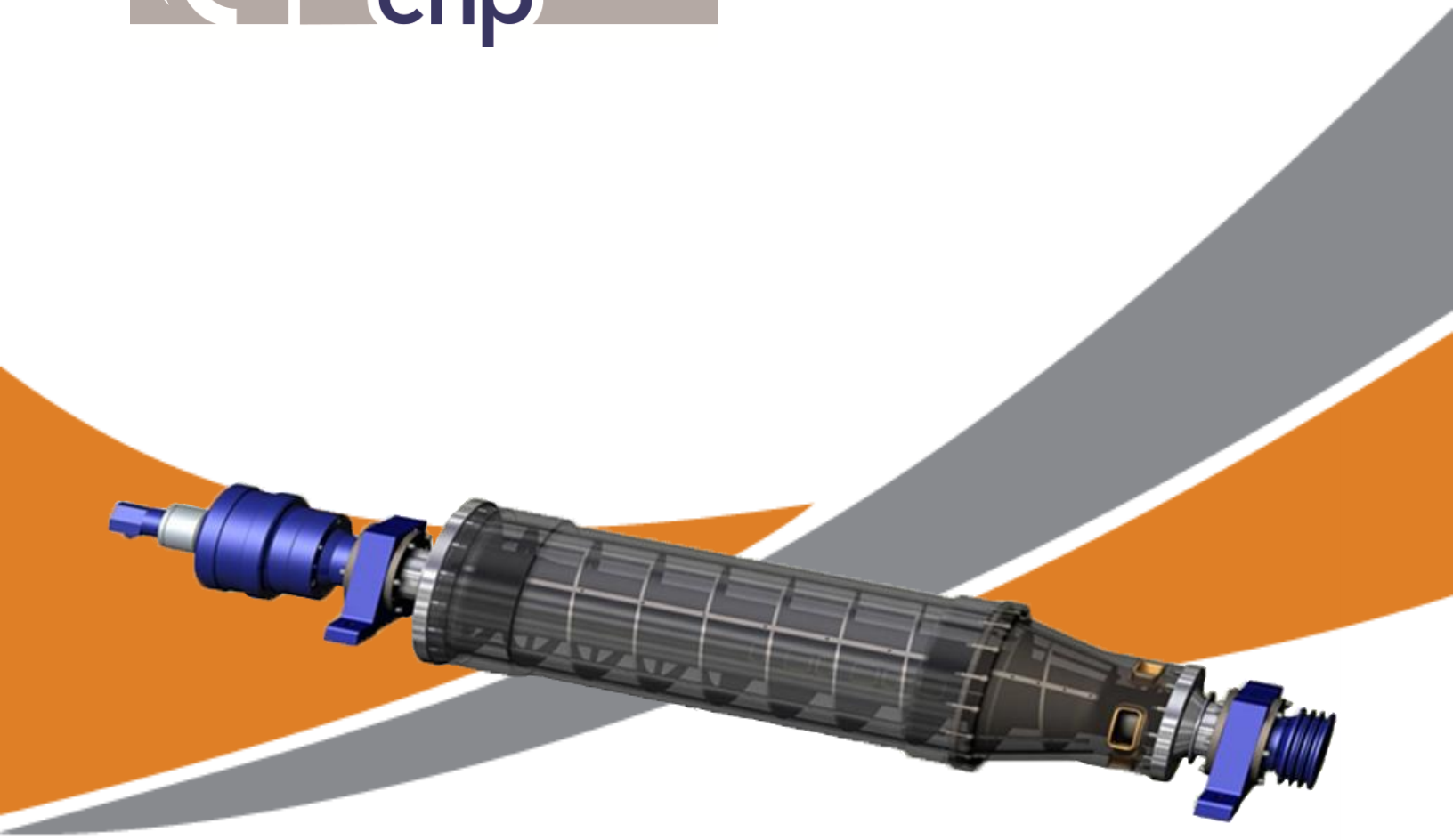
ATTEST:

_____

Kent S. Street, Village Clerk

EXHIBIT A

AGREEMENT



Minor/Major Repair Proposal

CS21-4 Rotating Assembly & 1071D Rotodiff

To	Village of Deerfield, IL
Centrisys Ref - Opp#	15877
Contact	Richard Devroeg
Location	Deerfield, IL
Date	2/4/2026
Prepared By	John Slowinski

9586 58th Place | Kenosha, WI 53144 USA | +1 (262) 654-6006 | info@centrisys-cnp.com | centrisys-cnp.com

ONE (1) MINOR/MAJOR REPAIR FOR CENTRIFUGE MODEL CS21-4 INCLUDING ROTODIFF MODEL & 1071D Rotodiff

ITEM 1. Rotating Assembly Repair Scope

Minor Repair Estimate includes the following:

- Dismantle, Clean & Inspect
- Provide report with Digital Pictures
- Replace Bearings & Seals
- Hi-speed balance of bowl
- Hi-speed balance of scroll
- Reassemble

Major Repair Estimate includes the following:

- Dismantle, Clean & Inspect
- Provide report with Digital Pictures
- Replace Bearings & Seals
- Replace worn/missing tiles (up to 40 tiles)
- Replace broken nozzles
- Repair flights
- Repair feed chamber wear
- Hi-speed balance of bowl
- Hi-speed balance of scroll
- Reassemble

ITEM 2. Centrifuge Backdrive (ROTODIFF) Repair

Minor Repair Estimate includes the following:

- Dismantle, Clean & Inspect
- Provide report with Digital Pictures
- Replace Bearings & Seals
- Reassemble
- Testing

Major Repair Estimate includes the following:

- Dismantle, Clean & Inspect
- Provide report with Digital Pictures
- Replace Bearings & Seals
- Replace transfer seal
- Replace cam
- Replace Rotor
- Replace distributor
- Reassemble
- Testing

PURCHASE PRICE:

Minor Repair

Minor Rotating Assembly Repair Price .....$26,600.00 **USD**
Minor Backdrive Repair Price.....$10,000.00 **USD**

Major Repair

Major Rotating Assembly Repair Price .....$53,200.00 **USD**
Major Backdrive Repair Price.....$26,500.00 **USD**

Site Service

Site Service Estimate: Removal & Installation Supervision.....$ 6,000.00 **USD***
Each visit is for up to 1 day on site & includes no overtime

Freight

Freight estimate to and from site .....$2,200.00 **USD**

Total Estimate

Minor Repair Total.....$44,800.00 **USD**
Major Repair Total.....$87,900.00 **USD**

F.O.B. Kenosha-WI, taxes excluded.

Validity
Purchase price is valid for thirty (30) days from the quotation date & Centrisys reserves the right to adjust pricing at any time during the repair process. Purchase order required within 60 days of repair report/estimate has been received to avoid storage fees.

Payment Terms
Net 30

Timetable
Lead time: 4-10 weeks following receipt purchase order

Warranty: Six (6) month warranty on repaired/replaced parts.

Please note:
The above pricing is a budgetary estimate. Repair costs will be based on the condition of the unit and the amount of wear, which is unknown until a full unit inspection is conducted.
Prior to repair, a full inspection and cost estimate will be sent to the customer to discuss repair options and final pricing.

TERMS AND CONDITIONS OF PURCHASE

These terms and conditions apply to all quotations, proposals, orders acknowledgements or confirmations and contracts of Centrisys (hereinafter "Equipment"). As used in these terms and conditions of sale, the word "Equipment" includes all hardware, parts, components, software and options.

1. **ACCEPTANCE**: Our sale to you is limited to and expressly made conditional on your assent to the terms and conditions of sale herein and, if applicable, on the attendant quotation, both of which form a part of this order and which supersede and reject all prior agreements, representations, discussions or negotiations, whether written or oral, with respect hereto and any conflicting or additional terms and conditions of yours, or any statement therein, whether or not signed by you. We will furnish only the quantities and Equipment specifically listed on our quotations, proposals, or order acknowledgements or confirmations. We assume no responsibility for the terms or conditions of, or for furnishing other equipment or material shown in, any plans and/or specifications for a project to which the equipment quoted or ordered herein pertain or refer.
2. **PRICES**: Unless otherwise specified in writing, all quoted prices are firm for thirty (30) days from the date of offer. Stenographic, clerical and mathematical errors are subject to correction.
3. **DELIVERY**: Dates for the furnishing of services and/or delivery or shipment of equipment are subject to change. Quoted lead times are figured from the date of receipt of complete technical data and approved drawings as such may be necessary. We shall not be liable, directly or indirectly, for any delay in or failure to deliver caused by carriers or delays from labor difficulties, shortages, strikes or stoppages of any sort failure or delay in obtaining materials from ordinary sources, fires, floods, storms, accidents, or other acts of God or force majeure, by any statute, regulation, administrative order or decree or order or judgment of a court of law or other causes beyond our reasonable control. Unless otherwise agreed to in writing by us, in no event shall we be liable for any damages or penalties whatsoever, or however designated, resulting from our failure to perform or delay in performing due to any of the causes specified in this paragraph 3.
4. **SHIPMENT, RISK OF LOSS, TAXES**: Prices are in US Dollars, F.O.B. Centrisys shipping point, unless otherwise noted. Our prices do not include federal, state, municipal or other government excise, sales, use, occupational, processing, transportation or like taxes now in force or enacted in the future. You shall pay any taxes we may be required to collect or pay now or at any time in the future (including interest and penalties imposed by any governmental authority), or any taxes you may be required to pay, that are imposed on the sale, delivery or support of equipment purchased or licensed as a part of this order, or you shall provide us with a tax exemption certificate acceptable to the appropriate taxing authority.
5. **CREDIT AND PAYMENT**: Unless otherwise noted on our quotation, proposal, or order acknowledgement or confirmation payment for equipment shall be thirty (30) days net. Pro Rata payments shall become due with partial shipments. Any discount period which may be granted by us begins on the invoice date and all payments are due thirty (30) days after the invoice date. All payments should be made without deduction, deferment, set-off, lien, or counterclaim of any nature. All amounts due not paid within the thirty (30) days after the date such amounts are due and payable shall bear interest at the lesser of 1.5 percent per month or the maximum rate of interest allowed by law. We reserve the right at any time to suspend credit or to change credit terms provided herein, when, in our sole opinion, your financial condition so warrants. Failure to pay invoices when such invoices are due and payable, at our election, shall make all subsequent invoices immediately due and payable irrespective of terms, and we may withhold all subsequent deliveries until the full account is settled. We shall not, in such event, be liable for delay of the performance or nonperformance of contract in whole or in part subsequent to such event.
6. **CANCELLATIONS AND CHANGES**: Orders which have been accepted by us are not subject to cancellation or changes in specification except upon prior written agreement by us and upon terms that will indemnify us against all losses resulting from or arising out of such cancellation or change in specifications. In the absence of such indemnification, we shall be entitled to recover al damages and costs of whatever nature permitted by the Uniform Commercial Code.
7. **DEFFERED SHIPMENT**: If shipment is deferred at your request, payment of the contract price shall become due when you are notified that the equipment is ready for shipment. If you fail to make payment or furnish shipping instructions we may either extend the time for doing so or cancel the contract. In case of deferred shipment at your request, storage and other reasonable expenses attributable to such delay shall be payable by you. Standard storage fee is $1,000 per month per unit, or as agreed upon.
8. BENEFICIAL OCCUPANCY: Final payment of the contract price must be received within ninety (90) days of delivery or within sixty (60) days of beneficial occupancy, whichever occurs first
9. **EQUIPMENT WARRANTY AND REMEDY**
   a. For new equipment only, we warrant to you that the equipment that is the subject of this sale is free from defects in design (provided that we have design responsibility), material and workmanship. The duration of this warranty is the earlier of twelve (12) months from startup or eighteen (18) months from notification of equipment being ready for shipment ("Warranty Period"). If you discover within the Warranty Period a defect in design, material or workmanship, you must promptly notify us in writing, preserving the equipment for our inspection. Within a reasonable time after such notification we will correct any such defect with either new or used replacement parts, at our option. Such repair, including both parts and labor, is at our expense.
   b. For repairs, parts and service provided by us, we warrant to you that the repairs, parts and service we provide to you will be free from defects in material and workmanship. The duration of this warranty is ninety (90) days from as applicable (i) the date which the machine required the repairs, parts or service is returned to you by us, (ii) the date or your receipt of the part, (iii) the date of

repair, if performed at your facility. If during this ninety (90) day period you discover a defect in the repairs, parts or service you must promptly notify us in writing.

c. All warranty service is subject to our prior examination and approval and will be performed by us at your facility or at one of our service centers designated by us. All transportation to and from the designated service center will be at our expense. If we are unable to repair the equipment to conform to the warranty after a reasonable number of attempts, we will provide at our option, one of the following: (i) a replacement for such equipment, or (ii) a full refund of the purchase price. These remedies are your exclusive remedies for breach of warranty. Unless otherwise agreed in writing by us, our warranty extends only to you and is not assignable to or assumable by any subsequent purchaser, in whole or in part, and any such attempted transfer shall render all warranties provided hereunder null and void and of no other further force or effect.

d. We will use all reasonable efforts to obtain for you any manufacturer's guarantees or warranties for any sub-assemblies included in the equipment. To the extent such warranties are assignable; we hereby assign to you all warranties that are granted to us by our suppliers of any sub-assemblies contained in the equipment.

e. The warranties set forth above are inapplicable to and exclude (i) any product, components or parts not manufactured by us or covered by the warranty of another manufacturer, (ii) damage caused by accident or the negligence of you or any third party, normal wear and tear, erosion, corrosion or by disasters such as fire, flood, wind and lightning, (iii) damage caused by your failure to follow all installation and operation instructions or manuals or to provide normal maintenance, (iv) damage caused by unauthorized or improper installation of attachments, repairs or modifications, (v) damages caused by a product or component part which we did not design, manufacture, supply or repair, or (vi) any other abuse or misuse by you or any third party.

f. EXCEPT AS SET FORTH IN SUBPARAGRAPHS (a) THROUGH (e) ABOVE, WE DISCLAIM ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO ANY IMPLLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

10. **LIMITATION OF LIABILITY**: In no event shall we be liable, and you hereby waive any claims against us and release us from liability to you, for any indirect, special, punitive, incidental, or consequential damages whatsoever based upon breach of warranty, breach of contract, strict tort, or any legal theory. Excluded damages include, but are not limited to, loss of profits, loss of savings or revenue, loss of use of the equipment or any associated equipment, cost of capital, cost of any substitute equipment, facilities or services, downtime, the claims of third parties including customers, and injury to property. This limitation does not apply to claims for personal injury. Some states do not allow limits on warranties, or on remedies for breach of certain transactions. In such states, certain of the limitations in this paragraph and subparagraph 8(c) do not apply.

11. **OWNERSHIP**: All drawings, designs, and specifications supplied by us have been prepared or assembled by us and is solely our property. Such drawings, designs and specifications have been furnished in order to provide full documentation and on the condition that they shall not be reproduced or copied in any manner whatsoever, in whole or in part, except for your internal use as necessary, and upon further condition that, as our sole property, they shall not be used, in whole or in part, for furnishing information to others or for any purpose not specifically authorized in writing signed by one of our corporate officers. These ownership provisions shall not be superseded by any printed form used in connection with or arising out of a sale induced by a proposal or otherwise.

12. **PATENT INFRINGEMENT**:

(a) We warrant that the equipment in the condition sold to you is free of the rightful claim of infringement of any apparatus claims of any third party U.S. patent issued as of the date of our acknowledgement and acceptance of your order, and we will defend, indemnify and hold you harmless from such claims, provided, however, we make no express or implied warranties of non-infringement and undertake no indemnification in respect to third party rights where the alleged patent infringement is based upon or related to (i) any method, process or product claims in third party U.S. patent, (ii) any combination of the equipment with other equipment not supplied by us, (iii) any modifications of the equipment made by you and not approved by us.

(b) You shall notify us within thirty (30) days of receipt of notice of an alleged third party patent infringement claim that would entitle you to patent infringement indemnification pursuant to paragraph 11(a), and we shall thereupon assume defense of the claim at our expense. We shall have the sole right to settle or otherwise compromise a third party claim, including but not limited to the right to either (i) modify the equipment to avoid infringement if you are agreeable to the modification, (ii) repurchase the equipment from you at a price equal to the then current fair market value of the equipment, (iii) secure rights by the assignment or license to permit continued use of the equipment.

(c) If a third party charges us with patent infringement relating to equipment sold by us to you, we shall have the right to either (i) modify the equipment to avoid infringement if you are agreeable to the modification, (ii) repurchase the equipment from you at a price equal to the then current fair market value of the equipment, (iii) secure rights by the assignment or license to permit continued use of the equipment. If a third party charges us with patent infringement on the basis set forth in paragraph 11 (a)(i), (ii) or (iii), you shall hold us harmless for all expenses and awards of damage against us, and we shall also have the right to modify or repurchase the equipment or to secure rights for continued use by way of assignment or license set forth in this paragraph.

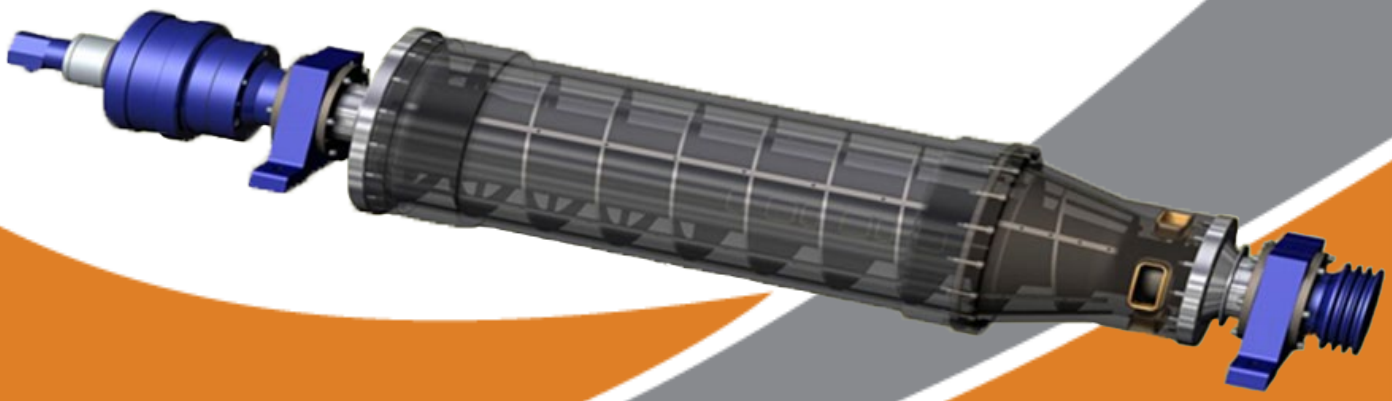
13. **SAFETY AND HEALTH STANDARDS**: The equipment described herein (or on specifications provided herewith) complies with applicable safety and health standards issued pursuant to the Occupational Safety and Health Act of 1970 (the Act) and in effect on this date as such standards are interpreted and understood by us. These standards may be amended and/or their meaning may be clarified prior to shipment or performance, and if such changes or clarification requires changes in the equipment described herein,

we shall make the necessary changes available to you. You shall pay for any and all changes at our prices therefore in effect at time of shipment or performance, as the case may be. Because actual compliance by employers with the Act is beyond our control, we cannot and do not represent that the use of the equipment described herein, nor the location, installation or maintenance thereof, will comply with the Act or regulations and standards issued pursuant thereto. We make no representation of compliance with safety and health standards contained in any statute, regulations or ordinance of any state or political subdivision thereof applicable to the equipment described herein unless you have notified us of the existence and contents of such standards and we have agreed in writing to the incorporation of such standards in the specifications relating to such equipment. Nothing in this provision shall operate to modify or affect in any manner whatsoever our disclaimer of any liability for consequential damages contained elsewhere in these terms and conditions of sale.

14. **INSPECTION**: Upon prior written notice, you may make reasonable inspections of equipment at our facility. We reserve the right to determine the reasonableness of the request and to select an appropriate time and location for such inspection. You agree to execute appropriate confidentiality provisions upon our request prior to visiting our facility. All costs of inspection shall be solely determined by us and shall be payable by you. No inspection or expediting by you at the facilities of our suppliers is authorized.
15. **SOFTWARE PROVISIONS**: If software is provided hereunder, you are granted a nonexclusive, royalty free license only for your use of the software provided with our equipment. Under this license you may: (i) use our software in machine readable code only and only with the equipment provided, (ii) copy our software into any machine readable object code form for backup purposes in support of your use of our software on the equipment provided, and (iii) create one additional copy of the software for archival purposes only. This license may not be assigned, sublicensed or otherwise transferred by you with our prior written consent. You hereby recognize and acknowledge that the software provided to you hereunder comprises valuable trade secret and/or copyright property of Centrisys (or its licensor) and you covenant that you will take adequate precautions against access to the software by, or disclosure of the software to, anyone not authorized hereunder to use or have access to the software.
16. **TIME LIMIT FOR BRINGING SUIT**: Any action you file against us, whether for breach of contract, including but not limited to breach of warranty, or for negligence or strict tort, must be commenced within ninety (90) days following the expiration of the Warranty Period.
17. **MODIFICATION OF TERMS**: The terms and conditions set forth herein are an integral part of our quotation, proposal and/or order acknowledgement or confirmation. These terms shall not be deemed altered, modified or added to by printed or other “standard” terms in the purchase order, acceptance or similar document. Our confirmation or acknowledgement of any order is with the express understanding that all printed or other “standard” language on any such documents submitted by you will be entirely disregarded to the extent that it varies from the terms and conditions of this proposal/offer which may be modified only by typed or handwritten language in the body of you order, acceptance or similar document, together with a written acknowledgement and acceptance of such modification by us.
18. **LIMITATION ON WARRANTIES**: THE WARRANTES SET FORTH HEREIN ARE IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING AN IMPLIED WARRANTY IF MERCHANTABILITY, AN IMPLIED WARRANTY OF FITNESS FOR A PARTICULARPURPOSE, AND AN IMPLIED WARRANTYOF NONINFRINGEMENT. WE HERBY EXPRESSLY EXCLUDE FORM THIS CONTRACT THE IMPLIED WARRANTY OF MERCHANTABILITY, THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND THE IMPLIED WARRANTY OF NONINFRINGEMENT, OUR WARRANTIES AND LIABILITIES HEREUNDER ARE LIMITED AS STATED HEREIN.
19. **APPLICABLE LAW**: Any controversy or claim arising out of the contract or the breach thereof shall be finally decided with binding effect on both parties by the courts of Wisconsin and in accordance with the laws of the State of Wisconsin, without giving effect to the provisions thereof relating to conflict of laws. THE EQUIPMENT AND PARTS DESCRIBED IN THESE TERMS AND CONDITIOINS OF SALE MAY CAUSE INJURY IF NOT OPERATED PROPERLY AND FOR THIS REASON ALL OPERATORS SHOULD BECOME THOROUGHLY FAMILIAR WITH THE OPERATING INSTRUCTIONS BEFORE OPERATING THE EQUIPMENT.

Centrisys Contact
Lance Pesola
Regional Sales Manager
9586 58th Place
Kenosha, WI 53144
Ph: (262) 654-6006
Direct: (262) 234-1195
Email: lpesola@centrisys.us

CENTRISYS EQUIPMENT LEASE



Actual equipment will vary depending on customer's needs and availability

THIS EQUIPMENT LEASE or PILOT TESTING AGREEMENT is made by and between:

Centrifuge-Systems, LLC
9586 58th Place
Kenosha, WI 53144

City of Deerfield, IL

(hereinafter referred to as "Customer")

SECTION 1 SCOPE OF SUPPLY

Equipment	Manufacturer	Model	Phase	Mount	Reference #
TBD	CENTRISYS	CS21-4	2PH	SPARE RA	

Replacement Value for insurance purposes 400,000

Equipment Includes

Feed Pump	☐ Yes	☑ No
Conveyor	☐ Yes	☑ No
Grinder	☐ Yes	☑ No
Power Cable	☐ Yes	☑ No
Polymer	☐ Yes	☑ No
Polymer System	☐ Yes	☑ No
Power Cable	☐ Yes	☑ No
Hoses and Fittings	☐ Yes	☑ No
*Trailer	☐ Yes	☑ No

Additional charges apply if centrifuge skid is to remain on trailer during rental period

Regular Trailer $1200/month ☐ Double Drop $2,500/month ☐

MODIFICATIONS

SECTION 2 SCOPE OF SERVICES - RENTAL

Commissioning: Set up assistance and process startup. ☑ Yes ☐ No

Approximately 3 days.

Decommissioning: Tear down, pack up and prepare for return shipping. ☑ Yes ☐ No

Approximately 2 days..

SCOPE OF SERVICES - PILOT TESTING

Commissioning: Set up assistance and process startup.
Approximately 1 day.
Decommissioning: Tear down, pack up and prepare for return shipping.
Approximately 1 day.
Analysis of samples.
Completion and submission of pilot test report

OTHER SERVICES

SECTION 3 TERMS AND PROVISIONS

1. **Lease**
   Centrisys hereby leases to Customer, and Customer hereby leases from Centrisys the Equipment, as described above. The purpose of this Lease Agreement is to allow the Customer to operate and/or evaluate the performance and efficiency of the Equipment. "Exhibit A" is attached hereto and made a part of this Agreement.

2. **Insurance**
   Customer shall procure and continuously maintain and pay for all risk insurance during the contract term covering this Equipment against loss, theft, or damage from every cause whatsoever, naming Centrisys as loss payee, for not less than the replacement cost of the Equipment as set forth in Section 1, Scope of Supply, without consideration for depreciation. Further, Customer shall provide Certificates evidencing this insurance to Centrisys, prior to shipment of equipment.
   Customers policies shall name Centrisys as additional insured on the commercial general liability, commercial auto, and umbrella policies as shown on the sample Acord insurance certificate. Additional insured coverage shall apply as primary and non-contributory with respect to any other insurance afforded to Centrisys. The Customer shall obtain from each of its insurers a waiver of subrogation on commercial general liability, auto & workers compensation in favor of Centrisys with respect to losses arising out of or in connection with the lease. Customer must provide Centrisys with a “Compliance Certificate of Insurance” prior to unit being shipped/ delivered.

3. **Lease Term/ Minimum Rental Period**
   The Lease term shall commence as of the day and time that the Equipment leaves the shipping dock of Centrisys and shall continue thereafter until the Equipment is returned back to the shipping dock of Centrisys. The minimum rental period under this Lease is 30 days even if the equipment is returned back earlier. After the initial 30 days, rent will be charged on a 15-day (1/2 month) period until the Equipment is received back at Centrisys shipping dock. (This minimum rental period does not apply for pilot tests.)

4. **Rent and Security Deposit**
   Prior to shipment of the Centrisys rental equipment, both the security deposit and the first month’s rent must be paid in full to Centrisys as specified in “Exhibit A," Both of these expense items will be invoiced to customer upon the execution of this agreement. Subsequent invoices shall be issued one month after the equipment is delivered to site and on a monthly basis thereafter, at the beginning of the rental month. Excluding the security deposit and first month’s rent, all payments due "Net 30.”

5. **Transportation Charges**
   All freight charges from Centrisys shipping dock to the Customer Site; and return from Customer Site to Centrisys shipping dock shall be paid by the Customer, unless otherwise noted in Exhibit A.

6. **Cancellation Fee**
   In the event the Customer terminates this agreement or refuses delivery after the unit has shipped, a cancellation fee of $1,000 will be charged to the Customer, plus any incurred shipping costs.

7. **Taxes**
   Customer shall be responsible and pay for all applicable federal, state, and local use, sales, property (ad valorem), excise and similar taxes or government charges relating to the Equipment or otherwise attributable to this Equipment Lease.

8. **Technical Service**
   The services of our technician will be billed separately as outlined in "Exhibit A". If technical services are declined, customer takes responsibility for proper commissioning and decommissioning.

9. **Installation of the Equipment**
   Customer shall furnish, at its own expense, all provisions, material, labor and conditions required for the temporary installation of the Equipment, including suitable building enclosures, foundations and appurtenances necessary to provide a complete operating facility, if applicable.

10. **Reconditioning Charges**
    All repairs necessary, beyond normal wear, will be at the current standard shop rate plus parts. The reconditioning charge only applies if the equipment is damaged due to abuse, negligence, or other circumstances on the Customer's part and out of Centrisys's control.

11. **Location of Equipment**
    Throughout the term of this Agreement, the Equipment shall be kept by the Customer at the Location specified in "Exhibit A" and shall not be moved without the prior written consent of Centrisys.

12. **Payment of Invoices**
    Centrisys. shall submit an invoice to the customer covering any reconditioning payment and/or services provided in connection with this Agreement. Such invoices shall become immediately due and payable upon receipt by the Customer.

13. **Ancillary Equipment and Installation**
    Unless otherwise stated in "Section 1 Scope of Supply," the Customer shall be responsible for furnishing all required ancillary equipment including, but not limited to, pumps, wiring, interconnecting piping, cake conveying equipment, etc., required for operation of the Equipment. Centrisys shall not be responsible for furnishing any equipment or service except as specifically noted in this Agreement. The Customer shall be responsible for the integration of various components into the complete system and installation of same. The Customer further agrees to provide routine maintenance of the Equipment while in the Customer's possession and must operate and maintain the same in accordance with Centrisys's instructions.

14. **Maintenance/ Use**
    Customer shall maintain, service and keep in good repair the Equipment at its own expense, except for normal wear and tear or depreciation. Customer shall use the Equipment for its intended purpose in the regular course of business and operate the same with a competent and qualified operator within normal operating capacities and in compliance with all conditions and requirements of any insurance policies. If Equipment is operated without Centrisys personnel, customer shall be responsible for maintaining equipment to Centrisys guidelines.

15. **Supplies/ Utilities**
    Customer shall pay all charges for conditioning chemicals, water, steam, electricity, light, heat, power, telephone, or other utility services furnished to or used on, or in connection with, the Equipment (including any charges for installation of such services) during the term of this contract. Centrisys may supply polymer or other chemicals for testing.

16. **Ownership**

Title to the described Equipment and all additions and accessories originating from Centrisys remain unqualified in Centrisys name.

17. **Modifications**

Customer shall not make any modifications, alterations, or improvements to the Equipment without the prior written consent of Centrisys.

18. **Safety Devices**

Centrisys shall furnish safety devices normally associated with the Equipment. Any additional safety devices which may be required due to local government regulations, etc., shall be furnished and installed by the Customer.

19. **Accommodation by Customer**

Customer agrees to provide reasonable access to Customer's site for customary mobile transport vehicles for delivery of the Equipment. Customer is responsible for offloading of Equipment immediately upon delivery, except where a Centrisys supplied trailer is included as specified under Section 1, Scope of Supply. Customer's failure to accommodate delivery of the Equipment could result in additional shipping charges.

20. **Confidentiality**

The Customer agrees not to divulge to third parties any pertinent details with respect to the test or the design of Equipment supplied under this agreement nor to provide third parties with actual access to the Equipment without the express written consent of Centrisys.

21. **Cleaning/ Packing/ Return Shipment**

Upon completion of the program and prior to return shipment, the Customer shall thoroughly clean the Equipment to the extent possible and prepare it for transport, unless it is agreed that a Centrisys technician is conducting the entire test, or a Centrisys technician has been requested for decommissioning.

22. **Access to Equipment**

Centrisys shall at all times have free access to the Equipment, as well as all records of Customer with respect to the Equipment, for the purpose of maintenance, inspection and observation or, to make alterations, repairs, improvements, or additions, or to determine the nature or extent of use of the Equipment.

23. **Default**

Customer's failure to pay rent and other amounts owing hereunder, within 5 days after their due date, or if Customer fails to observe or perform any other obligation of this Agreement, shall entitle Centrisys to any of the following remedies: (i) declare the entire amount of rent immediately due and payable without notice or demand; (ii) sue for recovery of rents and other payments; (iii) take possession of the Equipment, without notice or demand; (iv) terminate this Agreement; or (v) pursue any other remedy at law or in equity.

24. **Entire Agreement, Governing Law, Binding Effect**

This Agreement constitutes the complete understanding and agreement between Centrisys and the Customer and shall be construed and enforced in accordance with the laws of the State of Wisconsin. Further, this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

25. **Indemnity**

The Customer expressly agrees to indemnify, defend, and hold Centrisys harmless from and against all claims (including claims by third parties) for loss, damage, injury, and expense, including reasonable attorney fees and costs, arising out of, connected with, or resulting from Customer's direct or indirect use, selection, delivery, possession, operation and return of the Equipment supplied hereunder for the contract term, including incidental or consequential damages or from any other cause whatsoever.

26. **Acceptance of Equipment/ No Warranties**

Customer has determined that the Equipment is suitable for the use intended, and Customer has inspected the Equipment and accepts the same in an "as is" condition as delivered. Centrisys has not made and makes no representations or warranties, whether expressed or implied as to the condition of the equipment, including its merchantability, design, quality, workmanship, or fitness for any particular purpose.

27. **Additional Customer Responsibilities**

Customer acknowledges receipt of Skid Information Document detailing equipment size, weight, power, and water requirements. Proper offloading equipment is available on site and that equipment will be situated on level ground suitable to the size of the equipment.

Distance to the feed connection point, drain and electricity supply verified. Electrical hookup, hoses and connections verified and obtained.

Consumables (grease and oil) necessary for extended operation of equipment, are to be furnished by the Customer at its cost.

EXHIBIT A
LEASE PAYMENT SCHEDULE
CONTRACT AND SIGNATURE

Weekly Testing Rate:		***$***	
Monthly Rental Rate:	***Due with signed agreement***	***$***	20,000.00
Security Deposit:	***Due with signed agreement***	***$***	6,000.00
Site Service Rate:	***Estimated Site Service Requirement per Section 2***		
Includes commissioning and decommissioning at $1700/day		***$***	8,500.00
Contract Term:			***Months***
Minimum rental of 30 days (not prorated)			
Contract Start Date:			_____
Upon equipment leaving Centrisys facility until equipment has returned to Centrisys.			
Freight To and From Site (Estimated):		***$***	4,000-6,000
Availability: _____	***days after receipt of signed contract, security deposit and first month's rent***		
Payment Terms:	***Due upon receipt***		
F.O.B.:	***Centrisys Facility***		

Additional Comments:

Existing Centrisys centrifuge must be equipped with compatible housing seals or slinger rings to accommodate the spare rotating assembly (RA).

Site Information

Name:	
Street Address:	
City, State Zip:	
Contact Name/Phone:	

We hereby accept, agree and comply with the terms and conditions set forth above.

Customer Signature	***Date***
Centrisys Signature	***Date***

REQUEST FOR BOARD ACTION

Agenda Item: 26-37

Subject: Ordinance Amending Section 2-185 of the Village Code Regarding Injunctive Relief in Administrative Adjudications

Action Requested: Adopt Ordinance

Originated By: Village Attorney

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

On August 15, 2025, Governor Pritzker signed into law House Bill 1842 expanding the powers of administrative hearing officers in local administrative code enforcement adjudications. Section 1-2.1-4 of the Illinois Municipal Code, 65 ILCS 5/1-2.1-4, previously limited administrative hear officers' authority to only order fines to garner compliance with local municipal codes. The new legislation now permits administrative hearing judges to "enter orders prohibiting further code violations or compelling the remediation of existing code violations within a specified time and authorizing the municipality to take all necessary steps to remediate code violations." The new law went into effect on January 1, 2026.

The authority of the Village's Hearing Officer is set forth in Section 2-185 of the Village Code. To allow the Village's Hearing Officer the power to exercise this newly expanded authority, the Village Board must amend Section 2-185 of the Village Code to expressly allow the Hearing Officer the authority to issue injunctive relief.

The Village Attorney recommends that the Village Board adopt the enclosed Ordinance because expanding the Hearing Officer's powers will lead to more efficient compliance and reduce the Village's court costs.

Reports and Documents Attached:

Ordinance

Date Referred to Board: March 11, 2026

Action Taken: _____

VILLAGE OF DEERFIELD

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING SECTION 2-185 OF "THE MUNICIPAL CODE OF THE VILLAGE OF DEERFIELD, ILLINOIS, 1975," AS AMENDED, REGARDING INJUNCTIVE RELIEF IN ADMINISTRATIVE ADJUDICATIONS

WHEREAS, Article 16 of Chapter 2 of the "The Municipal Code of the Village of Deerfield, Illinois, 1975", as amended (***"Village Code"***), sets forth regulations regarding the Village's administrative hearing system (***"Administrative Adjudication Regulations"***); and

WHEREAS, on August 15, 2025, Governor Pritzker signed into law House Bill 1842 which expanded the powers of administrative law judges in local administrative code enforcement adjudications by authorizing administrative law judges to enter orders imposing injunctive relief in addition to monetary fines; and

WHEREAS, the Village now desires to amend the Village Code as provided in this Ordinance to allow the Village administrative hearing officer to impose injunctive relief and the authority to remediate code violations; and

WHEREAS, the Village Board has determined that it will serve and be in the best interests of the Village and its residents to amend the Administrative Adjudication Regulations pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: AMENDMENT TO SECTION 2-185 OF THE VILLAGE CODE. Section 2-185, titled "Hearing Officer," of Article 16, titled "Administrative Hearing System," of Chapter 2, titled "Administration," of the Village Code is hereby amended and shall read as follows:

"Sec. 2-185. Hearing Officer:

* * *

(e) Authority and Jurisdiction. The Hearing Officer shall have all powers necessary to conduct fair and impartial hearings including, but not limited to, the power to:

(1) Hold conferences for the settlement or simplification of the issues;

(2) Administer oaths and affirmations;

(3) Conduct hearings in accordance with this article, including hearing testimony and accepting evidence that is relevant to the allegation of a Violation;

(4) Rule upon motions, objections, and the admissibility of evidence;

(5) At the request of any party or on the Hearing Officer's own motion, issue subpoenas directing witnesses to appear and give relevant testimony at the Hearing, or directing the production of relevant books, records, or other information, but only if the Hearing Officer determines the subpoenaed information is necessary to present relevant evidence that relates to a contested issue in the case;

(6) Preserve and authenticate the record of the Hearing, including all exhibits and evidence introduced at the Hearing;

(7) Postpone or continue a violator's Hearing to a later Hearing date;

(8) Issue a final determination, based on the evidence presented at the Hearing, on whether a Violation occurred or exists. The Hearing Officer's final determination shall be in writing and shall include written findings of fact and conclusions of law, including any corrective measures, the applicable fines and penalties, or other action with which the violator must comply;

(9) Impose penalties consistent with applicable Code and Zoning Code provisions, order the violator to obtain a compliance bond, and require the violator to take corrective measures to cure the Violation upon finding a violator liable for the charged Violation, except as expressly provided in this article;

(10) Enter orders prohibiting further code violations or compelling the remediation of existing code violations within a specified time and authorizing the Village to take all necessary steps to remediate code violations;

~~(10)~~**(11)** Impose administrative costs in an amount not less than the minimum amount set by the Board of Trustees in a resolution adopted pursuant to Section 2-196 of this Code, upon finding a violator liable for the charged Violation. The Hearing Officer shall have no authority to waive, or impose an amount less than the minimum amount set by the Village Board;

~~(11)~~**(12)** Require, upon recommendation of the Village, that a violator complete, and provide proof of completion of, a specified period of community service with an organization designated by the Village Manager in consultation with the Chief of Police. Such community service may include, without limitation, a specific period of attendance at a designated educational program or the receipt of counseling related to substance abuse. This community service requirement may be imposed in addition to, or in lieu of, any applicable fines and administrative costs for the Violation;

~~(12)~~**(13)** Upon recommendation of the Village, accept and enter any agreed order, continuance, or other agreed disposition of any matter; and

~~(13)~~**(14)** Conduct and adjudicate hearings concerning towed motor vehicles, in accordance with and pursuant to Chapter 22 of the Code."

SECTION THREE: EFFECTIVE DATE. This Ordinance will be in full force and effect after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Daniel C. Shapiro, Mayor

ATTEST:

_____
Kent S. Street, Village Clerk

REQUEST FOR BOARD ACTION

Agenda Item: 26-38

Subject: Resolution Authorizing the Purchase of Submersible Pump from Xylem, Inc.

Action Requested: Authorize $36,542 for Pump Provided by Xylem, Inc.

Originated By: Department of Public Works and Engineering

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

In 2025, one of the Flygt submersible pumps at the Wilmot Road Lift Station triggered an alarm and was removed for inspection. Staff determined that the impeller was not spinning freely, indicating a potential internal mechanical issue. The pump was subsequently sent to the Xylem (Flygt's parent company) service center for evaluation.

The service report determined that water and oil had migrated into the motor due to a failed seal. The report also recommended replacement of the impeller and wear rings due to the age and condition of the pump. Xylem provided a repair estimate of $15,105.

During discussions with Xylem, staff were advised that this pump model is over 30 years old and that replacement parts will soon no longer be manufactured. Xylem provided a quote of $36,542 for a new Flygt 15 HP submersible pump. Given the age of the existing pump and the limited remaining service life even if repaired, staff believe it is in the best interest of the Village to replace the unit rather than invest in repairs.

Staff also consulted with Strand Associates regarding alternative pump manufacturers. While other manufacturers were considered, installing a different pump would require significant modifications to the existing piping, guide rail system, and controls at the lift station. These modifications would substantially increase project costs and installation complexity. As the wet weather portion of the lift station is designed for Flygt pumps, Xylem, Inc. is the only manufacturer capable of providing a compatible replacement without system modifications.

For these reasons, staff recommend that the Board of Trustees approve the Resolution Waiving Competitive Bidding and Authorizing the Purchase of one Flygt 15 HP Submersible Pump from Xylem, Inc. in the amount of $36,542. Brandon Janes, Wastewater Treatment Plant Superintendent, will be present at the meeting to answer questions.

Reports and Documents Attached:

Resolution

Date Referred to Board: 3.16.26

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026-_____

A RESOLUTION WAVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF A SUBMERSIBLE PUMP

WHEREAS, the Village of Deerfield (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, in 2025, one of the Flygt submersible pumps at the Wilmot Road Lift Station (***"Pump"***) triggered an alarm and was removed for inspection, resulting in the discovery of a mechanical issue; and

WHEREAS, Xylem, Inc. (***"Xylem"***), Flygt's parent company, inspected the Pump and determined that the model is over 30 years old and that replacement parts will soon no longer be manufactured; and

WHEREAS, Xylem submitted a proposal to provide a new Flygt 15 HP submersible pump (***"Equipment"***) in an amount not to exceed $36,542.00 (***"Purchase Order"***); and

WHEREAS, Xylem is the only company capable of providing the Equipment without significant system modifications; and

WHEREAS, the Village Board has determined that waiving bidding and entering into the Purchase Order with Xylem for the Equipment will serve and be in the best interests of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant Section 9-16 of the Village Code and the Village's home rule authority, the Village Board hereby waives the advertising and bidding requirements for the Purchase Order.

SECTION 3: APPROVAL OF PURCHASE ORDER. Pursuant to the Village's home rule authority, the Village Board hereby approves a purchase of the Equipment from Xylem for a price not to exceed $36,542.00 pursuant to the approval of the Purchase Order by the Village Manager.

SECTION 4: AUTHORIZATION TO EXECUTE PURCHASE ORDER. The Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, a Purchase Order for the purchase of the Equipment from Xylem. If the executed copy of the Purchase Order is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Mayor and Board of Trustees, be null and void.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by two-thirds of the Village Board according to law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

_____
Daniel C. Shapiro, Mayor

ATTEST:

_____
Kent S. Street, Village Clerk

REQUEST FOR BOARD ACTION

Agenda Item: 26-40

Subject: Resolution Approving a Fourth Amendment to the Lake-Cook Corridor Agreement with the Village of Northbrook

Action Requested: Approval of Resolution

Originated by: Village Manager

Referred to: Village Mayor and Board of Trustees

Summary of Background and Reason for Request:

Since 1995, the Villages of Deerfield and Northbrook have cooperated in planning land uses and development of unincorporated properties along the common boundaries of the two villages.

As property has been annexed and development taken place in both Village's over time on many of the impacted parcels, amendments have taken place to the original agreement. A Fourth Amendment is now proposed as the Amgen property on the north side of Lake Cook Road from the Tollway west to Saunders Road has been annexed by Deerfield. The attached agreement removes the Baxter North parcel from the agreement as it is north of the Amgen property and south of Parkway North, both properties already part of incorporated Deerfield.

The Village of Northbrook approved the Agreement at its Village Board Meeting on March 10, 2026.

The Village staff recommends approval of the Resolution and Agreement and will be available for questions at the meeting.

Reports and Documents Attached:

Resolution Approving the Agreement
The Proposed Agreement

Date Referred to Board: March 16, 2026

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A FOURTH AMENDMENT TO THE LAKE-COOK CORRIDOR AGREEMENT WITH THE VILLAGE OF NORTHBROOK

WHEREAS, in 1995, the Village of Deerfield ("***Deerfield***") entered into the Lake-Cook Corridor Agreement ("***Corridor Agreement***") with the Village of Northbrook ("***Northbrook***") to govern the land use and development of unincorporated properties along the common boundaries of the two villages; and

WHEREAS, the Corridor Agreement was subsequently amended in 2002 ("***First Amendment***"), 2005 ("***Second Amendment***"), and 2012 (***"Third Amendment"***); and

WHEREAS, since the execution of Corridor Agreement and the subsequent amendments, many of the previously unincorporated parcels of property governed by the Corridor Agreement have been annexed into either Northbrook or Deerfield; these parcels include those identified in the Corridor Agreement as the "Baxter South Parcel," the "Red Roof Inn Parcel," and a majority of the "LaSalle and Surrounding Parcels"; and

WHEREAS, the property referred to in the Corridor Agreement as the "Baxter North Parcel," which includes Baxter International Inc.'s headquarters located at 1 Baxter Parkway, Deerfield, Illinois, is currently located in unincorporated Lake County, but is surrounded on three sides by property located within Deerfield; therefore, it is not foreseeable that the Baxter North Parcel may be annexed into Northbrook in the future; and

WHEREAS, after full consideration of all annexation, planning and intergovernmental issues affecting this matter, Deerfield has determined that it is in the bests interests of the public health, safety and welfare of Deerfield in general, and the property owners and residents in and around the Lake-Cook Road Corridor in particular, to remove the Baxter North Parcel from the Corridor Agreement and release it from the Corridor Agreements terms, conditions, and provisions pursuant to a Fourth Amendment to the Lake-Cook Corridor Agreement (***"Fourth Amendment"***); and

WHEREAS, the Mayor and Board of Trustees have determined that entering into the Fourth Amendment with Northbrook will serve and be in the best interest of Deerfield and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF FOURTH AMENDMENT. Pursuant to the Village's home rule authority, the Agreement by and between Deerfield and Northbrook is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form and substance acceptable to the Village Manager and the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE FOURTH AMENDMENT. The Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the final Fourth Amendment.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the Village Board according to law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

_____

Daniel C. Shapiro, Mayor

ATTEST:

_____

Kent S. Street, Village Clerk

EXHIBIT A

FOURTH AMENDMENT

This instrument prepared by
and, after recording, should be
returned to:

Benjamin L. Schuster
Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, IL 60654

(Recorder's Stamp)

FOURTH AMENDMENT
LAKE-COOK ROAD CORRIDOR AGREEMENT

THIS FOURTH AMENDMENT (*"Fourth Amendment"*) is made and entered into as of the _____ day of _____, 2026, by and between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (*"Northbrook"*), and the **VILLAGE OF DEERFIELD**, an Illinois home rule corporation (*"Deerfield"*).

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth in this Fourth Amendment, the receipt and sufficiency of which is hereby acknowledged and agreed to by Northbrook and Deerfield, the parties agree as follows:

SECTION 1. RECITALS

A. Northbrook and Deerfield are home rule units of local government by virtue of the provisions of the Illinois Constitution of 1970.

B. Northbrook and Deerfield previously entered into that certain Lake-Cook Road Corridor Agreement on July 25, 1995 (the *"Original Corridor Agreement"*) to, among other things: (i) establish certain municipal jurisdiction boundaries, (ii) provide for responsible and compatible land use planning and administration, (iii) provide comprehensive solutions to issues concerning annexation, zoning, and land use management standards, (iv) limit and mitigate potential adverse impacts of the development or redevelopment of certain parcels, and (v) establish a foundation for ongoing communication, cooperation. and consultation within the area generally known as the Lake-Cook Corridor (collectively, the *"Planning Objectives"*).

C. Northbrook and Deerfield previously entered into that certain First Amendment to Lake-Cook Road Corridor Agreement dated February 12, 2002 (the *"First Amendment"*), whereby to facilitate the annexation and related zoning and subdivision approvals by Northbrook for a portion of the LaSalle and Surrounding Parcels, the entirety of those parcels as depicted on *Exhibit A* attached to and made a part of the First Amendment, Northbrook and Deerfield agreed to amend certain use and bulk regulations set forth in the Original Corridor Agreement with respect to the LaSalle and Surrounding Parcels, and further agreed to the parallel and consistent amendment of the use and bulk regulations of the Baxter South parcel, as depicted on *Exhibit B* attached to and made a part of the First Amendment.

D. Northbrook and Deerfield previously entered into that certain Second Amendment to Lake-Cook Road Corridor Agreement dated January 18, 2005 (the "*Second Amendment*"), whereby, to facilitate the annexation and related zoning and subdivision approvals by Deerfield for the Baxter South

Parcel as described in the Original Corridor Agreement as amended by the First Amendment, Northbrook and Deerfield agreed to amend certain use and bulk regulations set forth in the Original Corridor Agreement as amended by the First Amendment with respect to the Baxter South Parcel, and further agreed to parallel and consistent amendments of the use and bulk regulations of the LaSalle and Surrounding Parcels.

E. Northbrook and Deerfield previously entered into that certain Third Amendment to Lake-Cook Road Corridor Agreement dated February 6, 2012 (the "*Third Amendment*") (the Original Agreement as amended by the First Amendment, Second Amendment, and Third Amendment is hereinafter referred to as the "*Corridor Agreement*"), to remove and release the Baxter South Parcel, Red Roof Inn Parcel, and the Incorporated LaSalle and Surrounding Parcels from the Corridor Agreement.

F. Due to the fact that the Baxter North Parcel is not adjacent to any land within Northbrook or land that foreseeably may be annexed into Northbrook in the future, and is surrounded on three sides by property within Deerfield, Northbrook and Deerfield now desire to further amend the Corridor Agreement to remove and release the Baxter North Parcel in its entirety from the Corridor Agreement.

G. Northbrook and Deerfield have the power and authority to enter into this Fourth Amendment pursuant to their respective home rule powers; the provisions of Article VII, Section 10 of the Illinois Constitution of 1970; the Local Land Resource Management Planning Act, 50 ILCS 805/1 *et seq.*; the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and Section 11-12-9 of the Illinois Municipal Code, 65 ILCS 5/11-12-9.

H. After full consideration of all annexation, planning and intergovernmental issues affecting this matter, Deerfield has determined that it is in the best interests of the public health, safety and welfare of Deerfield in general and the property owners and residents in and around the Lake-Cook Road Corridor in particular, to enter into this Fourth Amendment.

I. After full consideration of all annexation, planning and intergovernmental issues affecting this matter, Northbrook has determined that it is in the bests interests of the public health, safety and welfare of Northbrook in general, and the property owners and residents in and around the Lake-Cook Road Corridor in particular, to enter into this Fourth Amendment.

SECTION 2. DEFINED TERMS.

Capitalized terms which are not otherwise defined herein shall be deemed to have the same meanings herein as are ascribed to such terms in the Corridor Agreement.

SECTION 3. AMENDMENT TO CORRIDOR AGREEMENT.

Section 3.G of the Corridor Agreement shall be, and is hereby, deleted in its entirety and all restrictions and conditions contained therein shall be of no further force or effect. The Baxter North Parcel shall be, and is hereby, removed and released from the Corridor Agreement.

SECTION 4. EFFECT.

All terms, conditions and provisions of the Corridor Agreement not expressly amended or modified by this Amendment shall remain unchanged and in full force and effect. To the extent that the terms and provisions of this Fourth Amendment conflict with the Corridor Agreement, the terms and provisions of this Fourth Amendment shall control.

IN WITNESS WHEREOF, the parties have caused this Fourth Amendment to be executed by their duly authorized representatives as of the date first above written.

VILLAGE OF DEERFIELD

By: _____
Village President

ATTEST:

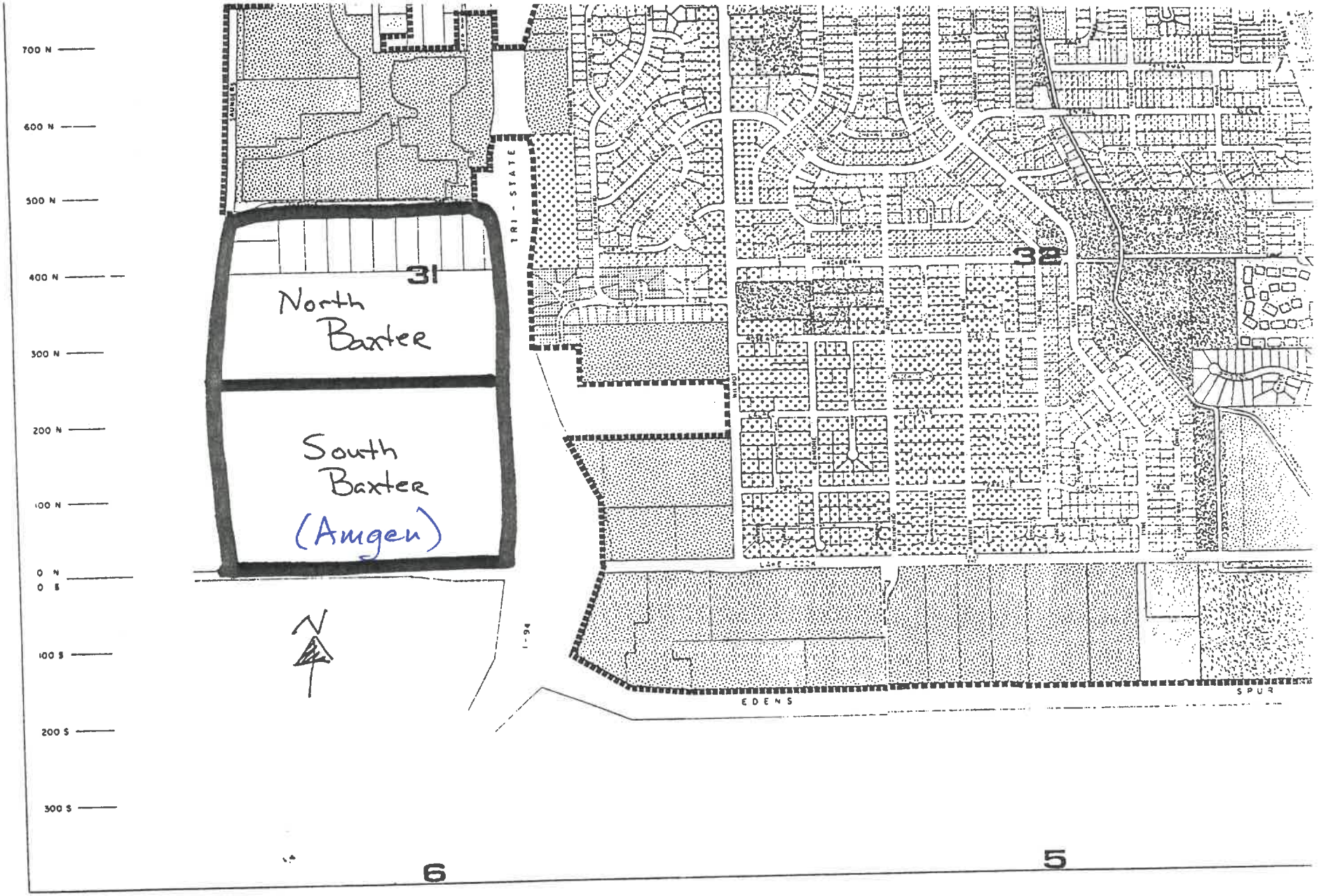
_____
Village Clerk

VILLAGE OF NORTHBROOK

By: _____
Village President

ATTEST:

_____
Village Clerk



Copy of Exhibit to 1995 Corridor Agreement w/ Northbrook