

AGENDA FOR THE BOARD OF TRUSTEES
Monday, April 6, 2026, 7:30 P.M.
Livestream available at Channel 10 and [Village website](#)

Call to Order
Roll Call
Pledge of Allegiance
Promotion - Sergeant Bryan Foster to Commander
Promotion - Officer Mike Ranieri to Sergeant
Mayor Shapiro - Restaurant Task Force Mayor's Message
Minutes of Previous Meeting
Bills and Payroll
Public Comment

REPORTS

26-41 Consideration and Action on the Plan Commission Recommendation on the Request for a Text Amendment to the Deerfield Zoning Ordinance to Allow a Nail Salon over 2,100 SF as a Special Use in the C-2 Outlying Commercial District and Approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

26-42 Discussion of Governor Pritzker's Building Up Illinois Developments (BUILD) Legislative Agenda

Items for Discussion by Mayor and Board of Trustees
Reports of the Village Manager
Motion to Enter into Closed Session Pursuant to ILCS 120/2 Sections 2(c)(5) and 2(c)(6)
Adjournment

Mayor Shapiro's Message Recommending a Deerfield Restaurant Advisory Task Force
April 6, 2026

Background-

When recently considering an increase in the Prepared F&B sales tax to fund a Restaurant Recruitment and Retention Fund, we heard from a few restaurants who said:

A) increasing prices by even 1% was a challenge given other cost increases (food, supplies and staffing) when consumers are very price sensitive;

B) Visibility and sign appearance limitations (Village & Landlord) restrict the ability to attract business;

C) Each restaurant is unique in terms of what it needs to increase success (internal/external improvements, visibility, promotion, etc.) and a one-size-fits-all approach to a grant program seems unworkable;

D) Some restaurant operators don't want outside financial assistance or the strings that come attached to grants.

The result was not to proceed at this time with an increase to the Prepared F&B tax to fund a Restaurant Recruitment & Retention program and to consider other ways we can help. Given this outcome, I'm encouraging further dialogue with the Deerfield restaurant/business community to pursue and consider the following-

a) What are the challenges the Deerfield Restaurant community is facing that the Village can assist in addressing;

b) Are there challenges facing commercial property owners (landlords) that limit leasing opportunities for restaurants in Deerfield;

c) Are external inflationary and other market forces present in the Deerfield Restaurant community that are beyond the reach of Village support;

d) While some restaurants have left Deerfield in recent years, several new ones have opened. Can these be inventoried and perhaps some analysis provided to determine why some left and others came to Deerfield;

e) Is the marketing of restaurants evolving so that social media and other platforms are necessary in addition to traditional signage and media advertising placements? Can marketing be a joint effort or does it need to be tailored to each restaurant or could it be both?

f) What marketing strategies can be employed to better support Deerfield restaurants and is there a role for the Village in that effort?

g) Does the market support an increase in the number of dinner restaurants in Deerfield?

Recommendation

I'm sure other questions need to be asked and others will develop as answers to these are pursued. I would request the Village Board endorse the creation of a Restaurant Advisory Task Force including representation from the Village Board, Deerfield Restaurant Operators, Deerfield Commercial Property Ownership, the DBR Chamber of Commerce, Deerfield resident expertise with restaurants and Village staff to pursue and investigate this matter with the idea of strengthening the Deerfield restaurant community now and into the future. I would hope in 4-5 months that a report and recommendation could be forwarded from the Restaurant Advisory Task Force to the Village Board concerning this matter.

Thank you for your consideration,

Daniel C. Shapiro, Mayor

March 16, 2026

The regular meeting of the Board of Trustees of the Village of Deerfield was reconvened on March 16, 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
Jennifer Goldstone
Jesse Greenberg
Elaine Jacoby
Mary Oppenheim

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.

KUDOS

Mayor Shapiro read the headline from the Chicago Tribune about the DHS basketball team placing second at State.

2025 POLICE DEPARTMENT ANNUAL REPORT

Chief John Sliozis thanked the Village and Board for their continuing support as well as the members Of the Deerfield Police Department for their dedication, commitment, service and professionalism of the department. They are among the best in their profession.

Deputy Chief Chris Fry presented highlights from the Administrative Division. They were awarded their seventh award from the Commission on Accreditation for Law Enforcement Agencies. The Communications Division handle more than 57,000 calls, including 12,000 9-1-1 calls from Deerfield, Lincolnshire, Riverwoods and Bannockburn. The Communications Division is involved with the community outreach programs including Cop on a Rooftop, Citizens Police Academy and the Community Roll Calls. They took on a major project that included digital mapping of 18 school buildings to increase safety and awareness. Last year, the officers had more than 10,700 hours of training with each officer having six weeks of training. Deputy Chief Fry noted five new officers were hired in 2025. Six officers received life-saving awards in three incidents last year. Since 2010, 87 officers have received lifesaving awards.

Deputy Chief Brian Budny presented highlights from the Patrol Division. They work three shifts throughout the day and have responded to 16,383 calls for service in 2025. Within the Patrol Division there is a bike unit who is engaged with the community. They write a lot of tickets for ice cream cones when they see kids wearing helmets and following the rules. The traffic division assists with traffic complaints and studies. The traffic division also includes

investigations, social services and the school resource officers. Last year they introduced Cone with a Cop. They attended the Westmont and Gurnee Expos. The department supports the community with the Torch Run, toy drives, Cram a Cruiser, Pack the Place, the Memorial Patch Drive and more to support the 100 Club.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the March 2, 2026, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the February 2026 Treasurer's Report representing 16 percent of the fiscal year. Sales tax continues to exceed the prior two years due to increase in the cost of goods. Water and sewer billings reflect lower usage months, which is typical this time of year. Hotel tax reflects payments from all six hotels and back pay from one hotel. Bond proceeds were received. State Income and Food & Beverage tax are in line with the prior year amounts. Notable expenditures in February include TIF property acquisition, purchase of an asphalt trailer, a skid steer and trailer road salt.

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the bills and payroll dated March 16, 2026. Trustee Greenberg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

PUBLIC COMMENT

There were no public comments on non-agenda items.

REPORTS

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

Mr. Street reported the Plan Commission held a Public Hearing on January 8, 2026, 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 a Special Use for an N. Family Club Child Care Center at 833 Deerfield Road. The Plan Commission voted 4-3 to recommend the Text Amendment be denied and 5-2 for the Special Use for the proposed child care center to be denied. The Appearance Review Commission approved the proposed exterior modifications and signage for the proposed N. Family Club Child Care Center at their February 17, 2026, meeting. The Appearance Review Commission voted 5-0 in favor of the requests.

Mayor Shapiro stated the Board looks at the Plan Commissions recommendation and standards but does not consider competition.

Chris Siavelis, representing Deerfield Square Shopping Center, explained they have been trying to lease this property for more than five years. N Family Child Care Center is a UK-based child care center operating high-end child care centers. They would occupy the entire 13,000 square foot building and have ten classrooms, add a new kitchen, break room and restrooms. They are proposing two play areas; one at grade and one at the rooftop play area. The rooftop play area will have an eight-foot wall extension. Each student will be escorted in and out of the building; there will be no pickups or drop-offs in the parking lot.

Trudy Anderson with N. Family Schools stated N. Family is different than a normal child care center. They raise the level to help prepare children for kindergarten and life. They are ranked the 14th best place to work in the UK. They cook homemade meals so children get a homemade breakfast, lunch and light dinner as well as two snacks. They have a café for families as well as webinars. They allow children to start on a rolling basis. Initially, parents attend for one hour with their children, the next day they attend for two hours and the third day they sit in the café. N. Family assigns each child with a primary educator and they work in small groups to ensure they are ready for school.

Mr. Siavelis stated this has been a very challenging location to lease. The space is not conducive for traditional retailers or restaurants due to signage and the depth of the building. A diverse tenant mix is successful in a downtown. N. Family will promote cross-shopping opportunities. Mr. Siavelis questioned whether the Village wants to have five more years of a vacant building. He does not know what is injurious to allowing this use.

Trustee Jacoby asked how long it would take to drop off a child. Ms. Anderson stated it is very quick. Trustee Greenberg believes this property is unique for a daycare and questioned whether N. Family has looked at other locations throughout the Village. Ms. Anderson noted they did not look at other locations. They like to be part of the neighborhood as well as close to transportation. Having a garden on the top floor is also unique.

Mike Noonan, petitions attorney, stated they are looking for a Text Amendment and a Special Use. He believes this operator is great and this use will benefit surrounding properties.

Phillip Golding, retail broker, believes this is important as it sets a precedent. He noted daycare uses are closed on the weekends.

Slava Kovelin, owner of Goddard Deerfield and resident of Deerfield, expressed concern over traffic going through Osterman Avenue and traffic coinciding with peak Shepard and Kipling traffic. He noted there are about 50 commuter trains and freight trains that will subject infants to noise, vibration and pollution. Mr. Kovelin questioned if noise studies were completed. He expressed concern over the safety of the rooftop play area. Deerfield is fortunate to have a number of quality daycare facilities.

Jane Finestein, co-owner of Goddard Deerfield, is actively involved with families and children and found it difficult to hear Ms. Anderson talk about preschools and it does not appear they have done their homework on DCFS.

Chuck Malk with CRM Properties stated Deerfield Square was initially put together by many. They decided to make this an interesting downtown with ten separate buildings with different character. The concept always changes and will continue to change. CRM Properties wants to work with the Village again and find the best tenants and concept for the location.

Al Bromberg, Chairperson of the Plan Commission, noted the Plan Commission was split on their decisions. He was in support of the petition because the building has been empty for five years and the leasing atmosphere is not great. Some objections raised include safety and traffic. The Village has approved many uses that do not generate sales tax. Northbrook, Highland Park and Wilmette all allow daycares as a Special Use.

Plan Commission member Blake Schulman believes N. Family could be a great operator but does not believe this is the best location. He was in favor of the Text Amendment for the C-1 District. In the right location, there could be a Text Amendment for this use. He does not believe the location works due to safety, traffic, train issues and the use of the space. There was concern about kids playing on the rooftop and balls flying over the wall. There were concerns about parking, which were resolved, and the traffic is still a concern. There were concerns about train pollution, vibration and noise. With the peak hours being early morning and late afternoon, Mr. Schulman does not see how this will help generate sales tax. Other uses would bring more complimentary business to the Village.

Trustee Berg has mixed feeling on this project. He understands market saturation is not in the Board's purview. He thinks this is probably a good company. Trustee Berg questioned whether this is an appropriate site for this business. He has deep concerns as there are children involved. He is not in favor of a play area adjacent to railroad tracks.

Trustee Jacoby noted her cousin's children grew up playing on rooftops in New York. She went through the criteria for a Special Use and does not see an issue. The building will be leased and people will drive through the shopping center. Trustee Jacoby sees this as a positive use.

Trustee Oppenheim has reservations on this petition. She understands the situation and the Village has always worked with Deerfield Square. There is a change in the marketplace but she does not think this building is an appropriate space to use for children. There will only be a six-foot fence between the play area and train tracks. The Village counts on synergistic use of parking. She would like more conversations on how the Village can assist Deerfield Square with finding a restaurant or other use for this space. Trustee Oppenheim does not have an issue with a daycare in the C-1 district, but does not want a daycare in this building.

Trustee Goldstone believes N. Family sounds great and the presentation was well done. She does not believe a 3–5-year-old will throw a ball over the wall. She questioned whether the Village

wants this use in this location. She expressed concern about the synergy and believes residents are asking for a more vibrant downtown.

Trustee Benton liked the presentation and believes it is a good use. He thought traffic was more of a concern. Trustee Benton suggested having an area reserved for N. Family parking. He would like to work with Deerfield Square and find a way to make it work.

Trustee Greenberg believes N. Family is a wonderful company and many communities would like that quality of a company serving their families. Prior to the meeting, he observed the plans. He expressed concern about the proximity of the outdoor space on the west side of the building to the waste enclosure and the train tracks. He is sympathetic to the vacancy but would rather get a business closer to what was originally envisioned. Trustee Greenberg would like the Village to do what they can to improve the marketability of the site.

Mayor Shapiro noted the Plan Commission vetted the petition and believes their findings were appropriate. The Village has met more than once and will continue to meet with CRM Properties. The Village is considering a restaurant incentive program to help entice restaurants.

Mr. Malk noted the restaurant industry changed about six years ago. Part of the reason they were unsuccessful in getting a restaurant was that the Village did not have a program. Restaurants have always been high risk. He appreciates the Village wants to work with them, but wants the Village to recognize the limited uses for that space.

Trustee Oppenheim moved to accept the Plan Commission's recommendation to deny the request for a Text Amendment. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Berg, Goldstone, Greenberg, Oppenheim (4)

NAYS: Benton, Jacoby (2)

Trustee Berg moved to accept the Plan Commission's recommendation to deny the request for a Special Use for H. Family Club Child Care Center. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Berg, Goldstone, Greenberg, Oppenheim (4)

NAYS: Benton, Jacoby (2)

CONSENT AGENDA

ORDINANCE O-26-07 AUTHORIZING Ordinance authorizing approval of the 2026 Zoning
APPROVAL OF THE 2026 ZONING MAP Map.

RESOLUTION R-26-25 APPROVING
AND AUTHORIZING AGREEMENT

A Resolution approving and authorizing an
agreement with the Village of Bannockburn for a

WITH THE VILLAGE OF
BANNOCKBURN

settlement agreement for sanitary sewage
conveyance and treatment resulting in a net
Payment of \$181,654.49 to the Village of

Bannockburn.

Trustee Benton moved to approve the Consent Agenda and adopt the Ordinance and Resolution.
Trustee Goldstone seconded the motion. The motion passed unanimously on a voice vote.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-26-26 APPROVING AN
AGREEMENT FOR PROFESSIONAL
THERAPY SERVICES WITH FIRST
RESPONDERS WELLNESS CENTER
LLC, 911 WELLNESS GROUP AND
LIVING PONO COUNSELING

A Resolution approving an agreement for
professional therapy services with First Responders
Wellness Center LLC, 911 Wellness Group and
Living Pono Counseling in an amount not to exceed
\$15,000.

Deputy Chief Fry explained this will be the fourth
year for this program. It is not a fitness for duty evaluation; rather, it is to provide wellness
checks for the coping ability to do the job. This is included in the 2026 budget.

Trustee Oppenheim moved to adopt a Resolution approving an agreement for professional
therapy services with First Responders Wellness Center LLC, 911 Wellness Group and Living
Pono Counseling at an amount not to exceed \$15,000. Trustee Berg seconded the motion. The
motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

RESOLUTION R-26-26 REALLOCATING
2026 VOLUME CAP TO THE VILLAGE
OF BUFFALO GROVE, ILLINOIS

A Resolution reallocating the 2026 volume cap to
the Village of Buffalo Grove, Illinois.

Mr. Street reported the Village has done this for
many years. It is administrated by Lake County Partners.

Trustee Benton moved to adopt a Resolution reallocating the 2026 volume cap to the Village of
Buffalo Grove, Illinois. Trustee Goldstone seconded the motion. The motion passed by the
following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

RESOLUTION R-26-27 AUTHORIZING PURCHASE ORDER FOR CENTRIFUGE REPAIR Brandon Janes, Wastewater Treatment Plant Superintendent, reported the WRF accumulates approximately 2000 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. The recommended work includes replacement of bearings and seals, as well as repair or replacement of internal components, but 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 and a cost for renting the rotating assembly at \$40,500 for the first month and \$20,000 for each additional month. Assuming a one or two-month rental period, the total project cost is estimated between \$85,300 and \$148,400 while a new rotating assembly would cost in excess of \$400,000.

Trustee Greenberg moved to adopt a Resolution authorizing a purchase order for Centrisys CNP in an amount not to exceed \$148,400. Trustee Jacoby seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

ORDINANCE 0-26-08 AMENDING SECTION 2-185 OF THE MUNICIPAL CODE OF THE VILLAGE OF DEERFIELD, AS AMENDED, REGARDING INJUNCTIVE RELIEF IN ADMINISTRATIVE ADJUDICATIONS Mr. Schuster noted historically, the remedy if someone violates the Village Code, is a fine. In January, new legislation went into effect and hearing officers can impose injunctive relief requiring compliance. Traditionally, in order to get an injunction would require going to court. Mr. Schuster is recommending an amendment to the Village Code.

Trustee Goldstone moved to adopt the Ordinance amending Section 2-185 of the Municipal Code of the Village of Deerfield, as amended, regarding injunctive relief in administrative adjudications. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

RESOLUTION R-26-28 WAIVING Mr. Janes reported one of the flight submersible

COMPETITIVE BIDDING AND
AUTHORIZING THE PURCHASE OF
SUBMERSIBLE PUMP FROM XYLEM,
INC.

pumps triggered an alarm and was taken to Xylem, who provided a repair estimate of \$15,105. During discussions with Xylem, staff was advised the pump was 30 years old and parts will soon no longer be manufactured. Xylem provided a quote of \$36,542 for a new flight 15 horsepower fully submersible pump. Given the age and limited remaining service life, staff believes it is in the Village's best interest to replace the unit rather than invest in repairs. Staff also consulted with Strand & Associates regarding alternative pump manufacturers which would substantially increase the cost of the project due to equipment modifications.

Trustee Oppenheim moved to adopt the Resolution waiving the competitive bidding and authorizing the purchase of a one 15-hp submersible pump from Xylem Inc. in an amount not to exceed \$36,542. Trustee Greenberg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)
NAYS: None (0)

RESOLUTION R-26-29 APPROVING A
FOURTH AMENDMENT TO THE LAKE
COOK CORRIDOR AGREEMENT WITH
THE VILLAGE OF NORTHBROOK

Mr. Street reported since 1995, the Villages of Deerfield and Northbrook have cooperated in planning and development of unincorporated properties along the common boundaries of the two Villages.

As property has been annexed and development taken place in both Villages 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 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.

Trustee Benton moved to adopt a Resolution approving a fourth Amendment to the Lake Cook corridor agreement with the Village of Northbrook. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)
NAYS: None (0)

DISCUSSION

WASTE COLLECTION CHANGES

As of April 6, those served by LRS on Mondays will be served on Wednesdays.

Board of Trustees meeting

March 16, 2026

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COMMITTEE OF THE WHOLE

p.m.

There will be a Committee of the Whole meeting on March 30, 2026 from 5 – 6:30

CONGRATULATIONS

Mayor Shapiro congratulated the DHS boys Basketball team.

THANK YOU

Mayor Shapiro thanked Bob Phillips and the Public Works department for their hard work over the past couple weeks with the excessive rain, snow, salt and water main breaks.

ADJOURNMENT

There being no further business or discussion, Trustee Berg moved to adjourn the meeting.

Trustee Benton seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:13 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, April 6, 2026, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk



VILLAGE OF DEERFIELD

BILLS & PAYROLL

FOR THE

Monday, April 6, 2026

VILLAGE BOARD MEETING

Invoices for Prelist 040626

Vendor Name	Invoice Number	Description	Amount
2300 CARLSON LLC	A65701/844351	560 WAUKEGAN RD/DEPOSIT REFUND	\$14,180.00
	031126/REBATE	SALES TAX REBATE: 2025	\$56,592.77
	Vendor Total:		\$70,772.77
2ND WIND EXERCISE EQUIPMENT INC	22-046859	PD FITNESS EQUIPMENT	\$5,545.00
	Vendor Total:		\$5,545.00
AA SERVICE CO HEATING & COOLING	544402703	700 DEERFIELD RD	\$323.75
	545617789	FURNACE REPAIR	\$277.50
	Vendor Total:		\$601.25
AEP ENERGY	3013128892-031926	A/C 3013128892 02/17/26 THRU 03/18/26	\$2,503.41
	3013128904-031726	A/C 3013128904 02/03/26 THRU 03/04/26	\$823.00
	3013128915-030326	A/C 3013128915 01/27/26 THRU 02/25/26	\$151.84
	Vendor Total:		\$3,478.25
AETNA TRUCK PARTS, INC.	751811	STOCK	\$64.60
	Vendor Total:		\$64.60
AIR CON REFRIGERATION & HEATING INC	47287-1	MAU TROUBLESHOOTING	\$406.00
	Vendor Total:		\$406.00
ALL-TYPES ELEVATORS INC	20184024	ELEVATOR MAINTENANCE	\$514.00
	Vendor Total:		\$514.00
AMAZON CAPITAL SERVICES	19RL-1WJQ-4VQR	BOARD ROOM PARTS	\$111.88
	14TF-DMDD-1CWW	MEETING CAMERA CASE	\$47.49
	1RWR-K3KP-TXCW	OFFICE SUPPLIES	\$56.02
	143M-Q39D-9GFM	PHONE ACCESSORIES	\$50.94
	11CT-17WN-LQL7	RECORDING DISCS	\$29.99
	1GCR-V4FR-HVGR	TABLET ACCESSORIES	\$178.61
	Vendor Total:		\$474.93

ANDERSON LOCK	7124287	DOOR/LATCH REPAIR - 700 DEERFIELD RD	\$1,399.01
		Vendor Total:	\$1,399.01
ANGELA RODRIGUEZ	4100	EAP BENEFIT REIMB: V2602 / FEB 2026	\$140.00
	4141	EAP BENEFIT REIMB: V2602 / MARCH 2026	\$140.00
	4126	EAP BENEFIT REIMB: V2602 / MARCH 2026	\$140.00
		Vendor Total:	\$420.00
ANNA CALAMARO	TREE-24-234/5493	35 WILLOW AVE/TREE MITIGATION REFUND	\$406.25
		Vendor Total:	\$406.25
AVALON PETROLEUM COMPANY	042202	FUEL	\$19,638.00
	011169	FUEL	\$25,624.00
		Vendor Total:	\$45,262.00
AXON ENTERPRISES INC	INUS429145	BODY CAMERA SOFTWARE MAINT	\$4,882.95
	INUS428989	BODY CAMERA SOFTWARE MAINT	\$30,165.43
		Vendor Total:	\$35,048.38
BANNERVILLE USA INC	039578	LIGHT POLE BANNERS – AMERICA 250 YEARS	\$375.00
		Vendor Total:	\$375.00
BDS GROUP LLC	83057	OFFICE SUPPLIES	\$114.84
		Vendor Total:	\$114.84
BEHRENDTS, PSYD, PC, KELLY J.	030826-V2401	EAP BENEFIT REIMB: V2401 / MARCH 2026	\$20.00
		Vendor Total:	\$20.00
BMC SOFTWARE INC	503212494	IT HELPDESK SUP/MAINT RENEW	\$3,364.34
		Vendor Total:	\$3,364.34
BRUMM, MICHAEL	03132026	WORK TRUCK WEEK CONF. - BRUMM	\$292.62
		Vendor Total:	\$292.62
BURK, ERIC	032526/V2603	EAP BENEFIT REIMB: V2603 / JAN - MAR 2026	\$140.00
		Vendor Total:	\$140.00
CACHOLA, OLIVER	031526	TRAVEL REIMB: CALEA CONF	\$2,368.89
		Vendor Total:	\$2,368.89
CBS AWARDS INC	1059	5K ROTARY RACE - FAMILY DAYS	\$239.28
		Vendor Total:	\$239.28

CDW GOVERNMENT INC	AI46E5F	MEETING CAMERA	\$2,153.41
	AI49S7U	MIMECAST EMAIL SECURITY GATEWAY SERVICE RENEWAL	\$12,596.16
	Vendor Total:		\$14,749.57
CIORBA GROUP INC	0034140	5 & 8 PARKWAY NORTH PHASE III ENGINEERING SERVICES	\$8,767.25
	0034221	ARBOR VITAE & APPLETREE LN INFRASTRUCTURE IMPRV	\$9,955.50
	0034156	WILMOT RD - RESURFACING PROJECT PHASE I	\$5,615.00
	Vendor Total:		\$24,337.75
CITY TECH USA, INC.	4651	PUBLIC SALARY MEMBERSHIP	\$390.00
	Vendor Total:		\$390.00
CIVICPLUS	365161	ADD'L NOTIFY ME SMS SUBSCRIBERS	\$776.07
	Vendor Total:		\$776.07
CIVILTECH ENGINEERING INC	3908-03.02-14	HAZEL AVENUE RECONSTRUCTION PROJECT PHASE III	\$53,419.54
	Vendor Total:		\$53,419.54
CLEAR PIPE INC	SEWR-26-10/9918	855 KENTON RD/DEPOSIT REFUND	\$1,000.00
	Vendor Total:		\$1,000.00
COLLEGE OF DUPAGE	18184	DRONE SCHOOL: SALATO/LORUSSO	\$650.00
	Vendor Total:		\$650.00
COMCAST	0010692-030526	CABLE TV SRVC: 03/16/26 – 04/15/26	\$106.00
	265293506	FIBER INTERNET SRVC: 03/01/26 – 03/31/26	\$3,218.33
	265315728	PRI VOICE TRUNK SRVC: 03/01/26 – 03/31/26	\$928.77
	Vendor Total:		\$4,253.10
COMED	0890757662-032526	A/C 0890757662 02/24/26 THRU 03/25/26	\$108.42
	5148762222-030726	A/C 5148762222 01/26/26 THRU 02/24/26	\$335.97
	6176822862-031726	A/C 6176822862 03/1/26 THRU 03/02/26	\$1.11
	Vendor Total:		\$445.50
CONSTELLATION NEWENERGY INC	4814368098-032626	A/C 4814368098 02/24/26 THRU 03/25/26	\$2,430.14
	8151203974-032626	A/C 8151203974 02/24/26 THRU 03/25/26	\$141.24
	8823451142-032626	A/C 8823451142 02/24/26 THRU 03/25/26	\$130.75
	Vendor Total:		\$2,702.13
COPP, KARA	0731 - V2504	EAP BENEFIT REIMB: V2504 / MARCH 2026	\$125.00
	030326	IMRF MEETING: WELLNESS EVENT	\$289.84

COPP, KARA		Vendor Total:	\$414.84
CORPORATE BUSINESS CARDS	347640	BUSINESS CARDS - LENZ	\$58.52
		Vendor Total:	\$58.52
CRAFTWOOD LUMBER CO	337236	NUTS & BOLTS	\$79.82
		Vendor Total:	\$79.82
CUTLER HARDWARE/WORKWARE	PS-INV059366	APPAREL - HAMILTON	\$262.65
	PS-INV059159	APPAREL - MICEK	\$256.98
	PS-INV059160	APPAREL - ROMAN	\$73.88
		Vendor Total:	\$593.51
DIXON, JEFF	RCP-24-3/6031/5916	707 BRIERHILL RD/DEPOSIT REFUND	\$28,000.00
		Vendor Total:	\$28,000.00
EJ EQUIPMENT INC	P19899	STOCK VEHICLE #702	\$439.70
		Vendor Total:	\$439.70
ELEVATOR INSPECTION SERVICES	00369178	ELEVATOR INSPECTIONS	\$80.00
	00369684	ELEVATOR INSPECTIONS	\$276.00
		Vendor Total:	\$356.00
ELITE PROMO INC	26-35283	SWEATERS	\$2,150.03
		Vendor Total:	\$2,150.03
ELLIOTT AUTO SUPPLY CO INC	50-6622968	STOCK	\$272.80
		Vendor Total:	\$272.80
ELROD FRIEDMAN LLP	27219	LEGAL FEES: FEB 2026	\$23,014.00
		Vendor Total:	\$23,014.00
EMPLOYMENT SCREENING ALLIANCE	20694	PRE-EMPLOYMENT CREDIT CHECK	\$18.50
		Vendor Total:	\$18.50
ENDEAVOR HEALTH OMEGA	203402425-022426	PRE-EMPLOYMENT PHYSICAL	\$583.00
	203402425-030226	PRE-EMPLOYMENT PHYSICAL	\$78.00
		Vendor Total:	\$661.00
EX-STINK PLUMBING & SEWER	SEWR-25-24/7583	835 FOREST AVE/DEPOSIT REFUND	\$3,000.00
		Vendor Total:	\$3,000.00
FEDERAL EXPRESS CORP	9-715-29610	SHIPPING CHARGES	\$3.04
		Vendor Total:	\$3.04

FOREMOST PROMOTIONS	746084	PD GIVEAWAYS	\$1,696.11
	Vendor Total:		\$1,696.11
G & O THERMAL SUPPLY	3116492-00	BUILDING MAINTENANCE	\$23.84
	Vendor Total:		\$23.84
GALLS LLC	034316383	APPAREL: FOSTER	\$170.29
	034381709	APPAREL: HURY	\$37.67
	034448904	APPAREL: LORENZ	\$117.98
	034303911	APPAREL: RANIERI	\$56.50
	034387967	APPAREL: SALATO	\$162.94
	Vendor Total:		\$545.38
GRAINGER INC	9836741497	BOXES FOR CL2 SAMPLES	\$58.28
	9843624769	COFFEE PW/ENG	\$428.54
	9836123977	HVAC MOTOR	\$433.64
	9852642884	PD LOCKERS	\$1,509.72
	9852642876	PD LOCKERS	\$2,324.42
	9848934775	SAFETY SUPPLIES	\$265.55
	9838778158	SUPPLIES	\$99.99
	9838778141	SUPPLIES	\$63.95
	9846247568	V-BELTS	\$63.20
	9852642892	VACUUM	\$320.75
	Vendor Total:		\$5,568.04
GRAYBAR ELECTRIC COMPANY INC	9352231014	LIGHT BULBS	\$889.74
	Vendor Total:		\$889.74
GRIMCO, INC	35257676-02	MAGNET	\$127.75
	35257676-01	SIGN SHOP MATERIAL AND POSTS	\$587.30
	Vendor Total:		\$715.05
GT MECHANICAL, INC.	23011752	BUILDING MAINTENANCE	\$4,460.00
	23011648	DISPATCH AC MAINTENANCE	\$1,777.64
	23011647	PD BASEMENT AC MAINT	\$258.75
	Vendor Total:		\$6,496.39

HAWKINS INC	7361500	CL2 RENTAL	\$90.00
	Vendor Total:		\$90.00
HBK WATER METER SERVICE, INC	260146	WATER METER TESTING	\$5,401.50
	Vendor Total:		\$5,401.50
HD SUPPLY INC	INV00973092	GLOVES	\$86.80
	Vendor Total:		\$86.80
HOME DEPOT CREDIT SERVICES	9183596	2X2 LED PANEL	\$129.94
	1184177	CREDIT PARTS FOR SPRINKLER REPAIRS	(\$114.32)
	WH26759398B	EXHAUST FAN	\$134.96
	WH26759398A	HUMIDITY/TEMP MONITOR - 700 DEERFIELD RD	\$25.98
	6521544	LED PANEL/SOAP/PAPER PRODUCTS	\$280.82
	8613681	OPERATING SUPPLIES	\$846.86
	1024116	PARTS TO REPAIR SPRINKLER LINES	\$154.32
	6520326	PLANT FOOD	\$24.03
	Vendor Total:		\$1,482.59
HR GREEN INC	198623	INSPECTION SERVICES – JANUARY 2026	\$6,115.00
	197492	INSPECTION SERVICES – DECEMBER 2025	\$6,121.25
	199856	INSPECTION SERVICES – FEBRUARY 2026	\$8,716.25
	197493	INSPECTION SERVICES – LAKE COOK CROSSING – DECEMBER	\$8,915.00
	199857	INSPECTION SERVICES – LAKE COOK CROSSING – FEBRUARY	\$5,215.00
	198624	INSPECTION SERVICES – LAKE COOK CROSSING – JANUARY	\$6,932.50
	Vendor Total:		\$42,015.00
IDLEWOOD ELECTRIC SUPPLY INC	INV285372	ELECTRICAL SUPPLIES	\$82.34
	Vendor Total:		\$82.34
IGFOA	031426	SEMINAR: BURK	\$100.00
	Vendor Total:		\$100.00
ILLINOIS SECTION AWWA	200105838	TRAINING - LENZ	\$92.00
	200105837	TRAINING - LENZ	\$52.00
	Vendor Total:		\$144.00

IMPACT NETWORKING LLC	3691903	PRINTER PAPER	\$1,275.00
	Vendor Total:		\$1,275.00
INTERNATIONAL CODE COUNCIL INC	Q15.00042389	ICC MEMBERSHIP – CUTAIA	\$170.00
	1002242492	OFFICE SUPPLIES	\$178.00
	Vendor Total:		\$348.00
ITALIAN KITCHEN	132403	1/16/2026 VILLAGE HALL FOOD	\$700.00
	129296	PATTY TURNER CENTER MEETING FOOD	\$573.54
	132325	SOUP NIGHT	\$487.50
	Vendor Total:		\$1,761.04
JAQUELINE COVAS	0000268	PARADE DEPOSIT - FAMILY DAYS	\$750.00
	Vendor Total:		\$750.00
JG UNIFORMS, INC	159414	APPAREL: FOSTER	\$149.00
	159415	APPAREL: FOSTER	\$80.50
	159168	APPAREL: FOX	\$110.00
	158389	APPAREL: HOMER	\$164.00
	158390	APPAREL: HUGGETT	\$273.00
	159413	APPAREL: HURY	\$198.90
	159115	APPAREL: MATHEWS	\$231.00
	159165	APPAREL: MOLL	\$50.80
	159412	APPAREL: RANIERI	\$178.15
	159166	APPAREL: STRICKLAND	\$31.95
	159167	APPAREL: VEGA	\$195.00
	158843	APPAREL: VEGA	\$385.60
	158451	BADGE	\$115.00
	159041	PATCHES	\$90.00
	Vendor Total:		\$2,252.90
JUDY'S PIZZA	3.16.26	MAINBREAK MEALS	\$125.34
	Vendor Total:		\$125.34
KEENAN, JUSTIN	INV-000094	FAMILY DAYS PARADE BAND	\$1,750.00
	031626	ICMA TRAINING	\$395.00

KEENAN, JUSTIN		Vendor Total:	\$2,145.00
KIDDLES SPORTS	220000082326	CPA SHIRTS	\$961.69
		Vendor Total:	\$961.69
KONICA MINOLTA BUSINESS SOLUTIONS	506941417	CD COPIER USAGE/MAINT: 01/01/26 - 02/28/26	\$264.42
		Vendor Total:	\$264.42
KSR HOME IMPROVEMENT INC	DECK-25-3/7272	954 OSTERMAN AVE/DEPOSIT REFUND	\$500.00
		Vendor Total:	\$500.00
KUHLERS, KASEY	032126	TRAVEL REIMB	\$83.84
		Vendor Total:	\$83.84
KUNES LAKES CHEVROLET, INC.	10339	VEHICLE #300	\$218.58
	10378	VEHICLE #700 BUMPER	\$1,019.47
		Vendor Total:	\$1,238.05
KYYAK, YURII	TREE-25-74/7612	1218 WALDEN LN/DEPOSIT REFUND	\$1,381.25
		Vendor Total:	\$1,381.25
LAKE COUNTY CHIEFS OF POLICE	1094	MARCH MEETING	\$60.00
		Vendor Total:	\$60.00
LAKE COUNTY TREASURER	430038161	TRAFFIC SIGNAL MAINT.	\$8,024.52
		Vendor Total:	\$8,024.52
LAUTERBACH & AMEN LLP	116604	ACTUARIAL RPTS/TAX LEVY/GASB 67 68	\$6,220.00
		Vendor Total:	\$6,220.00
LAW ENFORCEMNT RECORDS MGRS OF IL	2838	DUES: KELLER	\$40.00
		Vendor Total:	\$40.00
LECHNER SERVICES	3629078	MATS - TRAIN STATION	\$126.91
	3634206	MATS - TRAIN STATION	\$126.91
	3634207	MATS - WRF	\$40.14
	3629079	MATS - WRF	\$40.14
	3625863	MATS: VH	\$67.60
	3625862	PD FLOOR MATS	\$82.06
	3631408	VILLAGE HALL MATS	\$66.60
		Vendor Total:	\$550.36
LICHTERMAN, ANDREW	03252026	333 WARWICK PET DEPOSIT REFUND	\$700.00

LICHTERMAN, ANDREW	032526	333 WARWICK SECURITY DEPOSIT REFUND	\$1,400.00
	Vendor Total:		\$2,100.00
LINDA S. PIECZYNSKI-ATTY AT LAW PC	380	SUBSCRIPTION	\$72.00
	Vendor Total:		\$72.00
LIONHEART CRITICAL PWR SPECIALISTS	79880	ANNUAL GENERATOR MAINT. MPR	\$1,796.03
	79692	GENERATOR INSPECTION	\$550.00
	79678	PW GENERATOR MONITOR	\$530.00
	Vendor Total:		\$2,876.03
LRS HOLDINGS LLC	0007070149	YARD WASTE STICKERS	\$3,330.00
	Vendor Total:		\$3,330.00
LUCAS LANDSCAPING AND DESIGN	17295	MULCH	\$960.00
	Vendor Total:		\$960.00
MARTENSON TURF PRODUCTS INC	104104	GRASS SEED	\$1,156.50
	Vendor Total:		\$1,156.50
MASS MEDICAL SC	23624	RESPIRATOR FIT TESTS	\$239.00
	Vendor Total:		\$239.00
MATHEWS, AUSTIN	030626	TRAVEL REIMB	\$307.28
	Vendor Total:		\$307.28
MC SQUARED ENERGY SERVICES LLC	0073344000-031026	A/C 0073344000 01/26/26 THRU 02/24/26	\$117.15
	0374251222-031026	A/C 0374251222 01/26/26 THRU 02/24/26	\$85.50
	1200151222-031026	A/C 1200151222 01/26/26 THRU 02/24/26	\$61.27
	3877615000-031026	A/C 3877615000 01/27/26 THRU 02/25/26	\$554.59
	4146722000-031026	A/C 4146722000 01/26/26 THRU 02/24/26	\$2,411.10
	4146722000-021726	A/C 4146722000 12/23/25 THRU 01/26/26	\$2,715.98
	4495161222-031026	A/C 4495161222 01/26/26 THRU 02/24/26	\$55.82
	5636326000-031026	A/C 5636326000 01/27/26 THRU 02/25/26	\$62.49
	5811087000-031026	A/C 5811087000 01/26/26 THRU 02/24/26	\$57.46
	7619462000-031026	A/C 7619462000 01/27/26 THRU 02/25/26	\$208.51
	7970082222-031026	A/C 7970082222 01/27/26 THRU 02/25/26	\$246.39
	9613233333-031026	A/C 9613233333 01/27/26 THRU 02/25/26	\$309.12
	Vendor Total:		\$6,885.38

MENONI & MOCOgni, INC.	0079618-00	BRICKS FOR PLANTER BOXES	\$2,689.00
	0080272-00	GRASS SEED	\$299.50
	0080121-00	RESTORATION	\$312.57
	0080234-00	RESTORATION	\$271.22
	0080168-00	RESTORATION	\$339.14
	0080293-00	RESTORATION	\$101.43
	0080142-00	RESTORATION	\$337.41
	0080355-00	RESTORATION	\$189.75
	0080188-00	RESTORATION	\$202.10
	0080204-00	RESTORATION	\$318.78
	0080111-00	RESTORATION	\$160.40
	0080233-00	RESTORATION	\$153.18
	0080224-00	RESTORATION	\$342.93
	0080105-00	RESTORATION	\$318.09
	0080193-00	RESTORATION	\$327.06
	0079894-00	STONE	\$951.60
	0080240-00	STONE FOR BACKFILL	\$1,965.60
	0080263-00	STREETSCAPE SUPPLIES	\$254.00
	0080416-00	SUPPLIES	\$71.10
	Vendor Total:		\$9,604.86
METRA / COMMUTER RAIL DIVISION	FTI0016098	ANNUAL METRA INSURANCE	\$1,000.00
	Vendor Total:		\$1,000.00
MGT IMPACT SOLUTIONS, LLC	GHR2001427	HR/RISK MANAGER RECRUITMENT	\$9,977.30
	Vendor Total:		\$9,977.30
MICHAEL LORUSSO	GPGFAA3N	REIMB: DRONE EXAM	\$175.00
	030626	REIMB: TRAINING TRAVEL	\$201.60
	Vendor Total:		\$376.60
MID AMERICAN WATER OF WAUCONDA INC	290788W	PURCHASE MISC. WATER SYSTEM MATERIAL	\$2,619.00
	290823W	PURCHASE MISC. WATER SYSTEM MATERIAL	\$342.00
	Vendor Total:		\$2,961.00

MILIEU DESIGN LLC	191722	VH 2026 LANDSCAPE MAINTENANCE CONTRACT	\$1,712.00
		Vendor Total:	\$1,712.00
MISSIONWISE LLC	INV-000011	ANNUAL SUBSCRIPTION	\$5,440.00
		Vendor Total:	\$5,440.00
MOLL, VALERIE	114-6328983-1085043	REIMB: CAKE/PROMOTIONS	\$61.04
	55840	REIMB: CAKE/RETIREMENT	\$243.13
		Vendor Total:	\$304.17
MOSCA DESIGN, INC.	46103	4TH OF JULY	\$1,340.89
		Vendor Total:	\$1,340.89
MOTOROLA SOLUTIONS INC	10171920260202	MONTHLY RADIO USAGE: MAR 26	\$2,311.00
		Vendor Total:	\$2,311.00
MUNICIPAL GIS PARTNERS INC	8662	ANNUAL GIS SERVICES CONTRACT	\$8,311.17
		Vendor Total:	\$8,311.17
MURAKISHI, MICHIO	20260015	IMPACT FEE CONSULTATION	\$1,330.12
		Vendor Total:	\$1,330.12
MUTUAL ACE HARDWARE	664978	CLAW HAMMER	\$39.58
	665012	FASTENERS	\$19.82
		Vendor Total:	\$59.40
NAKAHARA, DANIEL	032026	2026 D. NAKAHARA APA ONLINE CONFERENCE	\$400.00
		Vendor Total:	\$400.00
NAPA AUTO PARTS - WHEELING	435100	STOCK	\$45.78
	432929	TRACKLESS	\$29.77
		Vendor Total:	\$75.55
NCH CORPORATION	9539844	GEAR OIL	\$892.84
		Vendor Total:	\$892.84
NORMANDY, NICHOLAS	03132026	WORK TRUCK WEEK CONF. - NORMANDY	\$299.29
		Vendor Total:	\$299.29
NORTH CENTRAL LABORATORIES	532430	LAB SUPPLIES	\$832.05
		Vendor Total:	\$832.05

NORTH SHORE COLLISION INC	3891	VEHICLE MAINTENANCE	\$185.00
		Vendor Total:	\$185.00
NORTH SHORE GAS	0601405013-031726	A/C 0601405013 02/16/26 THRU 03/16/26	\$50.53
	0604546645-031726	A/C 0604546645 02/16/26 THRU 03/16/26	\$206.12
	0607361216-11-031726	A/C 0607361216 02/15/26 THRU 03/16/26	\$980.76
	0607361216-031726	A/C 0607361216 02/16/26 THRU 03/16/26	\$2,321.28
	0607361216-10-031726	A/C 0607361216 03/01/26 THRU 03/16/26	\$59.37
		Vendor Total:	\$3,618.06
ODELSON MURPHEY FRAZIER & MCGRATH	1068	LABOR MATTERS	\$1,740.00
		Vendor Total:	\$1,740.00
ODP BUSINESS SOLUTIONS LLC	459488201001	OFFICE SUPPLIES	\$14.69
	463037485001	OFFICE SUPPLIES	\$37.12
	463037575001	OFFICE SUPPLIES	\$4.99
	459485791001	OFFICE SUPPLIES	\$37.05
		Vendor Total:	\$93.85
O'LEARY'S CONTRACTORS EQUIPMENT	571401	SNOW REMOVAL EQUIPMENT RENTAL	\$332.00
		Vendor Total:	\$332.00
OPENGOV INC	INV25626	PROFESSIONAL SERVICES 2/7/26 - 2/26/26	\$1,128.75
		Vendor Total:	\$1,128.75
ORPHANS OF THE STORM ANIMAL SHELTER	FEB26	ANIMAL IMPOUND	\$150.00
		Vendor Total:	\$150.00
OSTMAN, JASON	031226	WORK APPAREL	\$107.91
		Vendor Total:	\$107.91
PATRYK KRASOWSKI	102198623	TRAINING - KRASOWSKI	\$1,020.00
		Vendor Total:	\$1,020.00
PETTY CASH - ADMIN	040626	PETTY CASH REIMBURSEMENT	\$286.10
		Vendor Total:	\$286.10
PETTY CASH - POLICE	040626	PETTY CASH	\$785.75
		Vendor Total:	\$785.75

PIONEER PRESS	031626	DEERFIELD REVIEW SUBSCRIPTION	\$69.39
		Vendor Total:	\$69.39
PITNEY BOWES	3107719996	POSTAGE MACHINE: QTRLY MAINT: 1/30/26 - 4/29/26	\$317.04
		Vendor Total:	\$317.04
PRO-SAFETY INC	S1004499	SAFETY APPAREL	\$577.50
		Vendor Total:	\$577.50
Q-MATION, LLC	PS-INV002405	IN TOUCH SOFTWARE FOR COMPUTER REPLACEMENT PROJECT	\$105,424.05
		Vendor Total:	\$105,424.05
QUILL CORPORATION	48087544	SUPPLIES	\$2.61
	48036900	SUPPLIES	\$15.47
	48095089	SUPPLIES	\$24.12
	48028885	SUPPLIES	\$12.47
	48083515	SUPPLIES	\$13.08
	48019720	SUPPLIES	\$204.68
		Vendor Total:	\$272.43
RED WING BUSINESS ADVANTAGE ACCOUNT	969ST1-3750827	WORK BOOTS – KRASOWSKI	\$140.24
	969ST1-3750803	WORK BOOTS – ROSS	\$169.99
		Vendor Total:	\$310.23
RONDOUT SERVICE CENTER LLC	20067	SAFETY LANE SEWER TRAILER	\$35.00
		Vendor Total:	\$35.00
ROTARY CLUB OF DEERFIELD	1500	DUES: BUDNY	\$205.00
	460.00	QUARTERLY DUES	\$460.00
		Vendor Total:	\$665.00
RUSSO POWER EQUIPMENT INC	SPI21489345	LEAF BLOWERS	\$1,663.58
		Vendor Total:	\$1,663.58
RYDIN SIGN & DECAL	PS-INV137861	2026-2027 MOTORCYCLE TAGS	\$168.75
		Vendor Total:	\$168.75
RYGIEL, KATHARINA	032326-V2301	EAP BENEFIT REIMB: V2301 / MARCH 2026	\$15.00
		Vendor Total:	\$15.00

SAM'S CLUB DIRECT	5603	COFFEE/DRINKS/CLEANERS/PLATES/BOWLS	\$460.68
	1395	COFFEE/SNACKS/WATER/PLATES/BOWLS/CUTLERY/DRINKS	\$318.44
	Vendor Total:		\$779.12
SCHWARTZ, BARRY	030326	TRAVEL REIMB	\$88.00
	Vendor Total:		\$88.00
SE INC	26-4667	BUILDING MAINTENANCE	\$180.00
	26-4648	GENERAL MAINTENANCE & OPERATIONS SUPPORT	\$1,190.26
	26-4650	GENERAL MAINTENANCE & OPERATIONS SUPPORT	\$517.50
	26-4686	SNOW AND ICE REMOVAL MAINTENANCE	\$460.00
	26-4697	SNOW AND ICE REMOVAL MAINTENANCE	\$2,590.00
	26-4696	SNOW AND ICE REMOVAL MAINTENANCE	\$1,370.00
	26-4612	SNOW REMOVAL: 1219 CARLISLE	\$50.00
	26-4613	SNOW REMOVAL: 333 WARWICK	\$130.00
	26-4647	TRAIN STATION CLEANING	\$147.78
	26-4598	VILLAGE HALL CLEANING	\$189.75
	26-4626	VILLAGE HALL CLEANING - MARCH	\$7,052.00
	Vendor Total:		\$13,877.29
SEDGWICK CLAIMS MNT SRVCS INC	440007787893	UNEMPLOYMENT INSURANCE	\$125.00
	Vendor Total:		\$125.00
SILVER, DAVID	26-0650/REFUND	UTILITY ACCT CREDIT BALANCE REFUND	\$177.00
	Vendor Total:		\$177.00
SPALDING, SHAWN	03102026	IPSI REGISTRATION FEE - SPALDING	\$850.00
	Vendor Total:		\$850.00
STANDARD EQUIPMENT CO	P09306	CREDIT MEMO	(\$432.10)
	P09421	STOCK - SWEEPER PARTS	\$2,009.68
	P09498	STOCK SWEEPER PARTS	\$71.68
	Vendor Total:		\$1,649.26
STELLAR RESULTS REALTY, LLC	1004	333 WARWICK MARKET ANALYSIS	\$250.00
	Vendor Total:		\$250.00
STRAND ASSOCIATES INC	0236826	COMPUTER REPLACEMENT PROJECT - STRAND	\$810.55
	Vendor Total:		\$810.55

STREET, KENT	032326	CHICAGO TRIBUNE SUBSCRIPTION	\$56.00
	022326	CHICAGO TRIBUNE SUBSCRIPTION	\$56.00
	033026	COW DINNER - DEMETRI'S	\$930.29
	022726	IL CITY COUNTY MEMBERSHIP	\$35.00
	012926	MTG W/ ECON DEVELOPMENT ADVISOR	\$96.02
	Vendor Total:		\$1,173.31
TAYLOR PRINT IMPRESSIONS-FRD	9689166	BUSINESS CARDS	\$75.10
	Vendor Total:		\$75.10
TECHNOLOGY MANAGEMENT REV FUND	T2616306	COMM SVCS: FEB 26	\$344.45
	Vendor Total:		\$344.45
TEKLAB INC	342442	OUTSIDE LAB	\$218.90
	342620	OUTSIDE LAB	\$616.65
	Vendor Total:		\$835.55
THE BLUE LINE	48746	LATERAL AD	\$348.00
	Vendor Total:		\$348.00
THE MULCH CENTER	INV112816	HAUL OUT DEBRIS	\$2,400.00
	INV112814	HAUL OUT DEBRIS	\$800.00
	Vendor Total:		\$3,200.00
THOMSON REUTERS - WEST	853290404	CLEAR PLUS: FEB 26	\$320.53
	Vendor Total:		\$320.53
TK TAVERNS	103	DEPOSIT - BUSSCHER RETIREMENT PARTY	\$3,760.26
	Vendor Total:		\$3,760.26
TPM GRAPHICS INC	101738	D-TALES PRINTING	\$2,910.00
	Vendor Total:		\$2,910.00
TRIBUNE PUBLISHING COMPANY LLC	7926881	PUBLIC NOTICE: PLAN COMM / GLOSS NAIL BAR	\$75.74
	Vendor Total:		\$75.74
TYLER TECHNOLOGIES INC / MUNIS	130-161390	HARDWARE FEES	\$728.00
	Vendor Total:		\$728.00
ULINE	205481734	PAPER SUPPLIES	\$772.00
	Vendor Total:		\$772.00

UNITED STATES POSTAL SERVICE	04062026	D-TALES POSTAGE	\$2,500.00
	Vendor Total:		\$2,500.00
VELOFIX CHICAGO NORTH SHORE	147616	BIKE MAINTENANCE	\$1,206.96
	Vendor Total:		\$1,206.96
VERIZON WIRELESS	6138227605	CELL SRVC / SCADA: 03/11/26 – 04/10/26	\$562.16
	Vendor Total:		\$562.16
VESTIS GROUP INC	ORD1-009689	FIRST AID SUPPLIES	\$205.16
	Vendor Total:		\$205.16
VILLAGE OF BANNOCKBURN	031826	SETTLEMENT AGREEMENT	\$181,654.49
	Vendor Total:		\$181,654.49
WATER PRODUCTS CO OF AURORA	0334567	REPAIR SLEEVES	\$1,404.37
	0334568	REPAIR SLEEVES	\$1,712.09
	Vendor Total:		\$3,116.46
WATSON CONSOLES	21351	DISP EQUIPMENT	\$450.00
	Vendor Total:		\$450.00
WEISS, MATT	031526	REIMBURSEMENT	\$390.11
	03182026	REIMBURSEMENT	\$59.84
	031726	REIMBURSEMENT	\$120.72
	03172026	REIMBURSEMENT	\$60.10
	Vendor Total:		\$630.77
WINER & WINER	FEB26	PROSECUTION SERVICES: FEB 26	\$8,137.50
	Vendor Total:		\$8,137.50
WOOLENWEAR CO	00112465	APPAREL - JANES	\$109.00
	Vendor Total:		\$109.00
WUNDERLICH-MALEC SERVICES	29094	PROFESSIONAL SERVICES	\$357.70
	Vendor Total:		\$357.70

XIA, LIN	31-0375/REFUND	UTILITY ACCT CREDIT BALANCE REFUND	\$68.79
		Vendor Total:	\$68.79
Invoices Grand Total		040626 Invoices Total:	\$842,678.99

Pre-Paid Checks for Prelist 040626

Vendor Name	Invoice Number	Description	Amount
TECHNOLOGY MANAGEMENT REV FUND	T2602666	COMM SVCS: AUG 25	\$344.45
	T2607293	COMM SVCS: OCT 25	\$344.45
	T2604989	COMM SVCS: SEP 25	\$344.45
	Vendor Total:		\$1,033.35
Pre-Paid Checks Grand Total		040626 Pre-Paid Checks Total:	\$1,033.35

Pre-Paid Wire Transactions for Prelist 040626

Vendor Name	Invoice Number	Description	Amount
DEERFIELD POLICE PENSION	POLPEN040326	POLPEN CONTRIBS 04/03/26 PR	\$23,666.11
	POLPEN032026	POLPEN CONTRIBS 03/20/26 PR	\$22,408.49
	Vendor Total:		\$46,074.60
FEDERAL TAXES	PR040326	FICA/MC/FIT 04/03/26 PR	\$122,180.55
	PR032026	FICA/MC/FIT 03/20/26 PR	\$117,331.62
	Vendor Total:		\$239,512.17
ICMA	MSQRRHS040326	MSQR RHS 04/03/26 PR	\$1,588.96
	MSQRROTH040326	MSQR ROTH 04/03/26 PR	\$7,139.30
	MSQRREG040326	MSQR 457 REG&ROTH 04/03/26 PR	\$26,528.16
	MSQRRHS032026	MSQR RHS 03/20/26 PR	\$5,917.14
	MSQRROTH032026	MSQR ROTH 03/20/26 PR	\$7,143.35
	MSQRREG032026	MSQR 457 REG&ROTH 03/20/26 PR	\$26,479.12
	Vendor Total:		\$74,796.03
ILLINOIS DEPT OF REVENUE	PR040326	SIT 04/03/26 PR	\$24,129.84
	PR032026	SIT 03/20/26 PR	\$23,311.39
	Vendor Total:		\$47,441.23
Wire Grand Total		040626 Pre-Paid Wire Transactions Total:	\$407,824.03

Journal Entry Transactions for Prelist 040626

Vendor Name	Description	Amount
DEERFIELD BANK & TRUST	BANK ANALYSIS FEE/1010/MAR 26	\$1,029.46
	MATRIX CC SERVICES: MAR 26	\$320.90
	OTC CC FEES: MAR 26	\$164.81
	INVOICE CLOUD CC FEES: MAR 26	\$1,550.45
	Vendor Total:	\$3,065.62
NORTHBROOK BANK & TRUST	PASSPORT CC FEES: MAR 26	\$359.94
	Vendor Total:	\$359.94
AUTHORIZE.NET	PASSPORT AUTHNET FEES: MAR 26	\$37.60
	Vendor Total:	\$37.60
DEERFIELD LIBRARY	LIBRARY SHARE OF PPRT DEC 25 - JAN 26	\$2,728.99
	Vendor Total:	\$2,728.99
IMRF	IMRF XFR/VILLAGE & LIBRARY/FEB 26	\$137,561.12
	Vendor Total:	\$137,561.12

040626 Journal Entry Transactions Total: \$143,753.27

Payroll for Prelist 040626 (2026 - Period 3)

Fund	Department	Type	Description	Amount
10	FINANCE DEPARTMENT	5110	REGULAR SALARIES	\$56,938.36
			FINANCE DEPARTMENT Total:	\$56,938.36
	ADMINISTRATION	5110	REGULAR SALARIES	\$103,405.52
		5111	PART TIME SALARIES	\$696.46
			ADMINISTRATION Total:	\$104,101.98
	COMMUNITY DEVELOPMENT	5110	REGULAR SALARIES	\$97,969.49
			COMMUNITY DEVELOPMENT Total:	\$97,969.49
	STREET ADMINISTRATION	5110	REGULAR SALARIES	\$19,260.91
		5112	OVERTIME SALARIES	\$173.02
			STREET ADMINISTRATION Total:	\$19,433.93
	STREET SNOW & ICE REMOVAL	5112	OVERTIME SALARIES	\$1,287.39
			STREET SNOW & ICE REMOVAL Total:	\$1,287.39
	STREET TRAIN STATION MAINT	5110	REGULAR SALARIES	\$611.72
			STREET TRAIN STATION MAINT Total:	\$611.72
	STREET MAINTENANCE	5110	REGULAR SALARIES	\$48,249.32
		5112	OVERTIME SALARIES	\$1,523.65
			STREET MAINTENANCE Total:	\$49,772.97
	ENGINEERING DIVISION	5110	REGULAR SALARIES	\$33,203.83
		5112	OVERTIME SALARIES	\$140.72
			ENGINEERING DIVISION Total:	\$33,344.55
	POLICE DEPT ADMINISTRATION	5110	REGULAR SALARIES	\$64,265.41
		5112	OVERTIME SALARIES	\$1,592.84
			POLICE DEPT ADMINISTRATION Total:	\$65,858.25
	POLICE DEPT COMMUNICATIONS	5110	REGULAR SALARIES	\$86,247.02
		5111	PART TIME SALARIES	\$1,883.75

10	POLICE DEPT COMMUNICATIONS	5112	OVERTIME SALARIES	\$8,415.08	
			POLICE DEPT COMMUNICATIONS Total:	\$96,545.85	
	POLICE DEPT INVESTIGATIONS	5110	REGULAR SALARIES	\$61,718.55	
		5112	OVERTIME SALARIES	\$2,585.39	
			POLICE DEPT INVESTIGATIONS Total:	\$64,303.94	
	POLICE DEPT PATROL	5110	REGULAR SALARIES	\$356,618.72	
		5112	OVERTIME SALARIES	\$24,798.54	
			POLICE DEPT PATROL Total:	\$381,417.26	
	POLICE DEPT SPEC DETAIL	5112	OVERTIME SALARIES	\$1,084.20	
			POLICE DEPT SPEC DETAIL Total:	\$1,084.20	
	Fund 10 Total:				\$972,669.89
50	WATER DEPARTMENT ADMINISTRATIO	5110	REGULAR SALARIES	\$25,052.06	
		5112	OVERTIME SALARIES	\$1,174.87	
			WATER DEPARTMENT ADMINISTRATIO Total:	\$26,226.93	
	WATER DEPT DISTRIBUTION	5110	REGULAR SALARIES	\$6,830.52	
		5112	OVERTIME SALARIES	\$1,809.02	
			WATER DEPT DISTRIBUTION Total:	\$8,639.54	
	WATER MAIN MAINTENANCE	5110	REGULAR SALARIES	\$22,519.37	
		5112	OVERTIME SALARIES	\$9,849.07	
			WATER MAIN MAINTENANCE Total:	\$32,368.44	
	Fund 50 Total:				\$67,234.91
	54	SEWER ADMINISTRATION	5110	REGULAR SALARIES	\$16,152.52
			SEWER ADMINISTRATION Total:	\$16,152.52	
SEWER LINE CONSTRUCTION		5110	REGULAR SALARIES	\$16,848.33	
		5112	OVERTIME SALARIES	\$679.70	
			SEWER LINE CONSTRUCTION Total:	\$17,528.03	
SEWER CLEANING		5110	REGULAR SALARIES	\$24,469.78	
		5112	OVERTIME SALARIES	\$380.61	
			SEWER CLEANING Total:	\$24,850.39	

54	WASTEWATER TREATMENT FACILITY	5110	REGULAR SALARIES	\$64,681.47
		5112	OVERTIME SALARIES	\$1,278.94
			WASTEWATER TREATMENT FACILITY Total:	\$65,960.41
	Fund 54 Total:			\$124,491.35
60	COMM PARK COMBINED FUNDING	5110	REGULAR SALARIES	\$572.70
			COMM PARK COMBINED FUNDING Total:	\$572.70
	COMM PARK VILLAGE OWNED	5110	REGULAR SALARIES	\$572.70
			COMM PARK VILLAGE OWNED Total:	\$572.70
	Fund 60 Total:			\$1,145.40
70	GARAGE FUND EXPENDITURES	5110	REGULAR SALARIES	\$18,461.32
		5112	OVERTIME SALARIES	\$243.43
			GARAGE FUND EXPENDITURES Total:	\$18,704.75
	Fund 70 Total:			\$18,704.75
Salary Grand Total			2026 - Period 3 Salary Total:	\$1,184,246.30

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, April 6, 2026, and you are hereby authorized to pay them from the appropriate funds.

Treasurer of the Village of Deerfield

REQUEST FOR BOARD ACTION

26-41

Agenda Item: _____

Subject: Consideration and Action on the Plan Commission Report and Recommendation on a Request

For a Text Amendment to Allow a Nail Salon of Over 2,100 Square Feet as a Special Use in

the C-2 Outlying Commercial District and Approval of a Special Use for a Gloss Nail Bar at

92 S. Waukegan Road in the Deerbrook Shopping Center

Action Requested: _____
Approval of Recommendation

Plan Commission

Originated By: _____
Mayor and Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

The petitioners are seeking a Text Amendment to the C-2 Outlying Commercial Zoning District to allow a nail salon over 2,100 square feet as a Special Use and approval of the Nail Salon Special Use for a 6,858 square foot Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerfield Shopping Center.

The vacant tenant space, between Jewel Osco and Marshalls, is approximately 21 feet wide at the entrance by 220 feet deep. Services would include pedicures, manicures, and nail related services. Gloss Nail Bar will offer appointments and walk-ins, as well as offer private rooms for birthdays, and special events. Typical hours are Monday – Friday: 9 a.m.-7 p.m., Saturday: 9 a.m.-6 p.m., and Sunday: 10 a.m.-5 p.m. On the average, during weekdays, the nail salon would staff 8-12 employees at one time and during the weekends and holidays, there would be 12-16 employees working at one time. The petitioner anticipates using 20 parking spaces during slow periods and a maximum of 40 parking spaces during peak summer times and during holidays.

The Plan Commission held a public hearing on February 26, 2026, and is recommending approval of the Text Amendment and Special Use.

Reports and Documents Attached:

Recommendation
Plan Commission Minutes 02/26/26 & 01/22/26
Zoning Map

Air Photo
Sign Criteria
Petitioner's Plans

Date Referred to Board: _____
April 6, 2026

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: February 26, 2026

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



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: January 22, 2026

Public Hearing Publication Date: February 5, 2026

Public Hearing Date: February 26, 2026

Zoning Actions

The Deerfield Plan Commission conducted a public hearing to consider a request for a Text Amendment to the Deerfield Zoning Ordinance to allow a Nail Salon over 2,100 SF as a Special Use in the C-2 Outlying Commercial District and approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center.

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 nail salon over 2,100 square feet in the C-2 Outlying Commercial District and approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center. The Plan Commission held a public hearing on February 26, 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.

Subject Property

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

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

Other pertinent approvals include: In 2017, the petitioners were granted approval of major renovations to the middle portion of the shopping center between the vacant Hobby Lobby space and the vacant Art Van Furniture space (now Sky Zone); a Special Use for a Stein Mart store (now Marshalls) and renovations to the pylon signs along with new signage criteria for the shopping center.

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

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

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

East: (across Waukegan Road): C-2 Outlying Commercial District and unincorporated Cook County – Endeavor Health medical offices, Chick-Fil-A,

and other uses, and Glenbrook Countryside Estates subdivision (single family residential)

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

Proposed Use

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

No changes will be made to the exterior façade of the tenant space (other than proposed signage), landscaping on the property, the existing rooftop mechanical equipment, parking lot lighting or parking lot. The petitioner's material indicates their business will have more clients during nice weather and holidays and less clients during bad weather. At the pre-filing conference meeting, the petitioner asked for a waiver of the parking and traffic study. The Plan Commission did not have an issue with waiving the parking and traffic study.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a nail salon of 7,000 square feet (rounded up from 6,858 proposed space) in the C-2 Outlying

Commercial District as a Special Use. At the present time, a nail salon of not more than 2,100 square feet is a Special Use in the C-2 Outlying Commercial District. Therefore, a nail salon of over 2,100 square feet is not currently allowed. The Board of Trustees placed the 2,100 square foot maximum restriction on nail salons in 2015 in the C-2 Outlying Commercial District when a previous nail salon use was approved in the C-2 district, due to concerns about non-sales tax space and the trends for nails salon uses at that time.

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

In addition to the Text Amendment to allow a larger nail salon in the C-2 district, the petitioners are also seeking approval of a Special Use for a nail salon of 6,858 square feet for a Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerbrook Shopping Center. The Special Use standards are attached.

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

Table 1

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

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

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

The proposed minimum allowable nail salon would permit a 2,100 square foot nail salon size regardless of building size, while the maximum allowable nail salon would be 2% of the gross building area up to a maximum of 7,000 square feet.

Text Amendment

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

Existing Text to be Replaced:

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

And amend/replace with the following language:

m. Nail salons, the square footage of which shall not exceed the greater of (i) 2,100 square feet or (ii) 2% of the total building square footage, provided that with respect to clause (ii), in no event shall the total square feet exceed 7,000 square feet. Nail salon services include manicure and pedicure services and may include ancillary services such as massage and waxing services.

Examples with proposed text amendment:

Ifergan – 2% of the building area is 226 square feet. A nail salon of up to 2,100 square feet would be allowed as a Special Use.

Cadwells Corners – 2% of the building area is 1,595 square feet. A nail salon of up to 2,100 square would be allowed as a Special Use.

Deerfield Park Plaza – 2% of the building area is 4,023 square feet. A nail salon of up to 4,023 square feet would be allowed as a Special Use.

Deerbrook – 2% of the building area is 9,091 square feet. A nail salon of up to 7,000 square feet would be allowed as a Special Use.

Parking for Deerbrook Shopping Center PUD

Required Parking for Deerbrook Shopping Center:

In 2001, Ordinance O-01-39, approving the renovations to Deerbrook Shopping Center granted a parking variation for Deerbrook (3,814 spaces were required when calculated on a use-by-use basis, and 2,804 spaces were provided according to Village records, a 26% reduction). In 2001, the Plan Commission (and Board of Trustees) believed the parking variation was warranted. The Village believed that the shared parking for Deerbrook had merit as the demand for parking will vary throughout the day based on the mix of businesses at the shopping center (e.g. retail busier during the day and restaurants busier in the evening). The Village

believed that if all the uses were the same type so that their peak hours (busiest times) of operation coincided, then the maximum number of parking spaces would be needed, but that was not the case. Since the different uses in Deerbrook have varying peak parking demand times, the Village believed that the maximum amount of parking required by the Zoning Ordinance was not necessary. In 2005, the Village granted a further parking variation to Deerbrook to accommodate the vehicular cross access interconnection plan with Deerfield Park Plaza (which was the only part of the 2005 plan that was implemented).

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

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

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

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
		60/120*	224.88
Starbucks	2,110		
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail			
Marshalls (Former Steinmart)	33,637	200	168.19
Vacant (Former Hobby Lobby)	51,350	200	256.75
Sleep Number	2,550	200	12.75
Ulta (Not Built/Future Retail)	10,570	200	52.85
Sky Zone	41,926	200	229.00
Floor & Décor (Former Carters)	6,267	200	31.34
Floor & Décor (Former Mens Warehouse)	5,875	200	29.38
Floor & Décor (Former Bed Bath & Beyond)	47,000	200	235.00
Mattress Firm	4,000	200	20.00
Vacant (Former Vitamin Shoppe)	3,500	200	17.50
Vacant (Former T-Mobile)	1,700	200	8.50
The Dump	135,855	1/1000; 1/300**	451.00
Retail A (Not Built/Future Retail)	9,350	200	46.75
Office Depot	15,000	200	75.00
Total Parking Provided*** (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
Total Parking Required (excludes rear 10.79 acres of Deerbrook property)			2,212
Parking Exception			9%

Year	2,025	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,212	3,327	3,814
Parking Exception	9%	16%	26%

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

**Furniture Store Parking Calculation

*** 2,918 parking spaces minus 886 space (rear 10.79 acres of Deerbrook property) = 2,032 spaces

Per Approved 2017 Site Plan

Proposed Parking at Deerbrook:

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

Signage**Wall Signage**

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

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

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

East (Front) Elevation Wall Sign

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

North (Side) Wall Sign

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

Pylon Signage

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

Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall signs, and pylon sign. The petitioner presented their sign plan at the February 23, 2026 ARC meeting. A summary of the February 23, 2026 ARC meeting follows.

The ARC discussed the two (2) wall signs for Gloss Nail Bar with the letter heights (total sign heights) greater than 28 inches. The Commissioners felt larger signs

would give better visibility to the tenant space being tucked in the corner between large retail spaces. They were also in favor of the east wall sign being off center, but within the tenant lease line, in order to center the sign within the sign band. The ARC is in favor of approving an exception to the Deerbrook Mall Sign Criteria to allow a letter height greater than 28 inches for a retail space of less than 10,000 SF.

The ARC was in favor of the proposed half sized panels on Pylon 5 with the white faces matching the white faces of Floor & Decor. They suggested the spacing between “Nail” and “Bar” be brought together slightly and the signs recentered on the panels. The spacing should be carried through to the wall signs as well.

The ARC voted 5-0 in favor of the Gloss Nail Bar signage with the letter spacing adjusted on all drawings, pending Board approval. The petitioner will submit a revised drawing set to be approved by Village Staff and the ARC Chairperson.

CONCLUSIONS

Request for Approval of a Text Amendment to Allow a 7,000 Square Foot Nail Salon in the C-2 Outlying Commercial District.

The Plan Commission is in favor of amending the C-2 Outlying Commercial District to allow a 7,000 square foot nail salon as a Special Use in this district. The Plan Commission finds it will be a benefit in the C-2 Outlying Commercial District. Currently, the C-2 District allows nail salons of not more than 2,100 square feet as a Special Use. The Plan Commission explored limiting the size of a nail salon to be in proportionate to the overall building size. The Plan Commission also wanted to make sure there was a minimum allowable square footage to ensure a nail salon can operate in smaller properties. The Plan Commission finds a maximum permitted size not to exceed the greater of: 2% of the gross building square footage or 2,100 square, and limited to a maximum size of 7,000 square feet would be appropriate for the C-2 District. The Plan Commission finds the proposed text amendment is in the public interest.

Request for Approval of a Special Use to Allow a Nail Salon for Gloss Nail Bar at 92 S. Waukegan Road.**Compatible with Existing Development**

The Plan Commission finds that the proposed nail salon at 92 S. Waukegan Road is planned so that it will be compatible with existing development in the area and will not impede the normal and orderly development and improvement of surrounding properties. The Plan Commission finds the proposed nail salon will be compatible with the Deerbrook Shopping Center planned unit development and that it will have minimal impact on other surrounding properties. The Plan Commission finds that the proposed layout of the store is well planned. The Plan Commission finds the proposed nail salon is a good use to locate on this property in this long and narrow tenant space and that it will be an asset to the shopping center and to the Village as a whole.

Lot of Sufficient Size

The Plan Commission finds the lot is of sufficient size for the proposed nail salon use. The petitioners are not proposing to expand the size of the building but instead using a space that is approximately 21 feet wide at the entrance by 220 feet deep which is not conducive tenant space for many commercial retailers. The Plan Commission finds the property is suitable for the proposed use and will not create a negative impact on surrounding properties.

Traffic

The Plan Commission finds the proposed nail salon should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties. The proposed use should not significantly increase traffic volumes in the area. The petitioners have indicated that the proposed use will typically staff 8-12 employees at one time and during the weekend and holidays, there would be 12-16 employees.

Parking and Access

The Plan Commission finds the parking will be adequate and the nail salon will not have an adverse impact on parking in the area. The Plan Commission finds the intensity of the proposed use on the subject property will not adversely impact parking on the subject property and will not create a parking problem. There is adequate parking in the area to accommodate the proposed use. There is a large amount of parking in front of the store supplying plenty of parking for the store and other stores in the shopping center. The access points to this development will not be changed as a result of the proposed use.

Effect on the Neighborhood

The Plan Commission finds the proposed use should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to the other property or improvements in the neighborhood nor should it diminish or impair property values in the surrounding area. The Plan Commission finds the proposed use will not have an adverse impact on the area and will fit nicely in the Deerbrook Shopping Center. The Plan Commission finds that the use will not cause adverse impacts on the property or surrounding properties. They find the use will work well at this location.

The Plan Commission finds the requested signage exceptions to the established Deerbrook Sign Criteria as outlined in this recommendation are acceptable. They find it is reasonable for the two wall signs for Gloss Nail Bar with the letter heights to be greater than 28 inches. The Commission was also in favor of the proposed half sized panels on Pylon 5 with the white faces matching the white faces of Floor & Decor.

Adequate Facilities

Adequate facilities (utilities, access roads, drainage) are already being provided for this site.

Adequate Buffering

The Plan Commission finds the existing buffering on the subject property is adequate. No new landscaping is proposed for the tenant space.

RECOMMENDATION

Text Amendment

Accordingly, it is the recommendation of the Plan Commission that Gloss Nail Bar's request for approval of Text Amendment to the C-2 Outlying Commercial District for the proposed nail salon, be approved.

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

Nays: (0) None

Special Use

Accordingly, it is the recommendation of the Plan Commission that Gloss Nail Bar's request for approval of a Special Use, including an exception to the Deerbrook Sign Criteria, be approved.

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

Nays: (0) None

Respectfully submitted,
Sara Lubezny, Chair Pro Tem

**PLAN COMMISSION
VILLAGE OF DEERFIELD
February 26, 2026
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on February 26, 2026, at Deerfield Village Hall.

Present were: Sara Lubezny, Chair ProTem
Lisa Crist
Bill Keefe
David Rauen
Blake Schulman

Absent: Al Bromberg, Chair
Ken Stolman

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

In the absence of Chair Bromberg, Commissioner Schulman moved to appoint Commissioner Lubezny as Chair Pro Tem. Commissioner Rauen seconded the motion. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman (5)
NAYS: None (0)

Chair Pro Tem Lubezny swore in those who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

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

PUBLIC HEARING

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

Thinh To presented the certified mailing and Mr. Ryckaert presented proof of publication of the legal notice in the Deerfield Review.

Thinh To, Owner and General Contractor for Gloss Nail Bar, explained he wants to open a Gloss Nail Bar in Deerbrook. Chairperson Pro Tem Lubezny confirmed nothing changed since the pre-filing conference.

Mr. Nakahara noted the petitioner appeared before the ARC on Monday. The ARC approved the signage including an exception to the sign criteria for the letters to be 38" high instead of maximum 28" and the logo at 48" high.

Mr. Ryckaert summarized the prefiling conference where the Plan Commission was in favor of the nail salon at this location in Deerbrook as they believed the location is appropriate, and indicated it would be difficult to lease a 20-foot wide and very deep space. He explained that under the current code a nail salon is restricted to 2,100 square feet and that restriction was put in place about 10 years ago due to concerns with a nail salon taking up too much retail space. At the prefiling conference, the Plan Commission suggested limiting nail salons to a percentage of the building area. Mr. Ryckaert explained that staff reviewed four shopping centers in the C-2 District of varying sizes from about 12,000 square feet to Deerbrook at 450,000 square feet. The results were put into a chart at 1%, 2% and 3% of the area of the buildings. As can be seen from the chart, a nail salon would not be allowed much square footage on the smaller commercial properties and therefore consideration should be given to allowing a 2,100 square feet nail salon which is what is allowed now. Mr. Ryckaert asked the commission to consider a maximum permitted nail salon size at 2% of the gross building area and have the maximum square footage capped at 7,000 square feet, whichever is less. Therefore, a 7,000 square foot nail salon could not go into a small commercial property. Chairperson Pro Tem Lubezny thought that the language could be clearer and asked if the smaller buildings could have a nail salon less than 2,100 square feet and it was confirmed they could. Commissioner Schulman suggested changing the language to clarify the square footages. He suggested the language read: Nail salons, the square footage of which shall not exceed the greater of (i) 2,100 square feet or (ii) 2 percent of the total building square footage, provided that with respect to clause (ii), in no event shall the total square footage exceed 7,000 square feet. The commissioners agreed.

The public testimony of the hearing was concluded. The Plan Commission held a workshop. The commissioners did not have any additional comments or concerns.

Mr. To explained he would take a smaller space, but was not given that option.

Commissioner Keefe did not have any other comments on the signage, and agreed with the ARC recommendation.

Commissioner Keefe moved, seconded by Commissioner Schulman, to approve the Text Amendment based on the updated text provided by Commissioner Schulman. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman, (5)
NAYS: None

Commissioner Schulman moved, seconded by Commissioner Rauen, to approve a Special Use for Gloss Nail Bar at 92 S. Waukegan Road. The motion passed by the following vote:

AYES: Crist, Keefe, Lubezny, Rauen, Schulman, (5)
NAYS: None

This petition will go to the Village Board on April 6, 2026.

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

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

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

Absent: Lisa Crist
 Sara Lubezny
 Ken Stolman

Also Present: Jeff Ryckaert, Principal Planner

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

Public Comment on a Non-Agenda Item

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

WORKSHOP MEETING

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

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

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

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

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

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

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

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

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

DOCUMENT APPROVAL

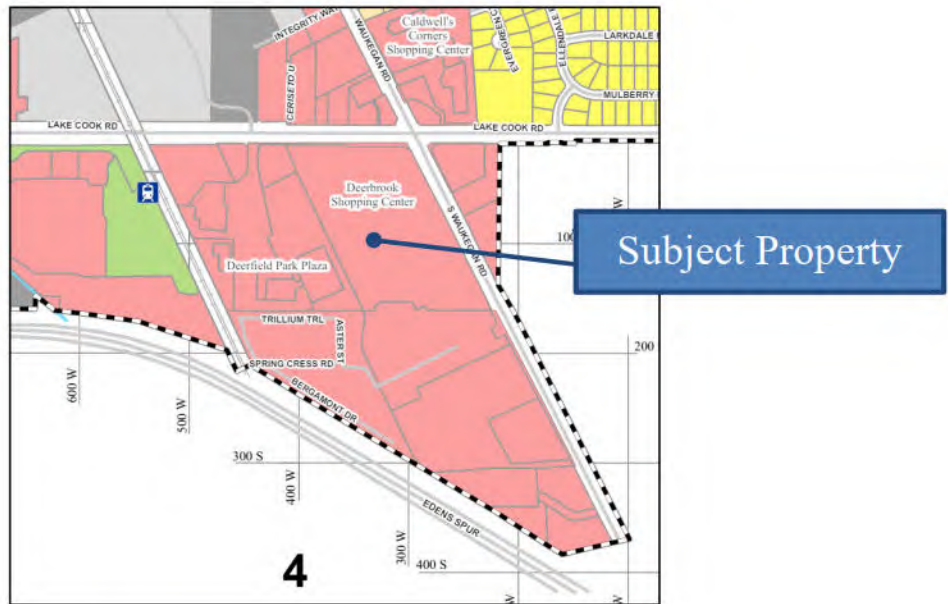
1) 833 Deerfield Road Text Amendment and Special Use Recommendation

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

2) January 8, 2026 Plan Commission Minutes

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

Village of Deerfield 2025 Zoning Ordinance Map



	R-1 SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2 SINGLE FAMILY DISTRICT SAME AS R1
	R-3 SINGLE FAMILY DISTRICT SAME AS R1
	R-4 SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5 GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1 VILLAGE CENTER
	C-2 OUTLYING COMMERCIAL
	C-3 LIMITED COMMERCIAL OFFICE
	C-4 ENTERTAINMENT AND LIMITED RETAIL BUSINESS DISTRICT
	I-1 OFFICE, RESEARCH, RESTRICTED INDUSTRIAL
	I-2 LIMITED INDUSTRIAL
	P-1 PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



DEERBROOK MALL SIGN CRITERIA

March 2017

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

A) General Design Requirements

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

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

B) Sign Design

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

C) Sign Illumination

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

D) Window Signs

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

E) Miscellaneous Signage

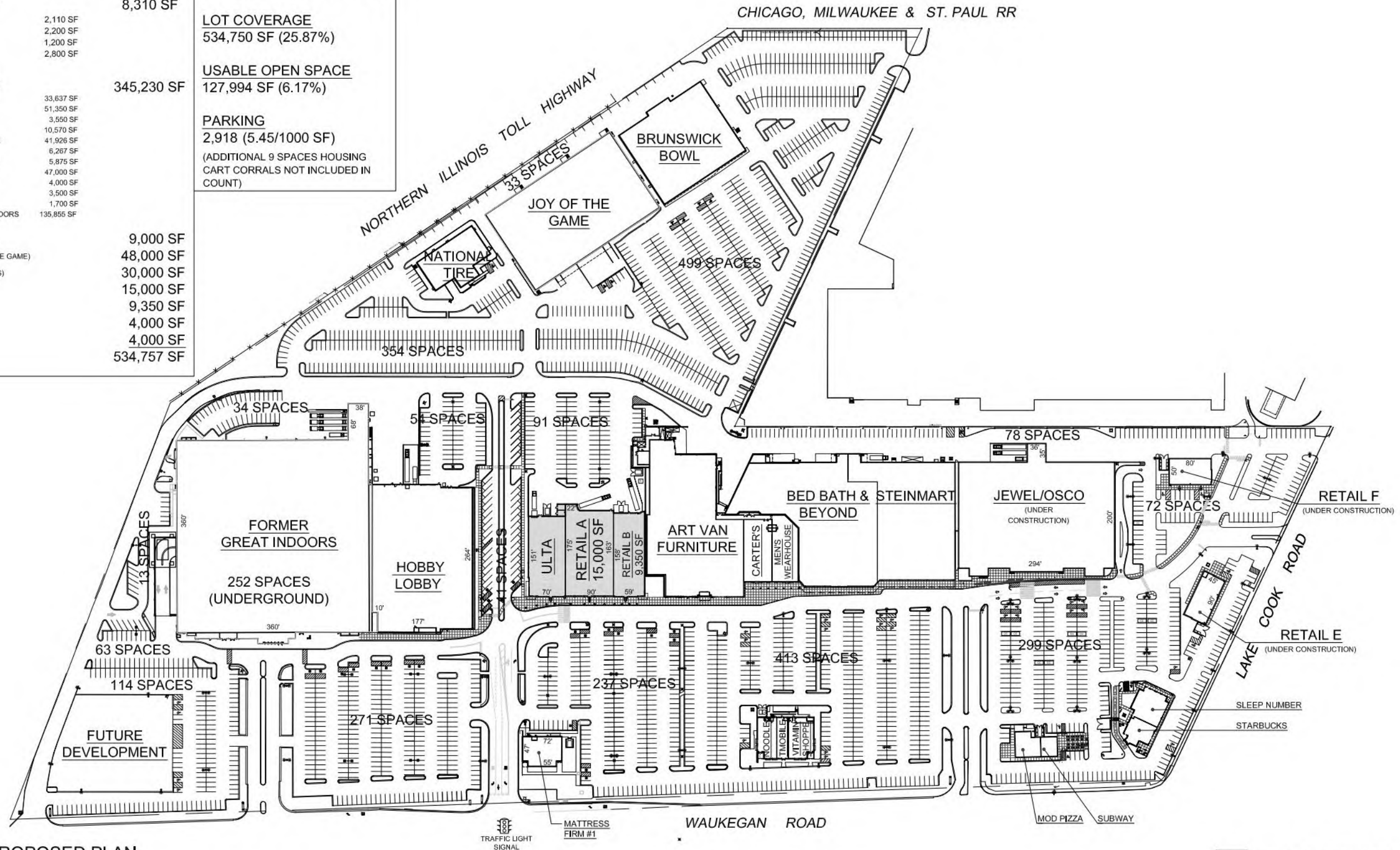
- 1) No advertising placards, paper signs, banners, pennants, names, insignias or other descriptive materials shall be affixed upon the exterior walls of the premises or storefront.
- 2) Tenants will be permitted to place upon each entrance of its Leased Premises not more than one hundred forty four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

F) Pylon Sign Panels

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

SITE DATA

EXISTING GLA	
GROCERY	61,867 SF
RESTAURANT	8,310 SF
STARBUCKS	2,110 SF
MOD PIZZA	2,200 SF
SUBWAY	1,200 SF
NOODLES	2,800 SF
RETAIL/ BANK	345,230 SF
STEINMART	33,637 SF
HOBBY LOBBY	51,350 SF
SLEEP NUMBER	3,550 SF
ULTA	10,570 SF
ART VAN FURNITURE	41,926 SF
CARTERS	6,267 SF
MEN'S WAREHOUSE	5,875 SF
BED BATH BEYOND	47,000 SF
MATTRESS FIRM #1	4,000 SF
VITAMIN SHOPPE	3,500 SF
TMOBILE	1,700 SF
FORMER GREAT INDOORS	135,855 SF
AUTO SERVICE	9,000 SF
FITNESS (JOY OF THE GAME)	48,000 SF
BOWLING (32 LANES)	30,000 SF
RETAIL A	15,000 SF
RETAIL B	9,350 SF
RETAIL E	4,000 SF
RETAIL F	4,000 SF
	534,757 SF
LOT AREA	2,066,994 SF (47.45 ACRES)
LOT COVERAGE	534,750 SF (25.87%)
USABLE OPEN SPACE	127,994 SF (6.17%)
PARKING	2,918 (5.45/1000 SF)
(ADDITIONAL 9 SPACES HOUSING CART CORRALS NOT INCLUDED IN COUNT)	

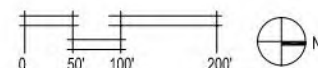


PROPOSED PLAN
SCALE: 1"=200'-0"

NEW CONSTRUCTION



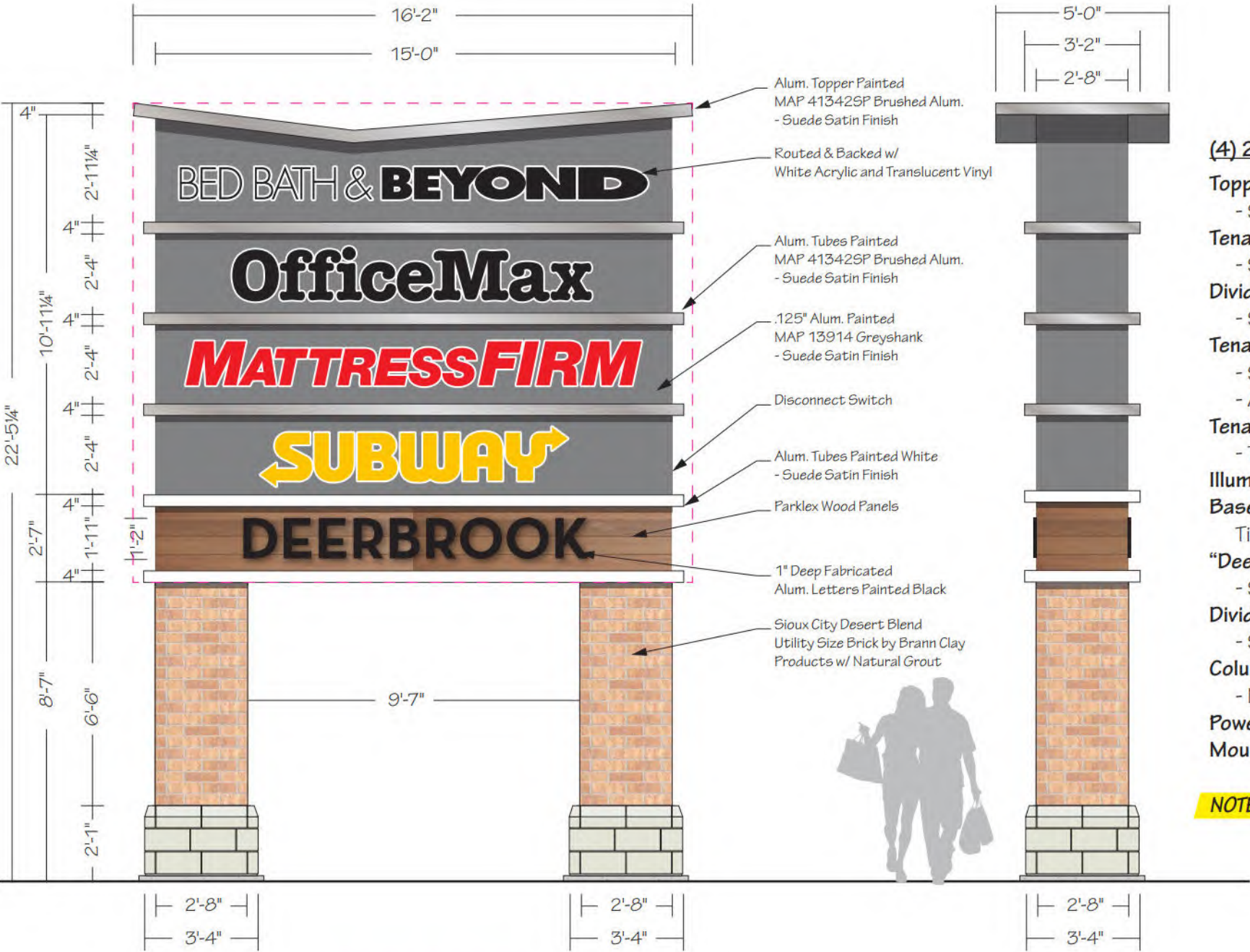
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



DEERBROOK MALL
DEERFIELD, ILLINOIS

April 06, 2017 Project #: 16094

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



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

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

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

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

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

- Attach w/ Countersunk Screws on Faces

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

Illumination: White LEDs

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

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

Divider Bands: Fabricated Aluminum Painted White
- Suede Satin Finish

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

Power: Reuse Existing

Mounting: Use Existing Steel

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165TubewayDrive • CarolStream • Illinois60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

1 of 2

WORK ORDER

76519

FILE NAME

MA76519am

REVISIONS:

1 11.14.16

2 1.11.17 - move project name
to lower cabinet

3 1.26.17 - reduce size

4 2.02.17 - adjust size

5 2.27.17 - Parklex HDL Timber

6

7

8

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



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

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OPTION A - SIGN 5 | LAKE COOK ROAD SIGN

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

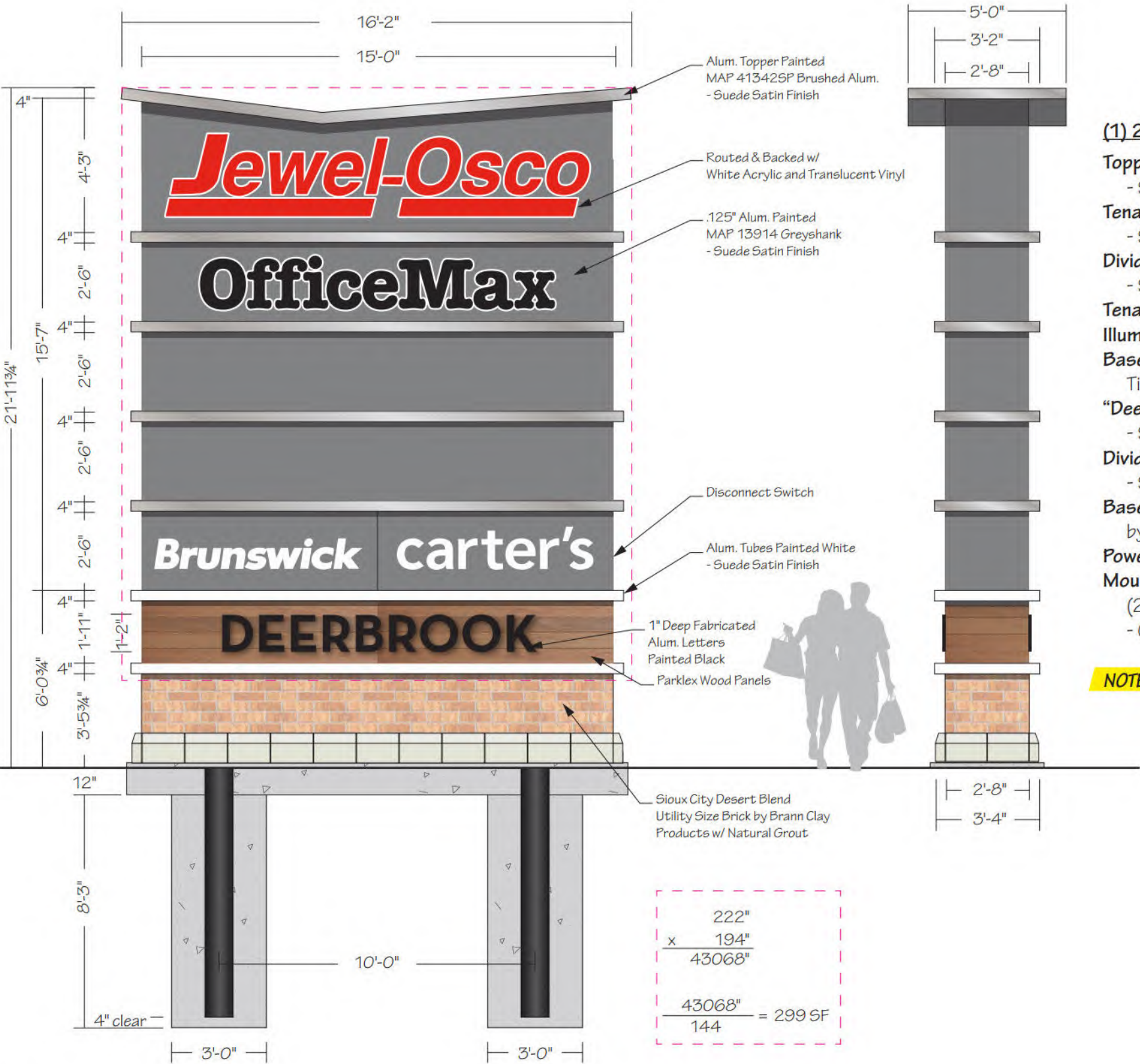
CUSTOMER APPROVAL:

DATE	
AUTHORIZED SIGNATURE	
REPRESENTATIVE	
DRAWN BY	Lisa Staszak
DATE	11.01.16
SCALE	1/4" = 1'
SHEET NO.	2 of 2
WORK ORDER	76519
FILE NAME	MA76519am

REVISIONS:

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

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



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

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

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

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

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

Illumination: White LEDs

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

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

Divider Bands: Fabricated Aluminum Painted White
- Suede Satin Finish

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

Power: Reuse Existing

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

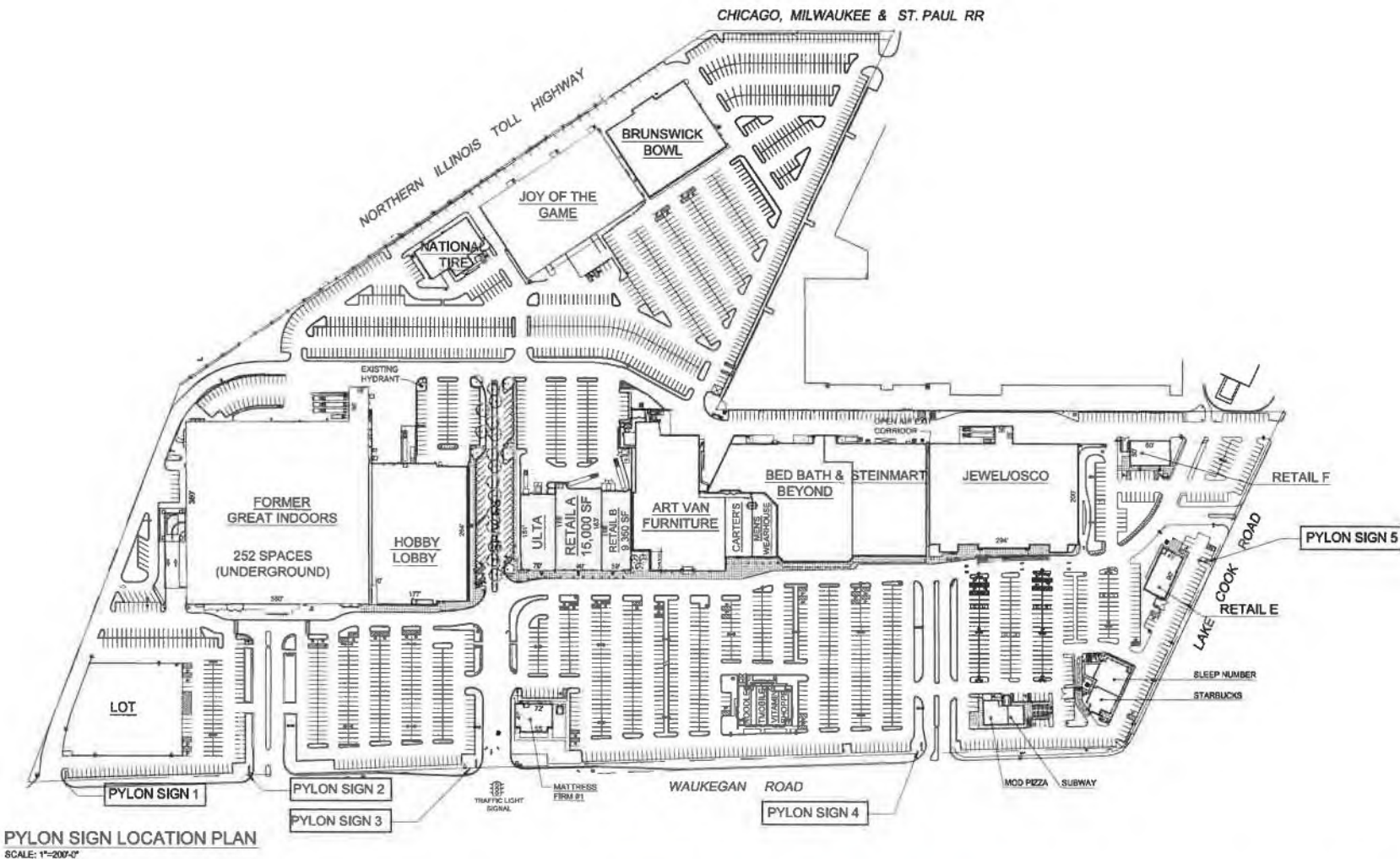
NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



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

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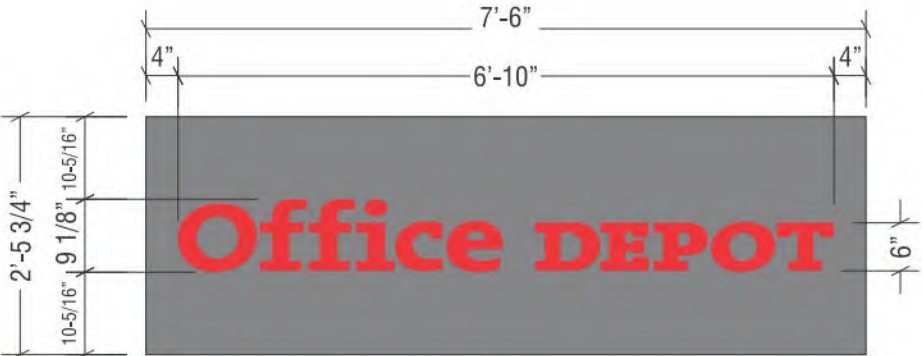
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600 W. Jackson, Suite 250
Chicago, IL 60661



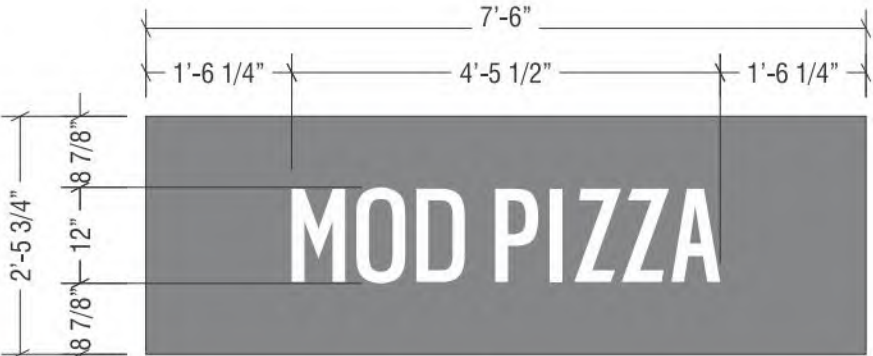
DEERBROOK MALL
DEERFIELD, ILLINOIS

March 02, 2017 Project #: 16094

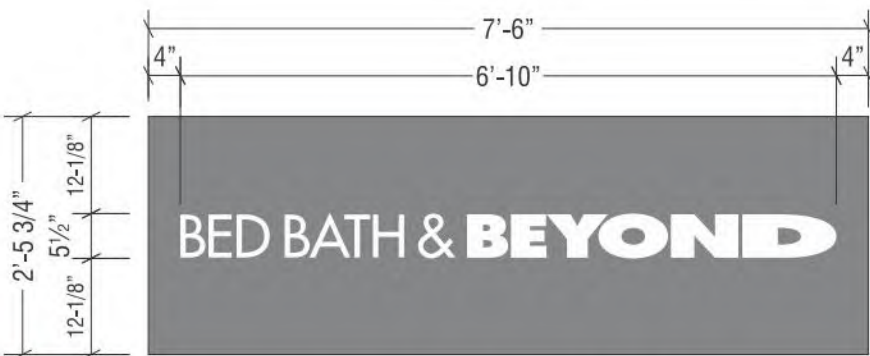
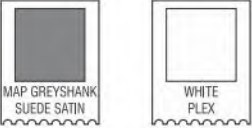
Previously Approved Deerbrook Half Panels



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



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



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PYLON #1



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

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

Jay A. Muench 1/25/2023
CUSTOMER APPROVAL DATE
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CLIENT	DEERBROOK MALL				
ADDRESS	110 S WAUKEGAN RD.				
CITY	DEERFIELD	STATE	IL	DESIGNER	KM
DRWG. NO.	90680	SCALE:	NOTED	DATE:	02.24.2022
				SALESPERSON	JST
				SHEET NO.	1

December 22, 2025

Special Use

Daniel Nakahara, AICP

Planner II

Village of Deerfield

850 Waukegan Road, Deerfield, IL 60015

847.719.7480

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

Dear Mr. Nakahara

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

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

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

THINH TO

BUSINESS OWNER & BUILDER



SUMMARY

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

Contact Information

Mobile: (815) 608-6443

Email: thinhto@yahoo.com

thinhto@gmail.com

8808 Harvest Hills Trail

Rockford, IL 61114

EXPERIENCE

Business Owner & Builder

Salon Locations Build and Owner

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

Salon Locations as Builder

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

SKILLS

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

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

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

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

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

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

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

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

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

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development

The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.

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

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

2. Lot of Sufficient Size

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

3. Traffic

The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use. This projected increase in daily and peak hour traffic is low and not anticipated to significantly impact operations and capacity along Lake Cook Road and Waukegan Road.

4. Parking and Access

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

5. Effect on Neighborhood

In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, our salon will bring more values property values in the surrounding area.

6. Adequate Facilities

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

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

7. Adequate Buffering

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

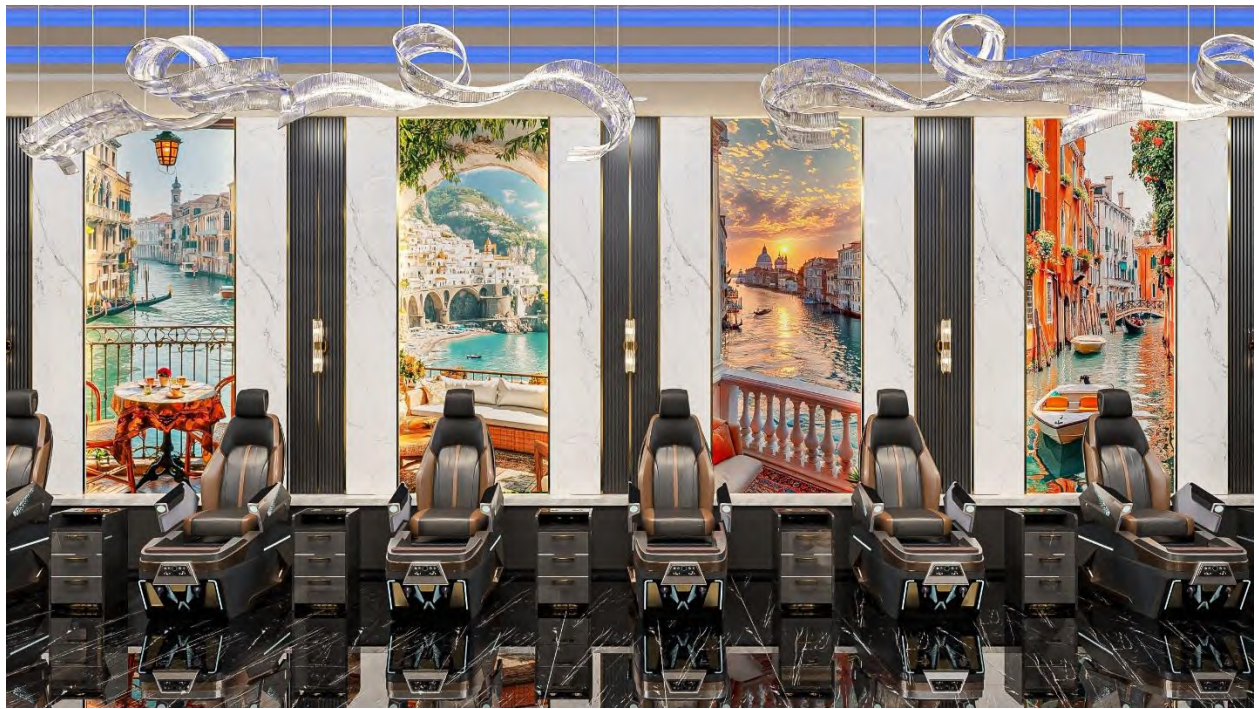
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center D

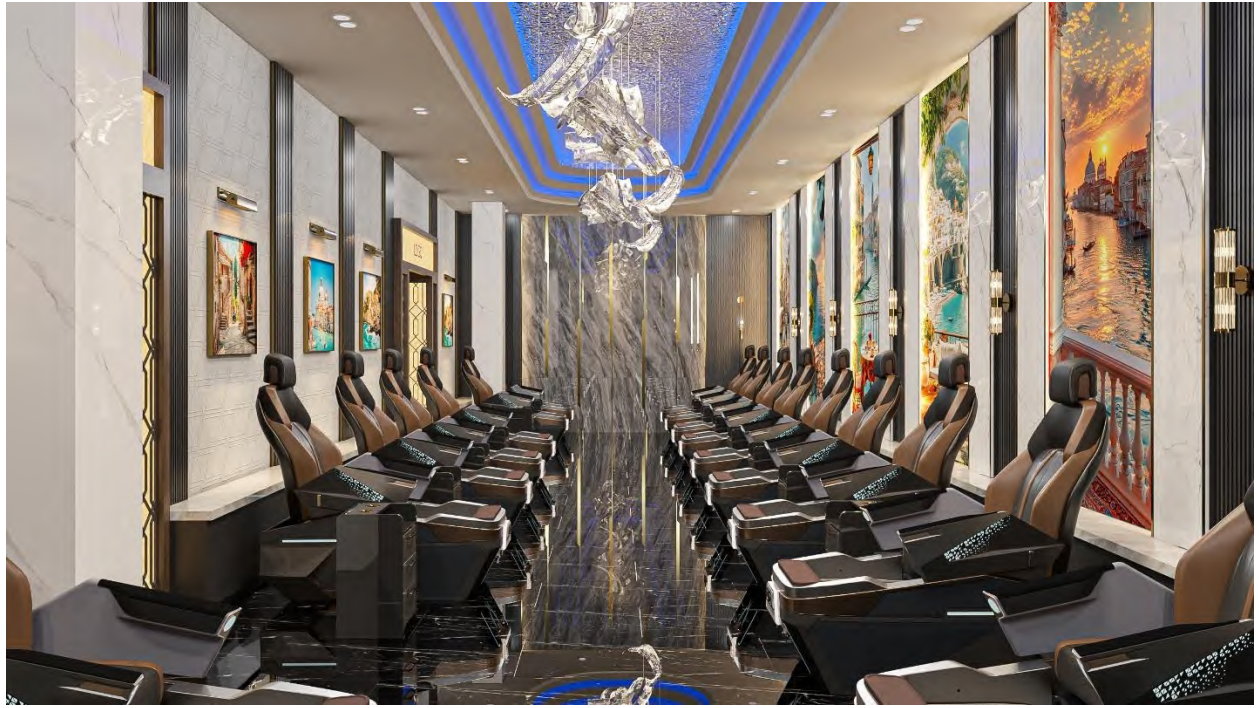
















Project Name: Gloss Nail Bar Ext. Sign Package
Client: Thinh Hitto
Address: 94 S Waukegan Rd., Deerfield, IL 60015
Job #: 96210

Approved by: _____ Date: _____

Proof date: 02/18/2026 Version #: 5 Page: 1/6

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

SCOPE OF WORK:
- Fabricate & install channel letters

SIGN TYPE:
- Face-lit channel letters

SIGN FONTS:
- Custom designed logotype

QUANTITY:
- 1 set

OVERALL SIZE (HxW):
- 48"x156"

LETTER BODY DEPTH:
- 3"

MOUNTING TYPE:
- Flush, fasteners through backs

LIGHTING TYPE:
- White LED

TRIM CAP COLOR/SIZE:
- 1", Black

RETURNS (SIDES) COLOR:
■ Black

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



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

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

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



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.
IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.



www.SignsNowRockford.com

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

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

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

Approved by: _____ Date: _____

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

Production cannot begin until
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returned to Signs Now

Installation rendering
with wall measurements:

LEASE LENGTH:
- 21'-11"

HEIGHT TO ROOF DECK:
- 21'-10"

Sign to be centered
within the sign band



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

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ELECTRICAL SVC. REQUIREMENTS:

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Notes: Does not include timer or photocell unless otherwise spec'd



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

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

SCOPE OF WORK:
- Fabricate & install channel letters

SIGN TYPE:
- Face-lit channel letters

SIGN FONTS:
- Custom designed logotype

QUANTITY:
- 1set

OVERALL SIZE (HxW):
- 42"x104"

LETTER BODY DEPTH:
- 3"

MOUNTING TYPE:
- Flush, fasteners though backs

LIGHTING TYPE:
- White LED

TRIM CAP COLOR/SIZE:
- 1", Black

RETURNS (SIDES) COLOR:

Black

FACE COLORS:

#2447 acrylic with day/night black perforated overlay

104.14"

42"

28"

10"

GLOSS

NAIL BAR

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

FACE

3" SIDE

3D ISO

FACE LIT CHANNEL LETTERS
-3" DIRECT MOUNT-

3" Aluminum Return

Aluminum Back

3/16" Acrylic Face

Pass Through Grommet

Clinched and Caulked Seam

LED Illumination

Drain Holes

LED Lead Wire ("Whip")

3" Aluminum Return

1" Trim Cap

Pass Through Grommet

Power Supply Enclosure w/cutoff

LED Illumination

FRONT VIEW

SIDE VIEW DIRECT (FLUSH) MOUNT

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ELECTRICAL SVC. REQUIREMENTS:

Number of circuits: 1

Voltage: 120 -or- 277 VAC

Amperage: 3.6@120VAC -or- 2.1@277VAC

Notes: Does not include timer or photocell unless otherwise spec'd

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

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Installation rendering with wall measurements:

HEIGHT TO ROOF DECK:
- 21'-10"

Sign to be centered within the sign band

ROOF LINE
21'-10"

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

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Client: Thinh Hitto
Address: 94 S Waukegan Rd., Deerfield, IL 60015
Job #: 96210

Approved by: _____ Date: _____

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

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SCOPE OF WORK:

- Fabricate & install tenant panels

SIGN TYPE:

- CNC cut, push-thru acrylic panels

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 2pcs

PANEL MATERIAL:

- .080 aluminum

GRAPHICS MATERIAL:

- Translucent acrylic (3/4" protruding)

OVERALL SIZE (HxW):

- 29.75"x90"

MOUNTING TYPE:

- Color matched button head screws

FACE COLORS:

- ☒ Matthews #13914 "Greysbank"
- ☐ #7328 Pure white translucent
(same as "FLOOR & DECOR" lettering)



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

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Installation rendering:



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

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

REQUEST FOR BOARD ACTION

Agenda Item: 26-42

Subject: Discussion of Governor Pritzker's Building Up Illinois Developments (BUILD) Legislative Agenda

Action Requested: Discussion

Originated by: Village Attorney

Referred to: Village Mayor and Board of Trustees

Summary of Background and Reason for Request:

As part of Governor Pritzker's State of the State Address and State Budget Address this February, he outlined a significant housing initiative that is a broad preemption of local municipal authority for land use and zoning known as the BUILD effort.

According to the Illinois Municipal League, BUILD proposes statewide zoning standards, including minimum lot sizes, mandates increased residential density allowances, legalizes accessory dwelling units, limits parking requirements and creates a statewide formula for impact fees.

The Village Attorney has prepared several client alerts on the topic and Village Attorney Schuster will be prepared to review the topic with the Board. Should the Board choose to take a position on the proposal, staff recommends staff and the Village Attorney work with Mayor Shapiro to draft a letter outlining the Village Board's position to our State Senator and State Representative.

Reports and Documents Attached:

Memo from Brad Cole, Illinois Municipal League Chief Executive Officer
Client Alerts from the Village Attorney
Copy of Proposed Legislation

Date Referred to Board: April 6, 2026

Action Taken: _____

DATE: March 4, 2026

TO: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer

RE: Preserve Municipal Housing Authority

On February 18, Governor JB Pritzker, in his State of the State Address and State Budget Address, outlined a significant housing initiative that is a broad preemption of local authority for land use and zoning. Governor Pritzker presented the “Building Up Illinois Developments” (BUILD) plan as an affordability solution to housing issues allegedly caused by local zoning and land use policy. Immediately following the speech, the Illinois Municipal League (IML) released a statement ([available via this link](#)) advocating for the preservation of municipal authority to implement housing programs and reiterating that the issue of cost and availability of housing in Illinois is not caused by comprehensive planning and local zoning. Yesterday, IML sent a letter ([available via this link](#)) requesting to be included in all future conversations, legislative working group meetings and/or other discussions that pertain to the BUILD plan and as relates to municipal authority.

BUILD proposes statewide zoning standards, including minimum lot sizes, mandates increased residential density allowances, legalizes accessory dwelling units, limits minimum parking requirements, authorizes third-party plan reviewers and building inspectors and creates a statewide formula related to impact fees. The BUILD plan broadly preempts local authority on issues that are entirely local.

IML has a dedicated webpage for housing, land use and zoning resources, iml.org/housing ([available via this link](#)), to inform state and local officials and to advocate against the preemptions and mandates in this legislation. The webpage features community statements, IML fact sheets, bill positions and tracking, correspondence, position papers, publications and other resources, and will be updated with additional information as IML advocates against broad housing preemption proposals.

To the extent there are concerns, rightfully, with the cost or availability of housing, the issue is not caused by comprehensive planning or local zoning. More direct causes are state mandates affecting residential construction costs, state policies that pressure local property tax rates upward and developer costs. Illinois communities vary widely in geography, population density, infrastructure capacity and housing demand. Uniform statewide standards cannot adequately reflect those differences or the planning efforts underway or completed in many municipalities. Zoning and land use decisions are best made locally by the leaders elected in each community.

IML is asking local officials to contact their State Representative and State Senator to voice opposition to housing, land use and zoning proposals that will negatively impact all municipalities.

Please share with your legislators the impact of these mandates and preemptions on your community and ask them to commit to support existing municipal authority. All legislators must hear from their local officials on these critical issues. Once you have spoken with your legislator, please submit feedback to us through this online submission form ([available via this link](#)), so IML can track each legislator’s committed position.

IML has also developed a model resolution ([available via this link](#)) that may be adopted by your city, village or town in general support of the existing municipal housing authority for land use and zoning. This resolution reiterates that community-led policies for land use and zoning should be preserved. If your municipality adopts IML's model resolution or any similar resolution, please send a copy to us by email at IMLLegislation@iml.org.

BUILD preemptions have been filed in seven different pieces of legislation for consideration by the General Assembly. The IML bill summary page for each bill is linked below, as is each respective bill position paper:

- [HB 5626: Housing Omnibus \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4060: Middle Housing \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4061: Building Code – Single Stair \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4062: Impact Mitigation Fees \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4063: Building Plans/Inspect \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4064: Residential Parking \(available via this link\)](#); and,
 - IML's position paper is [available via this link](#).
- [SB 4071: Accessory Dwelling Units \(available via this link\)](#).
 - IML's position paper is [available via this link](#).

IML is opposed to each of these bills, as each contains unfunded mandates or preemptions of municipal authority or both. IML staff will continue to monitor and engage on any prospective legislative developments and advocate on behalf of protecting and preserving municipal authority.

As always, please feel welcome to contact me with any comments or questions. I may be reached by phone at (217) 525-1220 or by email at bcole@iml.org. Thanks.

BRAD COLE | Chief Executive Officer
ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
phone: 217.525.1220 | cell: 618.201.7320 | fax: 217.525.7438
email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org



February 20, 2026

CLIENT ALERT

Governor Pritzker Introduces Building Up Illinois Developments (BUILD) Legislative Agenda

By [Stewart J. Weiss](#)

During his annual State of the State Address this week, Governor JB Pritzker announced a broad and ambitious legislative agenda focused on reducing the cost of living for Illinois residents. The centerpiece of this agenda is the Building Up Illinois Developments (BUILD) initiative, a series of bills intended to confront Illinois' high housing costs by stimulating new housing construction.

Increasing the Housing Supply – A Common Goal Among Several States

Housing costs have increased in America by more than 50 percent since 2019 and continue to grow at a rate ahead of inflation. The key driver of high costs is a widespread housing shortage estimated to be between 2.8 and 4 million homes nationwide. In Illinois specifically, the Governor's office cited a statewide housing shortage of 142,000 units, with an additional 83,000 units needed to meet projected housing demand in the next five years.

Recently, states across the country and the political spectrum, including Montana and California, have adopted legislation to promote increased housing density, reduce construction costs, and shorten development approval timelines. Just across the state line, the Indiana General Assembly is considering HB 1001, a bill that would allow development of duplexes and accessory dwelling units (ADUs) in any zoning district where single-family homes are permitted by right and significantly restrict minimum parking requirements local governments can impose.

An Ambitious Proposal

During Wednesday's address, Governor Pritzker touted the BUILD agenda as key to the financial well-being of the state and its residents through expanded access to affordable housing. This agenda consists of a mixture of statewide zoning regulation, construction process standardization, and grants for housing and infrastructure construction.

Immediately after the Governor's address, Representative Kam Buckner filed House Bill 5626, which significantly amends the Illinois Municipal Code with the goal of increasing both the amount and variety of housing construction in Illinois. To that end, ***HB 5626 includes the largest***

preemption and restriction of local zoning and land use regulatory authority considered since the establishment of home rule authority in Illinois in the 1970 Constitution. If the bill becomes law as introduced, local governments would be stripped of almost all regulatory control over residential developments with eight or fewer units.

This Elrod Friedman Alert provides a broad overview of HB 5626 as introduced on February 18, 2026.¹ We expect that this bill, and its counterparts in the Senate, will be amended as they work their way through committees. However, given the potential impact on local authority, it is important to understand the ambitious scope, scale, and potentially disruptive nature of this legislation. Elrod Friedman will provide more in-depth analysis of specific areas of the BUILD legislation in the coming days through additional alerts.

Key Elements of the Bill

With over 40 pages of new legislative text, HB 5626 significantly amends both the Illinois Municipal Code and the Counties Code to introduce new statewide standards on zoning, subdivisions, building codes, plan reviews and inspections, and impact mitigation fees.

Curtailing Local Residential Land Use Authority over Housing

HB 5626 includes numerous amendments to Article 11 of the Illinois Municipal Code governing local authority over zoning and subdivisions. The bill defines a new class of residential structures – “Middle Housing” – which encompasses multi-unit buildings with up to eight separate dwellings (including duplexes, triplexes, fourplexes, townhouses, attached courtyard housing, and stacked-flat plexes²) as well as “cottage clusters” of detached single-unit buildings arranged together on a single lot.

If enacted, HB 5626 would require local governments to allow the construction of Middle Housing in any district where single-family housing is allowed by right. Further, local governments would be required to apply the same zoning and subdivision standards to Middle Housing that govern single-family houses. To accomplish this goal, HB 5626 restricts almost every aspect of local land use regulation governing residentially zoned properties and imposes new statewide standards on density, parking, and bulk, height, lot size, and other traditional subdivision standards.

Density – Under HB 5626, local governments would be required to allow the construction of additional housing density in every residential zoning district where single-family homes are allowed by right. This includes:

- Allowing ADUs on any lot with an existing single-family home.
- Allowing multi-unit Middle Housing buildings to be constructed by right on any residential lot larger than 2,500 square feet, with increasing density determined by lot size.
- Prohibiting minimum lot size requirements of less than 2,500 square feet in any residential zoning district that allows single-family detached dwellings.³

Parking – In addition to allowing significantly higher housing density in residentially zoned districts, HB 5626 imposes strict limits on how much off-street parking a local government may

require residential developers to provide. Following the precedent set by the recently adopted [People Over Parking Act](#), the bill would also eliminate minimum off-street parking requirements for certain forms of residential development altogether.

Bulk, Height, and Lot Standards – Local governments would also be prohibited from imposing traditional zoning and lot standards for any residentially zoned property more stringent than new state mandated requirements. The statewide limits would govern setbacks, permitted height, lot coverage, floor area ratio, and building separation. Further, the bill would remove local governments’ ability to require Middle Housing projects to undergo a discretionary zoning approval process (i.e. special permits or planned developments) in locations where single-family homes are allowed by right.

Subdivisions – Under HB 5626, local governments would also be required to approve various forms of land division for Middle Housing buildings, including subdivisions, condo-alternatives, or attached-dwelling plats, to allow residents to hold fee-simple ownership of their dwelling units. The bill does not amend or refer to the Plat Act (765 ILCS 205/0.01), but the proposed instruments of division likely would be required to conform to all state laws governing subdivisions. Further, local governments will be prohibited from denying subdivisions for Middle Housing based on minimum lot-size or excessive density.

Building Code Standardization; Plan Review and Development Inspection

HB 5626 also includes significant changes to local authority over housing construction, including:

- Authorizing construction of multi-family residential buildings with a single stairway as an exit for all units so long as certain fire safety conditions are met.
- Imposing strict timelines on local plan review and inspection of residential *and* commercial developments. Failure to meet these deadlines will entitle permit holders to retain a private plan reviewer or inspector to complete the review or inspection. Local governments would be required to accept the conclusions of certified private plan reviewers and inspectors.

State Controlled Impact Fees

HB 5626 would also require local governments to adopt uniform formulas for calculating impact fees for schools, park districts, transportation, public safety, as well as stormwater and other public facilities. These formulas would be set by the state Department of Commerce and Economic Opportunity (DCEO). The Department would be tasked with providing communities with standardized demand multipliers, baseline capital cost tables, and model worksheets and formula templates on an annual basis. All governments desiring to impose impact fees would be required to repeal any existing impact fee ordinances and adopt a model ordinance provided by DCEO.

Practical Impacts

Every provision of HB 5626 is paired with clear home rule preemption language declaring that the state has concurrent authority to regulate on these matters. By asserting its concurrent

authority to regulate, the state would allow local governments to be more permissive in their regulation of housing, but not more restrictive than the proposed uniform standards.

The text of HB 5626 does not include a specific effective date, so if adopted during the Spring legislative session, the bill would go into effect on January 1, 2027. Certain provisions of the bill would become effective immediately on that date including:

- The prohibition on minimum off-street parking standards for small residential developments and within one half mile of public transit.
- Allowing the construction of single-stair exit multi-family buildings.

Local governments, both home rule and non-home rule, would be required to amend their zoning and subdivision ordinances to incorporate minimum state standards no later than eight months after the effective date, which could be as early as August 1, 2027. In the interim, existing zoning and subdivision ordinances would remain in place and enforceable.

However, if a local government fails to amend its zoning code and subdivision ordinances by the eight-month deadline, the community will be required to disregard its own ordinances and apply the state-imposed zoning and subdivision standards.

Alarming,ly, HB 5626 creates a private right of action for any person aggrieved by a local government's failure to apply the new state standards which would allow the aggrieved person to go to court and obtain declaratory or injunctive relief and, if they prevail, be awarded attorney's fees.

With regard to the standardization of local impact fees, DCEO would be given 18 months from the effective date of the law to create new standards and guidelines, and communities would have an additional 12 months to adopt the DCEO standards and guidelines. Until that time, communities would be allowed to continue applying their existing local impact fee ordinances and calculations.

Looking Forward

It is clear that Governor Pritzker and supporters of the BUILD agenda in the General Assembly believe that removing local regulatory barriers to the approval and construction of housing is key to solving Illinois' affordability crisis. HB 5626 and its companion bills in the Senate constitute an ambitious initiative to make housing easier and faster to build.

However, this legislation also threatens to deprive local governments of some of their most effective and long-held tools to make local policy decisions on important land use matters, preserve community character, and protect the public health, safety, and welfare. Communities in Illinois have spent countless hours soliciting community feedback, developing comprehensive plans, and fine-tuning their zoning codes and maps and parking requirements to balance the competing needs of residents, businesses, and visitors. If adopted in its current form, HB 5626 would be the largest single change to land use regulation in Illinois in decades.

In the coming days Elrod Friedman will publish additional alerts providing a deeper dive on different aspects of the BUILD agenda summarized in this alert. We will also closely track the debates and amendments that are likely to follow.

¹ On Thursday, February 19, 2026, Senate Bills 4060 (Middle Housing), 4061 (Single Stair Construction), 4062 (Impact Fees), 4063 (Third Party Plan Review & Inspections), and 4064 (Parking Reform) were filed by a group of Senators. Collectively, the Senate Bills mirror the contents of HB 5626. For the purpose of this alert, we will solely be referring to the language of HB 5626.

² Defined as a building “containing between 2 and 8 dwelling units, where units are arranged in vertical tiers and accessed by shared or individual entrances, and the overall building is designed to be similar in scale and massing to a detached single-family house.”

³ For reference, the standard 125’ X 25’ “Chicago lot” contains 3,125 square feet.



February 23, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda
Part 1: A New Framework for Accessory Dwelling Units**

By [Kelsea N. Nolot](#)

As the first installment of our ongoing series analyzing the legislative components of Governor Pritzker's proposed housing agenda, the Building Up Illinois Developments ("**BUILD**") initiative, this alert focuses on the proposed mandates and restrictions on Accessory Dwelling Units ("**ADUs**") included in House Bill 5626, introduced in the Illinois House by Representative Kam Buckner on February 19, 2026. If approved as presented, this legislation will significantly curtail the authority of Illinois municipalities to regulate or restrict ADU developments in residential zoning districts, including coach houses, granny flats, or backyard cottages, and apartment units constructed in garages, attics, and basements.

Importantly, the legislation would preempt home rule authority, preventing all municipalities from adopting or enforcing rules regulating ADUs inconsistent with these standards, marking a significant shift in local control over residential density.

Defining the Accessory Dwelling Unit

The proposed legislation defines an ADU as a residential living unit located on the same lot as a single-family dwelling that provides independent living facilities for sleeping, eating, cooking, and sanitation. The bill specifies that ADUs may be either attached to the primary dwelling or a separate structure.

Prohibited Local Restrictions

The bill explicitly deprives municipalities of the power to curb ADU development through alternative regulatory mechanisms:

- **Universal Zoning Review.** Municipalities must permit at least one ADU on any property zoned for single-family homes and may not impose additional zoning controls on ADUs that are more stringent than what is required for a single-family home, including, but not

limited to, lot size, setbacks, aesthetic requirements, design review requirements, frontages, space limitations, or other zoning controls. If a property owner adds an ADU while maintaining compliance with the underlying zoning district requirements, the ADU must be permitted by right.

- **Parking Obligations:** Municipalities cannot require additional off-street parking for properties with ADUs that exceeds parking requirements for a single-family home.
- **Familial Occupancy:** Municipalities are prohibited from requiring a familial relationship between the occupants of the primary house and the ADU.
- **Unit Size or Bedrooms:** Municipalities may not establish minimum or maximum limits on the square footage or the number of bedrooms in an ADU.
- **Impact Fee Exemptions:** Municipalities authorized to levy fees for schools, parks, utility infrastructure, or transportation may not impose impact fees for the addition of an ADU to a single-family property, even though a new dwelling unit is being added to the property.
- **Mandatory Authorization and Zoning Requirements**
- Beginning January 1, 2027¹, every municipality in Illinois must review and amend its local zoning ordinance, as appropriate, in accordance with the Act:
- **Mandatory Allowance of Accessory Dwelling Units:** Municipalities must permit at least one ADU on each lot in any zoning district where single-family dwellings are allowed.
- **Parity of Regulation:** Municipalities must remove any additional requirements on ADUs related to lot size, setbacks, aesthetic standards, frontage, or space limitations on ADUs that would prevent ADU development more stringently than ordinarily required for a single-family dwelling unit.
- **Construction Flexibility:** ADU development must be permitted as new construction or as a conversion from an existing structure, such as attached or detached garages, basements, attics, or backyard cottages. Further, property owners must be allowed to construct an ADU concurrent with the principal dwelling unit.

Impact of ADU Mandates on Maxed-Out Lots

The bill is ambiguous regarding whether an ADU must comply with the underlying zoning and bulk regulations that already apply to a single-family zoning lot. While the bill prohibits municipalities from imposing regulations that effectively prevent ADU development, there is uncertainty regarding single-family lots that are already "maxed out." For instance, where a lot has already met the maximum floor area ratio ("**FAR**"), the maximum number of accessory structures, impervious surface limits, or utility capacity, these underlying zoning regulations may still limit or prevent the development of an ADU. Municipalities will also retain authority to enforce building safety, construction codes, and generally applicable zoning standards.

As the legislative session progresses, this proposed legislation will likely continue to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our municipal clients apprised of changes to the bill and the potential impact on their

communities. In the meantime, please contact Kelsea Neal Nolot or any other Elrod Friedman attorney for additional guidance on ADUs or other components of the BUILD legislation.

¹ It is important to note that other provisions of HB 5626 include preemptions of local zoning authority with a delayed effective date of eight months after the effective date of the entire bill. The ADU provisions of HB 5626 are not included in that delay, and would become effective as early as January 1, 2027, if the General Assembly approves HB 5626 during the spring legislative session and Gov. Pritzker promptly signs it into law.



February 24, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda
Part 2: Initiative Imposes Minimum Parking Requirements**

By [Peter Friedman](#) and [Marcus Martinez](#)

As the second installment of our ongoing series analyzing the legislative components of Governor Pritzker's proposed housing agenda, the Building Up Illinois Developments (BUILD) initiative, this alert focuses on the proposed mandates and restrictions related to parking. The initiative's parking reform component is Senate Bill 4064, filed by Senator Cervantes on February 19, 2025, which amends the Illinois Municipal Code to limit municipal authority to require minimum parking restrictions for specified residential and nonresidential spaces.

If enacted, SB 4064 would bar home rule and non-home rule municipalities from requiring developers to provide more than 0.5 parking spaces per multifamily dwelling unit or more than one parking space per single-family home. The bill would also prohibit municipalities from imposing minimum parking requirements for:

- residential dwellings under 1,500 square feet;
- affordable housing projects under the Illinois Affordable Housing Act;
- assisted living facilities;
- ground level nonresidential spaces in mixed use buildings; and
- buildings being converted from a nonresidential use to a residential use.

The bill follows the precedent set by the recently adopted [People Over Parking Act](#), which similarly prohibited home rule and non-home rule municipalities from imposing parking requirements for new developments located near transit stations and high-frequency bus routes. As with the People over Parking Act, SB 4064 provides exemptions from these municipal parking limitations for spaces designated for people with disabilities and for parking requirements that were contractually agreed to or officially approved on or before the law's effective date.

Should it become law, Senate Bill 4064 would significantly curtail municipal control over off-street parking requirements statewide, establishing uniform caps and eliminating minimum parking mandates for several common development types. By limiting the number of spaces municipalities can require and prohibiting parking minimums altogether for smaller units, affordable housing, adaptive reuse projects, and certain mixed-use developments, the legislation aims to reduce development costs and remove a barrier to housing production.

Consistent with the transit-oriented reforms adopted under the People Over Parking Act, SB 4064 would represent a significant statewide shift away from local control over parking and specifically away from mandatory parking minimums and toward a more top-down, state-wide approach. Under the legislation in its current form, municipalities will need to revisit existing zoning ordinances, development review processes, and long-term planning strategies to ensure consistency with the new state mandate.

As the legislative session progresses, this proposed legislation will likely continue to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our clients apprised of changes to the bill and the potential impact on local development controls. In the meantime, please contact [Peter Friedman](#), [Marcus Martinez](#), or any other Elrod Friedman attorney for additional guidance on parking requirements or other components of the BUILD initiative.



February 26, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda
Part 3: Building Code Authority Amended to Allow “Single-Stairway Exception” for Multi-
Unit Residential Buildings**

By [Kelley A. Gandurski](#) and [Jamie T. Porter](#)

As the third installment of our ongoing series analyzing the legislative components of Governor Pritzker’s proposed housing agenda, the Building Up Illinois Developments (BUILD) initiative, this alert focuses on amendments to county and municipal building code authority included in Senate Bill 4061 (“**SB 4061**”), introduced by Senator Sara Feigenholtz on February 19, 2026.¹

SB 4061, as currently drafted, would limit counties and municipalities from adopting and enforcing building codes that prohibit any residential building from having a single stairway serving as an exit for all units so long as the building has: (1) no more than six stories above grade; (2) an automatic fire sprinkler in the interior exit stairway; (3) all dwelling unit doors serving as exits equipped with self-closing devices; (4) smoke detection throughout all common areas and individual dwelling units; (5) at least one emergency escape and rescue opening for each individual dwelling unit; and (6) not more than four individual dwelling units on a floor. If the residential building meets all of these six standards, Illinois counties and municipalities could not prohibit the residential building from having a single stairway that serves as an exit for all units in the building. These prohibitions would preempt home rule authority, and these requirements would take effect on January 1, 2027, with no grace period.

SB 4061 is part of a larger initiative from Springfield aimed at creating more available housing and easing restrictions on density. This proposed amendment broadly defines “building code” as “...any ordinance, resolution, law, housing or building code, or zoning ordinance that establishes construction related activities applicable to structures in a county [or municipality].” Many municipal building codes throughout the state require that most multifamily buildings be constructed with two internal stairways as a fire safety measure. For multifamily residential buildings located on smaller lots, the two-stair requirement limits the amount of space available for dwelling units.

The debate over single-exit stairways is not confined to Illinois; it has evolved into a rapidly growing reform movement across the United States. As of November 2025, 14 states have passed legislation to allow single stairways.² According to the National Fire Protection

Association (“*NFPA*”),³ proponents assert that the single stairway offers several benefits, including increased housing affordability by allowing the construction of single-stair buildings to promote denser construction on smaller lots, improved design and livability in residential apartments including more natural sunlight, and more efficient land use. Opponents cite several risks with single stairways, including negative impacts on firefighter rescue operations, residents having no means of escape if the single stairway becomes compromised by fire or smoke, and “counterflow” where firefighters and evacuating residents collide. The NFPA reports that several national organizations have come out against the single stairway, including the International Association of Fire Fighters, the Metro Chiefs, the National Association of State Fire Marshals, the National Fire Chiefs Council, the National Fallen Firefighters Foundation, and the International Association of Fire Chiefs.

If SB 4061 becomes law, counties and municipalities will have to identify both existing buildings in their jurisdiction that fall within the “single stairway exception” and any existing building codes that conflict with the amendments. Furthermore, counties and municipalities will have to consider other safety measures, aside from those identified in SB 4061, that would protect community members whose buildings or units fall within the “single stairway exception.” For example, the exception applies in part where there is at least one emergency escape and rescue opening for an individual dwelling unit. While SB 4061 does not define what an emergency escape and rescue opening is, this likely means that a window, even on the top floor of a six-story building, may serve as an emergency escape. Under SB 4061, local governments will want to consider adopting further regulations such as requiring landlords to provide each dwelling unit with emergency escape ladders. Consultation with local fire officials on additional safety regulations should also be considered and encouraged.

As the legislative session progresses, SB 4061 will likely continue to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our clients apprised of changes to the bill and the potential impact on local development controls. In the meantime, please contact [Kelley Gandurski](#), [Jamie Porter](#), or any other Elrod Friedman attorney for additional guidance on building codes or other components of the BUILD initiative.

¹ Parallel provisions to SB 4061 are included in Rep. Kam Buckner’s House Bill 5626. Elrod Friedman will be tracking both bills throughout the spring legislative session.

² Pew released a report on single-stairway reforms across the United States, which can be accessed here: [States Advance Single-Stairway Reforms to Expand Housing | The Pew Charitable Trusts](#).

³ The NFPA has published several resources discussing the single stairway including (1) [Single Stair, Many Questions](#) and (2) [NFPA Report | Single Exit Stair Symposium Report](#).



February 27, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda
Part 4: Initiative Attempts to Address the “Missing Middle”**

By [Jeffrey Butcher](#) and [Brooke Lenneman](#)

As the fourth installment of our ongoing series analyzing the legislative components of Governor Pritzker’s proposed housing agenda, the Building Up Illinois Developments (BUILD) initiative, this alert focuses on the proposed mandates and restrictions related to “middle housing” developments.

The initiative’s middle housing reform component is [Senate Bill 4060](#), filed by Senator Mattie Hunter on February 19, 2026. The provisions of SB 4060 track the middle housing provisions of [House Bill 5626](#) that we highlighted in a [prior alert](#). This legislation would amend the Illinois Municipal Code to establish uniform statewide administrative and zoning regulations to allow the construction of mid-sized, multi-unit residential developments in areas currently restricted to single-family zoning districts.

If enacted, SB 4060 would require non-home rule and home rule municipalities to allow up to eight-unit developments by right in all residential districts, subject to certain lot size and bulk restrictions. SB 4060 would effectively eliminate single-family zoning districts as we currently know them.

Defining Middle Housing

SB 4060 defines “middle housing” as a class of residential housing comprising the following development types:

- duplexes;
- triplexes;
- fourplexes;
- cottage clusters (defined as three or more detached or semi-detached dwelling units on a shared lot, arranged around a common open space);

- townhouses;
- attached courtyard housing;
- detached courtyard housing; and
- stacked-flat plexes (defined as buildings containing two to eight vertically arranged units that are designed to resemble a single-family home).

Unit Allowances Based on Lot Size

If adopted, SB 4060 would require municipalities to allow the construction of middle housing units in any zoning district where single-family homes are allowed by right. Density would be determined by lot size as follows:

Lot Size (in square feet)	Units Permitted as of Right
$2,500 \geq [X]$	One detached single-family home
$2,500 < [X] \leq 5,000$	Up to four dwelling units
$5,000 < [X] \leq 7,500$	Up to six dwelling units
$7,500 < [X]$	Up to eight dwelling units, including cottage clusters

SB 4060 would prohibit municipalities from requiring a minimum lot area of more than 2,500 square feet for detached single-family homes. For reference, this is significantly smaller than the traditional 25' x 125' "Chicago Lot," which is 3,125 square feet.

Conversion of Existing Structures

Under the legislation, Municipalities would be required to allow existing residential structures to be divided into middle housing units, with the permitted unit density based on lot size as described above, provided that the structure's floor area is not increased by more than 50 percent or 1,200 square feet, whichever is greater. Converting an existing residential structure into middle-housing units would be permitted without triggering new construction standards or requiring any existing nonconformities to be corrected. For example, an existing large single-family home on a lot exceeding 7,500 square feet (approximately 0.17 acres) could be converted into eight middle-housing units by right, without triggering new construction standards or requiring that existing nonconformities be corrected.

Limits on Local Zoning Authority

SB 4060 provides that all regulations pertaining to the allowance, siting, and bulk of middle housing units must be “clear and objective,” cannot delay or discourage the development of middle housing, and must be applied equally to single-family, middle housing, and multi-family developments. To meet the “clear and objective” standard, municipalities would be prohibited from requiring any type of approval that involves discretionary judgment, such as special use permits and planned developments (although historic preservation review related to the proposed demolition of a structure designated as historic would be permitted), unless that same discretionary review also applies equally to single-family homes. On an administrative level, municipalities would be required to process middle housing applications within the same timeframe as applications for detached single-family dwellings.

In addition to the density mandates summarized above, SB 4060 provides specific default design and bulk standards for middle housing units, including yards, setbacks, building height, parking, floor-area ratio, lot coverage, vehicular and pedestrian access, unit size, and building separations. Municipalities would be prohibited from imposing standards inconsistent with the default standards set by the state. Notably, the default standards proposed in SB 4060 are significantly more permissive than many of the standards currently in place in most municipalities. For example, the bill proposes the following mandated standards:

- **Setbacks.** The minimum setbacks for dwellings cannot exceed 10 feet from the front of the dwelling, five feet from either side of the dwelling, 10 feet from the rear of the dwelling, or 10 feet from the corner-lot street.
- **Building Height.** Municipalities may not impose a maximum building height of less than 35 feet, or require any additional height reductions based on building form, articulation, roof type, or architectural style.
- **Lot Coverage.** The maximum permitted lot-coverage must be at least 70%.
- **Floor-area Ratio.** The maximum FAR must be at least 1.5.
- **Building Separation.** The minimum required separation between structures on the same lot cannot exceed six feet, except as required by the State Fire Code.
- **Parking.** Municipalities may not require parking for residential dwellings of less than 1,500 square feet or for any lot within a half-mile from public transit; and may not require more than 0.5 parking spaces per multi-family unit or one parking space per single-family home.
- **Design Standards.** Design standards must be limited to: one primary entrance facing the street except for cottage clusters; roof-drainage compliance with State law and stormwater codes; at least 20% transparency on street-facing facades; materials permitted under the State building code; no standards based on subjective criteria such as compatibility or character are permitted;
- **Cottage Cluster-Specific Criteria.** Units must be at least 150 square feet; common open space of at least 150 square feet per unit must be provided; consolidated parking must be permitted; and pedestrian paths must be permitted as needed for fire and life safety.
- **Townhome-Specific Design Standards.** Minimum setbacks cannot exceed 10 feet, except that lots with rear alley access shall not be required to have minimum rear setbacks.

SB 4060 would provide municipalities with a grace period to adjust to these state mandates. Within eight months of its effective date,¹ SB 4060 would require every municipality to review and amend its local zoning regulations as necessary to authorize middle housing in conformance with the mandated density, “clear and objective,” design, and bulk standards. Municipalities can continue to review middle housing permit applications under existing local standards until the expiration of this eight-month period. Thereafter, any municipal ordinance that conflicts with the statewide density, review, and bulk standards would be void and unenforceable, and the default regulations set forth in the bill would govern.

Big picture – out of all the component Senate bills, the middle housing legislation has the potential to change the face of suburban communities most significantly. The impact should not be understated. The 2,500-square-foot ceiling on minimum lot size alone could allow a wave of large lot subdivisions. Allowing eight dwelling units on 7,500-square-foot lots in districts previously limited to single-family homes would be a huge change to suburban areas with larger lot sizes.

As the legislative session progresses, this proposed legislation will likely continue to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our clients apprised of changes to the bill and the potential impact on local development controls. In the meantime, please contact [Jeffrey Butcher](#), [Brooke Lenneman](#), or any other Elrod Friedman attorney for additional guidance on middle housing or other components of the BUILD initiative.

¹ As with House Bill 5626, which includes identical language, SB 4060 does not include a specific effective date. If adopted during the spring legislative session, the earliest that SB 4060 would take effect is January 1, 2027. Therefore, municipalities would be required to adopt conforming amendments to their local codes by September 1, 2027.



February 27, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda
Part 5: Impact Mitigation Fees**

By [Gregory T. Smith](#) and [Caitlyn R. Culbertson](#)

As the fifth installment of our [ongoing series](#) analyzing the legislative components of Governor Pritzker's proposed housing agenda, the Building Up Illinois Developments ("**BUILD**") initiative, this alert focuses on the proposed changes to municipal impact fees included in House Bill 5626, introduced in the Illinois House by Representative Kam Buckner on February 19, 2026. Identical language related to impact fees is also included in the companion Illinois Senate Bill 4062, introduced by Senator Cristina Castro on February 19, 2026.

If approved as presented, this legislation will require local governments that want to collect impact mitigation fees for residential development to adopt uniform state-mandated impact fee formulas for schools, park districts, transportation, public safety, as well as stormwater and other public facilities. The bill would eliminate the "patchwork quilt" of residential impact fees imposed by municipalities and counties across the state, replacing it with a singular procedure and set of standards, at the expense of local decision-making about how such fees are best structured and implemented.

Importantly, the legislation would preempt home rule authority over impact fees, preventing any municipality from adopting or imposing fees inconsistent with the proposed statewide standards and procedures. This preemption represents a significant shift in power to address financial impacts of new developments on local taxing bodies.¹ Municipalities would still be allowed to implement lower impact fees than the formula-derived levels imposed by the State, but would be prohibited from exceeding the formula-based maximums. Further, the proposed legislation only restricts existing municipal authority to levy impact fees – it does not confer any new authority to impose impact fees upon non-home rule municipalities.

Background and Current State of the Law Regarding Impact Fees

Municipal authority to impose fees to mitigate the financial impact of new residential development on various governmental services is found in the Illinois Constitution, for home rule units, and in state law, for both home rule and non-home rule units. Home rule units have broad authority to impose impact fees. *Krughoff v. City of Naperville*, 41 Ill.App.3d 334, 354 (2d Dist. 1976), *aff'd*, 68 Ill.2d 352 (1977).

Statutory authority for transportation impact fees is the Road Improvement Impact Fee Law, 605 ILCS 5/5-901, *et seq.*, which grants authority to home rule municipalities and counties with populations greater than 400,000 to impose transportation impact fees on new residential developments. Similarly, for school impact fees, Section 11-12-5 of the Illinois Municipal Code, 65 ILCS 5/11-12-5, grants authority to municipalities to require donations of land or fees for school grounds. In the case of annexations, municipalities may impose impact fees contractually through an annexation agreement. 65 ILCS 5/11-15.1-2(d). Other portions of the Illinois Municipal Code touch on other types of dedications and related fees including for parks, playgrounds, and public infrastructure. *See e.g.* 65 ILCS 5/11-12-5(1); 11-12-61, and 11-12-12.

Regardless of the constitutional or statutory basis for imposing the fee, impact fees must be “specifically and uniquely attributable to the development” to pass constitutional muster. *Northern Illinois Home Builders Ass’n v. County of DuPage*, 165 Ill.2d 25 (1995).

BUILD’s Mandatory Statewide Formula

Under the new legislation, municipalities authorized to levy impact fees would be required to calculate their fees using a uniform statewide formula devised by the Department of Commerce and Economic Opportunity (“DCEO”), which would be used to measure impacts on schools, parks and open space, transportation, public safety, and stormwater and other public facilities.

The DCEO would be required to issue, update annually, and make publicly available the data and formulae used to calculate standardized impact fees. This information will include multipliers estimating service demand by housing type; statewide per-capita or per-unit capital cost estimates for schools, parks, transportation, public safety, and stormwater facilities; and statewide adjustment factors permitting controlled variation.

Municipalities would, in turn, be required to use the DCEO-issued model worksheet or digital calculator to generate their local impact fee schedules. No alternative calculation method could be utilized. Further, middle housing would receive impact fee adjustments based on state-established multipliers reflecting the lower average household size and lower per-unit service demand those units would be expected to generate.

The bill also fully exempts certain types of developments from impact fees, including units affordable to households with income of 60% or less than the area median income, permanent supportive housing, transitional housing, and accessory dwelling units (ADUs)². Municipalities would also be authorized to grant reductions for middle housing; transit-oriented development; redevelopment of vacant, underutilized, or brownfield parcels; and any building undergoing a change of use from a nonnon-residential a residential use.

Adopting Ordinance, Public Fee Schedule, and Reporting Requirements

To facilitate the rollout of uniform impact fee procedures, the DCEO would be tasked with preparing and distributing a model impact fee ordinance. Municipalities would be required to repeal their existing impact fee ordinances and adopt the language of the state-mandated ordinance *verbatim* or only with technical deviations to fit within their local codes.

Additionally, the bill requires that each municipality authorized to levy impact fees must, before imposing any fee, publish a schedule identifying:

- 1) The formula-generated maximum fee per unit type;
- 2) The State-issued multipliers and assumptions used;
- 3) Any allowable municipal adjustment factors applied; and
- 4) Any municipal reductions adopted.

Finally, the legislation would require each municipality imposing impact fees to annually report to the DCEO the amount of impact fees collected, fund expenditures, fund balances, number and type of housing units approved, and any use of adjustment factors. The DCEO will then publish these reports online.

Impact on Land Dedication Requirements

Under the proposed legislation, any land dedication requirement without a cash alternative is superseded. A pre-existing land dedication requirement may continue only if (1) it existed prior to the effective date of the legislation, and (2) a formula-based cash alternative using the State worksheets is available.

Implementation and Transition

The bill requires that the DCEO publish initial formulas, multipliers, worksheets, and the required model ordinance no later than 18 months after the effective date of the legislation. A municipality wishing to impose impact fees must then adopt the model ordinance and fee schedule no later than 12 months after the DCEO publishes the initial formulas and model ordinance. Until a municipality is required to adopt the model ordinance, it may continue to impose impact fees under its existing ordinances. Further, an application for residential development that is completed before the municipality adopts the model ordinance will be subject to the impact fee requirements in effect at the time the application was deemed complete.

Beginning 30 months after the effective date of the legislation, any impact fee imposed on residential development must be calculated in accordance with the state law.

As the legislative session progresses, this proposed legislation is anticipated to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our clients apprised of changes to the bill and the potential impact on local development controls. In the meantime, please contact [Gregory T. Smith](#), [Caitlyn R. Culbertson](#), or any other Elrod Friedman attorney for additional guidance on impact fees or other components of the BUILD initiative.

¹ The language in the current draft of the legislation states in the impact fees section that “[a] home rule unit may not regulate *plan reviews or building inspections* in a manner inconsistent with this Division.” 65 ILCS 5/11-12.2-65 (emphasis added). The reference here to “plan reviews or building inspections” appears to be an oversight that will presumably be corrected as the bill moves through the legislature.



March 3, 2026

CLIENT ALERT

**Building Blocks of the BUILD Agenda:
Part 6: Senate Bill 4063 and the Third-Party Plan Review and Inspection Framework**

By [Hart M. Passman](#) and [Hannah R. Saed](#)

As the last installment of our series analyzing the legislative components of Governor Pritzker's proposed housing agenda, the Building Up Illinois Developments (BUILD) initiative, this alert focuses on Senate Bill 4063, introduced by Senator Laura Ellman on February 19, 2026. Identical language is included in the omnibus BUILD legislation, filed on the same day as House Bill 5626 in the Illinois House by Representative Kam Buckner.

SB 4063 amends the Illinois Municipal Code to impose mandatory timelines on municipal plan review and building inspections, and to create a statewide framework authorizing applicants to retain qualified third-party plan reviewers and inspectors when municipalities fail to meet the new deadlines. Like its companion bill in the House, SB 4063 expressly limits home rule authority, applying to all municipalities, including home rule units.

Key Elements of SB 4063

SB 4063 adds a new Division 31.2 (Building Inspections) to Article 11 of the Illinois Municipal Code, establishing uniform statewide requirements governing local plan review and inspection timelines, third-party review rights, fee obligations, and conflict-of-interest rules.

Mandatory Plan Review Timelines

Under SB 4063, municipalities must complete initial plan review within the following deadlines after receipt of a complete application:

- 15 business days for one-family or two-family residential projects.
- 30 business days for any multifamily, mixed-use, or commercial project.
- 10 business days for any subsequent review cycle after the applicant submits revisions in response to the initial comments.

Municipalities must issue "written comments or approval" within the applicable deadline. Failure to meet any of these deadlines triggers the applicant's right to retain a qualified third-party plan reviewer.

Mandatory Inspection Timelines

Municipalities must conduct any required inspection within two business days after receiving a request to inspect. Failure to do so triggers the applicant's right to retain a qualified third-party inspector.

Third-Party Plan Review and Inspection Framework

When a municipality misses any of the new deadlines, the applicant will have the right to engage a “qualified third-party plan reviewer” or “qualified third-party inspector,” defined as a licensed Illinois architect or engineer who holds a current certification from the International Code Council, the National Fire Protection Association, or the International Association of Plumbing and Mechanical Officials, or their successors. If the applicant exercises this right, the municipality must then abide by the following additional obligations:

- If the third-party reviewer finds that the application satisfies the applicable building codes, the municipality must accept the third-party plan review.
- The municipality must then issue the requested permit within two business days after receiving a compliant third-party plan review, and may not impose additional review cycles, comments, or delays.
- If the third-party inspector finds that the property is compliant with applicable codes, the municipality must accept the third-party inspection report, and must issue any required approval, certificate, or authorization within one business day.
- Municipalities may require reasonable documentation confirming that a third-party reviewer or inspector holds current and active licensure and certification.

Retained Municipal Authority

SB 4063 preserves limited municipal oversight authority. Municipalities retain the right to define what constitutes a “complete application” for a building permit, under their own local codes and regulations. Municipalities also retain the ability to audit any third-party plan review or inspection for code compliance, and retain authority to issue stop-work orders, withhold certificates of occupancy, and pursue enforcement actions for noncompliance, even after accepting a third-party review. However, a local audit may not delay permit issuance or authorization. If a municipality identifies material noncompliance, it may pursue enforcement actions and report findings to the Department of Financial and Professional Regulation or the relevant credentialing organization.

Fee Limitations

SB 4063 imposes meaningful restrictions on fee collection by municipalities when third-party review or inspection is used. Municipalities may not charge plan review or inspection fees for any portion of the process performed by a third party. If an applicant uses third-party review for only a portion of the process, the municipality must proportionally reduce its own fees.

Conflict-of-Interest Rules

The bill includes specific conflict-of-interest disqualifications for third-party reviewers and inspectors. A third-party plan reviewer may not review plans if the reviewer, or the reviewer's

employer, was involved in preparing the plans, or if the plans relate to property owned by the reviewer or the reviewer's employer. Similarly, a third-party inspector may not inspect work that the inspector, or the inspector's employer, planned, performed, or owns. All third-party professionals must disclose any potential conflict of interest to both the applicant and the municipality before accepting an engagement.

Practical Impacts for Municipalities

If enacted as introduced, SB 4063 would represent a significant change to the way municipalities manage their building permit and inspection functions. A municipality experiencing staffing shortages or high application volumes may struggle to consistently meet these deadlines, placing it at risk of being effectively bypassed by third-party reviewers.

The prohibition on collecting fees for any portion of the review performed by a third party, combined with the requirement to reduce fees proportionally, could create revenue shortfalls for municipalities, particularly if a significant share of reviews is completed by third parties due to missed deadlines.

The current version of the legislation does not specify an effective date. Under the Illinois Effective Date of Laws Act, if the legislation is passed during the Spring 2026 Legislative Session (before June 1), it would take effect on January 1, 2027. To prepare for this proposed set of new rules, municipalities should begin assessing their current plan review and inspection workflows, including average processing times by project type, staffing capacity, and fee structures, to identify potential compliance gaps before the law takes effect. The combination of mandatory timelines, loss of supplemental review authority once a deadline is missed, and fee limitations will require municipalities to rethink how they staff and fund their permitting operations.

As the legislative session progresses, this proposed legislation will likely continue to evolve through ongoing review and negotiation. We will continue to monitor developments and keep our clients apprised of changes to the bill and the potential impact on local development controls. In the meantime, please contact [Hart Passman](#), [Hannah Saed](#), or any other Elrod Friedman attorney for additional guidance on third-party plan review or other components of the BUILD initiative.

104TH GENERAL ASSEMBLY**State of Illinois****2025 and 2026****HB5626**

Introduced 2/19/2026, by Rep. Kam Buckner

SYNOPSIS AS INTRODUCED:

See Index

Amends the Illinois Municipal Code. Provides that, 8 months after the effective date of the amendatory Act, a municipality shall, on any lot located in a residential zoning district that permits single-family dwellings, allow (1) on an area of not more than 2,500 square feet, at least one detached single-family dwelling unit; (2) on any lot with an area of more than 2,500 square feet and not more than 5,000 square feet, up to 4 dwelling units; (3) on any lot with an area of more than 5,000 square feet and not more than 7,500 square feet, up to 6 dwelling units; and (4) on any lot with an area of more than 7,500 square feet, up to 8 dwelling units, including cottage clusters. Provides that each municipality shall permit accessory dwelling units in all zoning districts that permit single-family dwellings without additional requirements for lot size, setbacks, aesthetic requirements, design review requirements, frontage, space limitations, or other controls beyond those required for single-family dwelling units without an accessory dwelling unit. Provides that, if a municipality fails to complete its plan review within the deadlines established under the provisions, then the applicant may retain a qualified third-party plan reviewer. Provides that, if a municipality fails to conduct a required inspection within 2 business days, then the applicant may retain a qualified third-party inspector. Provides that municipalities authorized to levy impact fees must calculate fees using the statewide formula structure issued by the Department of Commerce and Economic Opportunity. Provides that, beginning January 1, 2027, the corporate authorities of a municipality shall not establish minimum automobile parking requirements for (A) residential dwellings of less than 1,500 square feet; (B) affordable housing projects under the Illinois Affordable Housing Act; (C) assisted living establishments; (D) ground level nonresidential spaces in mixed-use buildings; or (E) buildings undergoing a change of use from nonresidential to residential. Amends the Counties Code. Provides that, beginning January 1, 2027, no building code adopted by a county or municipality may prohibit residential buildings from having a single stairway serving as an exit for all units if the building satisfies specified requirements. Limits home rule powers. Makes other changes.

LRB104 20877 RTM 34540 b

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Counties Code is amended by adding Section
5 5-1063.3 as follows:

6 (55 ILCS 5/5-1063.3 new)

7 Sec. 5-1063.3. Building codes; stairs.

8 (a) As used in this Section, "building code" means any
9 ordinance, resolution, law, housing or building code, or
10 zoning ordinance that establishes construction related
11 activities applicable to structures in the county.

12 (b) Beginning January 1, 2027, no building code adopted by
13 a county may prohibit residential buildings from having a
14 single stairway serving as an exit for all units if the
15 building:

16 (1) has not more than 6 stories above grade plane;

17 (2) is equipped with an automatic sprinkler system in
18 the interior exit stairway;

19 (3) has all dwelling unit doors serving as an exit
20 equipped with self-closing devices;

21 (4) is equipped with smoke detection throughout all
22 common areas and individual dwelling units;

23 (5) has at least one emergency escape and rescue

1 opening for each individual dwelling unit; and

2 (6) has not more than 4 individual dwelling units on a
3 floor.

4 (c) A home rule unit may not regulate buildings in a manner
5 inconsistent with this Section. This Section is a limitation
6 under subsection (i) of Section 6 of Article VII of the
7 Illinois Constitution on the concurrent exercise by home rule
8 units of powers and functions exercised by the State.

9 Section 10. The Illinois Municipal Code is amended by
10 adding Sections 1-2-3.2, Division 12.2, 11-13-30, 11-13-31,
11 Division 13.1, and Division 31.2 as follows:

12 (65 ILCS 5/1-2-3.2 new)

13 Sec. 1-2-3.2. Building codes; stairs.

14 (a) As used in this Section, "building code" means any
15 ordinance, resolution, law, housing or building code, or
16 zoning ordinance that establishes construction related
17 activities applicable to structures in the municipality.

18 (b) Beginning January 1, 2027, no building code adopted by
19 a municipality may prohibit residential buildings from having
20 a single stairway serving as an exit for all units if the
21 building:

22 (1) has not more than 6 stories above grade plane;

23 (2) is equipped with an automatic sprinkler system in
24 the interior exit stairway;

1 (3) has all dwelling unit doors serving as an exit
2 equipped with self-closing devices;

3 (4) is equipped with smoke detection throughout all
4 common areas and individual dwelling units;

5 (5) has at least one emergency escape and rescue
6 opening for each individual dwelling unit; and

7 (6) has not more than 4 individual dwelling units on a
8 floor.

9 (c) A home rule municipality may not regulate buildings in
10 a manner inconsistent with this Section. This Section is a
11 limitation under subsection (i) of Section 6 of Article VII of
12 the Illinois Constitution on the concurrent exercise by home
13 rule units of powers and functions exercised by the State.

14 (65 ILCS 5/Art. 11 Div. 12.2 heading new)

15 DIVISION 12.2. IMPACT MITIGATION FEES

16 (65 ILCS 5/11-12.2-1 new)

17 Sec. 11-12.2-1. Legislative findings and purpose.

18 (a) The General Assembly finds that:

19 (1) Illinois communities require predictable,
20 evidence-based standards to ensure that new development
21 contributes fairly to public services, infrastructure,
22 schools, parks, and other essential facilities.

23 (2) Existing State laws authorize land dedication or
24 fees instead of land dedication but lack uniform,

1 transparent formulas that reflect the true impacts of
2 residential development.

3 (3) The absence of standardized methodologies results
4 in inconsistent practices, prolonged negotiations, and
5 uncertainty for developers and units of local governments.

6 (4) Establishing statewide formulas for calculating
7 impact mitigation fees will create fairness, increase
8 certainty, and streamline housing production statewide.

9 (b) The purpose of this Division is to ensure that impact
10 fees imposed by municipalities in this State are predictable,
11 proportionate, transparent, and supportive of housing
12 production, including missing middle housing. This Act
13 establishes statewide model impact-fee formulas and
14 demographic multipliers and requires municipal use of these
15 formulas when imposing impact fees on residential development.

16 (65 ILCS 5/11-12.2-5 new)

17 Sec. 11-12.2-5. Definitions. As used in this Division:

18 "Residential development" means construction, conversion,
19 or placement of new housing units, including single-family
20 homes, multifamily dwellings, and middle housing.

21 "Standardized impact mitigation fee" means a fee
22 calculated using the formulas established under this Division
23 to mitigate the measurable impacts of residential development.

24 (65 ILCS 5/11-12.2-10 new)

1 Sec. 11-12.2-10. Applicability.

2 (a) The formulas established in this Division apply only
3 to municipalities authorized to levy impact fees.

4 (b) Municipalities may not impose impact fees based on any
5 methodology other than the formulas in this Division, unless
6 expressly allowed in Section 11-12.2-40.

7 (c) Municipalities may adopt fees lower than the
8 formula-derived levels but may not exceed formula-based
9 maximums.

10 (d) Nothing in this Division confers new authority upon
11 non-home rule municipalities.

12 (65 ILCS 5/11-12.2-15 new)

13 Sec. 11-12.2-15. Mandatory statewide formulas.

14 (a) Municipalities authorized to levy impact fees must
15 calculate fees using the statewide formula structure issued by
16 the Department of Commerce and Economic Opportunity, which
17 shall cover:

18 (1) school impact mitigation;

19 (2) parks and open space;

20 (3) transportation;

21 (4) public safety; and

22 (5) stormwater and other public facilities.

23 (b) The formulas shall incorporate the State-issued
24 components under Section 11-12.2-20, including:

25 (1) standardized demand multipliers;

1 (2) baseline capital cost tables;

2 (3) model worksheets and formula templates;

3 (4) allowable adjustment factors; and

4 (5) model ordinance requirements.

5 (c) Municipalities must use the State-issued model
6 worksheet or digital calculator to generate their fee
7 schedules. No alternative calculation method may be used.

8 (d) Middle housing must receive fee adjustments based on
9 State-established multipliers that reflect lower average
10 household size and lower per-unit service demand.

11 (65 ILCS 5/11-12.2-20 new)

12 Sec. 11-12.2-20. State-issued formula components. The
13 Department of Commerce and Economic Opportunity shall issue,
14 update annually, and make publicly available the following
15 mandatory information to be used in the calculation of
16 standardized impact mitigation fees:

17 (1) Multipliers estimating service demand by housing
18 type, including, but not limited to:

19 (A) student-generation rates;

20 (B) household population multipliers;

21 (C) peak-hour trip generation;

22 (D) public safety service load factors; and

23 (E) stormwater or utility demand coefficients.

24 The multipliers under this paragraph replace all
25 municipal multipliers unless the Department of Commerce

1 and Economic Opportunity authorizes a documented
2 variation.

3 (2) Statewide per-capita or per-unit capital cost
4 estimates for schools, parks, transportation, public
5 safety, and stormwater facilities. The Department of
6 Commerce and Economic Opportunity shall define permissible
7 deviations, including allowable ranges for:

8 (A) land acquisition costs;

9 (B) construction and capital costs; and

10 (C) capacity expansion costs.

11 (3) The Department of Commerce and Economic
12 Opportunity must provide downloadable spreadsheets or
13 web-based calculators embedding all formulas, multipliers,
14 and cost tables. Municipalities authorized to levy impact
15 fees must use these worksheets to produce their fee
16 schedules. Worksheets must automatically generate a
17 public-facing fee schedule for municipal adoption.

18 (4) The Department of Commerce and Economic
19 Opportunity shall issue statewide adjustment factors
20 permitting controlled variation, including:

21 (A) land-value cost adjustments within
22 State-defined bands;

23 (B) infill or redevelopment discount factors;

24 (C) documented higher-cost construction market
25 adjustments; and

26 (D) middle-housing elasticity adjustments.

1 Adjustment factors under this paragraph may not exceed
2 State-defined maximums or minimums.

3 (5) The Department of Commerce and Economic
4 Opportunity shall issue a model impact fee ordinance that
5 municipalities authorized to levy impact fees must adopt
6 verbatim or with only technical deviations. The model
7 ordinance must include:

8 (A) definitions;

9 (B) applicability;

10 (C) formula structure;

11 (D) exemptions;

12 (E) reporting;

13 (F) annual fee recalibration process; and

14 (G) appeal procedures conforming to constitutional
15 nexus standards.

16 (65 ILCS 5/11-12.2-30 new)

17 Sec. 11-12.2-30. Public fee schedule.

18 (a) Each municipality authorized to levy impact fees must,
19 before imposing any fee, publish a schedule identifying:

20 (1) the formula-generated maximum fee per unit type;

21 (2) the State-issued multipliers and assumptions used;

22 (3) any allowable municipal adjustment factors
23 applied; and

24 (4) any municipal reductions adopted.

25 (b) Only fees produced through the State worksheet may be

1 imposed.

2 (65 ILCS 5/11-12.2-40 new)

3 Sec. 11-12.2-40. Interaction with land dedication
4 requirements.

5 (a) If the laws of this State authorize land dedication or
6 fees instead of land dedication, then a standardized impact
7 mitigation fee is a fee instead of land dedication unless a
8 municipal ordinance expressly requires both a fee and land
9 dedication.

10 (b) A pre-existing land dedication requirement may
11 continue only if:

12 (1) it existed prior to the effective date of this
13 amendatory Act of the 104th General Assembly; and

14 (2) a formula-based cash alternative using the State
15 worksheets is available.

16 (c) Any land dedication requirement without a cash
17 alternative is superseded.

18 (65 ILCS 5/11-12.2-45 new)

19 Sec. 11-12.2-45. Exemptions and reductions.

20 (a) Mandatory exemptions shall include:

21 (1) units affordable to households equals 60% AMI;

22 (2) permanent supportive housing;

23 (3) transitional housing; and

24 (4) accessory dwelling units.

1 (b) Municipalities may grant additional reductions for:

2 (1) middle housing;

3 (2) transit-oriented development;

4 (3) redevelopment of vacant, underutilized, or
5 brownfield parcels; and

6 (4) a building undergoing a change of use from a
7 nonresidential to a residential use.

8 (65 ILCS 5/11-12.2-50 new)

9 Sec. 11-12.2-50. Report requirements.

10 (a) Municipalities authorized to levy impact fees must
11 annually report to the Department of Commerce and Economic
12 Opportunity:

13 (1) fees collected;

14 (2) fund expenditures;

15 (3) fund balances;

16 (4) number and type of housing units approved; and

17 (5) any use of adjustment factors.

18 (b) The Department of Commerce and Economic Opportunity
19 shall publish online the reports that municipalities submit
20 under subsection (a).

21 (65 ILCS 5/11-12.2-55 new)

22 Sec. 11-12.2-55. Rulemaking.

23 (a) The Department of Commerce and Economic Opportunity
24 shall adopt rules necessary to implement this Division,

1 including:

2 (1) formula methodologies;

3 (2) multipliers;

4 (3) capital cost tables;

5 (4) allowable adjustment ranges;

6 (5) worksheets and calculators; and

7 (6) model ordinances.

8 (b) The Department of Commerce and Economic Opportunity
9 shall update multipliers, capital cost tables, and worksheets
10 no less frequently than once every 12 months.

11 (65 ILCS 5/11-12.2-60 new)

12 Sec. 11-12.2-60. Implementation and transition.

13 (a) The Department of Commerce and Economic Opportunity
14 shall adopt initial formulas, multipliers, worksheets, and the
15 model ordinance required under this Division no later than 18
16 months after the effective date of this amendatory Act of the
17 104th General Assembly.

18 (b) A municipality authorized to levy impact fees shall
19 adopt the model ordinance and fee schedule consistent with
20 this Division no later than 12 months after the Department of
21 Commerce and Economic Opportunity adopts the initial formulas
22 and model ordinance.

23 (c) Until a municipality adopts the model ordinance
24 required under this Division, it may continue to impose impact
25 fees under its existing ordinances.

1 (d) Beginning 30 months after the effective date of this
2 amendatory Act of the 104th General Assembly, any impact fee
3 imposed on residential development must be calculated in
4 accordance with this Division and rules adopted under this
5 Division.

6 (e) An application for residential development that is
7 complete under the laws of the municipality before the
8 municipality adopts the model ordinance shall be subject to
9 the impact fee requirements in effect at the time the
10 application was deemed complete.

11 (f) Nothing in this Division shall be construed to
12 authorize municipality to levy impact fees if it lacked the
13 authority to prior to levy impact fees the effective date of
14 this amendatory Act of the 104th General Assembly.

15 (65 ILCS 5/11-12.2-65 new)

16 Sec. 11-12.2-65. Home rule preemption. A home rule unit
17 may not regulate plan reviews or building inspections in a
18 manner inconsistent with this Division. This Division is a
19 limitation under subsection (i) of Section 6 of Article VII of
20 the Illinois Constitution on the concurrent exercise by home
21 rule units of powers and functions exercised by the State.

22 (65 ILCS 5/11-13-30 new)

23 Sec. 11-13-30. Accessory dwelling units.

24 (a) As used in this Section, "accessory dwelling unit"

1 means a residential living unit that is located on a lot
2 containing a single-family dwelling that provides independent
3 living facilities for one or more persons, including
4 provisions for sleeping, eating, cooking, and sanitation, on
5 the same parcel of land as the principal dwelling unit it
6 accompanies. "Accessory dwelling unit" includes a structure
7 that is (i) separate from the primary dwelling unit or (ii)
8 attached to the primary dwelling unit.

9 (b) Notwithstanding any law to the contrary, beginning
10 January 1, 2027, each municipality shall, by ordinance,
11 authorize the development of accessory dwelling units in
12 compliance with this Section.

13 (1) Each municipality shall permit accessory dwelling
14 units in all zoning districts that permit single-family
15 dwellings without additional requirements for lot size,
16 setbacks, aesthetic requirements, design review
17 requirements, frontage, space limitations, or other
18 controls beyond those required for single-family dwelling
19 units without an accessory dwelling unit. An accessory
20 dwelling unit may be constructed as a new structure or
21 from an existing structure, including but not limited to
22 attached or detached garages, attics, basements, and
23 backyard cottages.

24 (2) A municipality is not required to allow more than
25 one accessory dwelling unit for any single-family
26 dwelling.

1 (3) Accessory dwelling units may be constructed at the
2 same time as the principal dwelling unit.

3 (4) No municipality shall:

4 (A) require additional automobile parking spaces
5 for a property with an accessory dwelling unit beyond
6 the requirements for a single-family dwelling unit
7 without an accessory dwelling unit;

8 (B) require the establishment of a familial
9 relationship between the occupants of an accessory
10 dwelling unit and the occupants of a principal
11 dwelling unit; or

12 (C) establish a minimum or maximum limit on (i)
13 square footage of an accessory dwelling unit or (ii)
14 the number of bedrooms of an accessory dwelling unit.

15 (c) A home rule municipality may not regulate accessory
16 dwelling units in a manner inconsistent with this Section.
17 This Section is a limitation under subsection (i) of Section 6
18 of Article VII of the Illinois Constitution on the concurrent
19 exercise by home rule units of powers and functions exercised
20 by the State.

21 (65 ILCS 5/11-13-31 new)

22 Sec. 11-13-31. Automobile parking requirements for
23 residential developments.

24 (a) Beginning January 1, 2027, the corporate authorities
25 of a municipality shall not:

1 (1) require more than 0.5 automobile parking spaces
2 per multifamily dwelling unit or more than one automobile
3 parking space per single-family home; or

4 (2) establish minimum automobile parking requirements
5 for:

6 (A) residential dwellings of less than 1,500
7 square feet;

8 (B) affordable housing projects under the Illinois
9 Affordable Housing Act;

10 (C) assisted living establishments, as defined by
11 the Assisted Living and Shared Housing Act;

12 (D) ground level nonresidential spaces in
13 mixed-use buildings; or

14 (E) buildings undergoing a change of use from
15 nonresidential to residential.

16 (b) This Section does not apply:

17 (1) to requirements for automobile parking spaces
18 permanently marked for the exclusive use of individuals
19 with disabilities in compliance with the American with
20 Disabilities Act; or

21 (2) if the requirements of this Section conflict with
22 a developer's contractual agreement or approved site plan
23 with the corporate authorities of a municipality that was
24 executed or approved on or before the effective date of
25 this amendatory Act of the 104th General Assembly.

26 (c) Nothing in this Section prevents a municipality from

1 enacting or enforcing an ordinance or resolution that
2 establishes a maximum automobile parking requirement that is
3 more stringent than or equal to the automobile parking
4 requirements of this Section.

5 (d) Nothing in this Section prohibits a developer from
6 constructing additional automobile parking that is not
7 available to the public.

8 (e) A home rule unit may not regulate automobile parking
9 in a manner inconsistent with this Section. This Section is a
10 limitation under subsection (i) of Section 6 of Article VII of
11 the Illinois Constitution on the concurrent exercise by home
12 rule units of powers and functions exercised by the State.

13 (65 ILCS 5/Art. 11 Div. 13.1 heading new)

14 Division 13.1. MIDDLE HOUSING

15 (65 ILCS 5/11-13.1-1 new)

16 Sec. 11-13.1-1. Purpose. The purpose of this Division is
17 to expand housing choice, increase the supply of attainable
18 housing, and establish uniform statewide standards for middle
19 housing production while preserving reasonable,
20 non-exclusionary municipal design and siting authority.

21 (65 ILCS 5/11-13.1-5 new)

22 Sec. 11-13.1-5. Definitions. As used in this Division:

23 "Attached courtyard housing" means a form of middle

1 housing consisting of 2 or more attached dwelling units
2 arranged to face a shared common courtyard, where each unit
3 has a primary entrance oriented toward the courtyard and the
4 courtyard provides pedestrian access, light, air, and shared
5 open space for the dwelling units.

6 "Clear and objective standard" means a standard that does
7 not require discretionary judgment in its interpretation or
8 application and that applies uniformly to all applicants.

9 "Common courtyard" means a landscaped or hardscaped area
10 accessible to multiple dwelling units that provides pedestrian
11 access and passive or active recreation.

12 "Cottage cluster" means a grouping of 3 or more detached
13 or semi-detached dwelling units on a shared lot or parcel,
14 arranged around common open space, and served by shared
15 pedestrian or vehicular access.

16 "Detached courtyard housing" means a form of middle
17 housing consisting of 2 or more detached dwelling units
18 located on a shared lot or parcel and arranged to face a shared
19 common courtyard, where each unit has a primary entrance
20 oriented toward the courtyard and the courtyard provides
21 pedestrian access, light, air, and shared open space for the
22 dwelling units.

23 "Discretionary review" means any land-use or development
24 approval that requires the exercise of subjective judgment by
25 a legislative body, planning commission, zoning board of
26 appeals, architectural review board, or similar body,

1 including, but not limited to, special uses, conditional uses,
2 variances, planned unit developments, or non-objective design
3 review. "Discretionary review" does not include:

4 (1) ministerial building permit review for compliance
5 with clear and objective standards;

6 (2) historic preservation review required solely for
7 the demolition of a structure designated as a local,
8 State, or national historic landmark; or

9 (3) environmental or safety review required by State
10 or federal law.

11 "Middle housing" means:

12 (1) duplexes;

13 (2) triplexes;

14 (3) fourplexes;

15 (4) cottage clusters;

16 (5) townhouses;

17 (6) attached courtyard housing;

18 (7) detached courtyard housing; and

19 (8) stacked-flat plexes

20 "Middle housing land division" means the division of land
21 containing middle housing to allow fee-simple ownership of one
22 or more dwelling units consistent with Section 11-13.1-40.

23 "Pedestrian path" means a walkway connecting at least one
24 building entrance to a public or private street that complies
25 with the provisions of the Americans with Disabilities Act of
26 1990 and its implementing regulations.

1 "Public transit" means fixed-route bus, commuter rail,
2 light rail, rapid transit, or other publicly operated or
3 publicly subsidized transit with regularly scheduled service.

4 "Residential zoning district" means any municipal zoning
5 district in which detached single-family dwellings are a
6 permitted use.

7 "Stacked-flat plex" means a middle-housing building type
8 containing between 2 and 8 dwelling units, where units are
9 arranged in vertical tiers and accessed by shared or
10 individual entrances, and the overall building is designed to
11 be similar in scale and massing to a detached single-family
12 house.

13 (65 ILCS 5/11-13.1-10 new)

14 Sec. 11-13.1-10. Statewide middle-housing entitlements.

15 (a) This Section applies to every residential zoning
16 district in every municipality with zoning authority under
17 this Code.

18 (b) A municipality shall provide for at least one
19 residential zoning district in which detached single-family
20 dwellings are permitted on lots with an area of not more than
21 2,500 square feet. A municipality may not require a minimum
22 lot area of more than 2,500 square feet for detached
23 single-family dwellings in any residential zoning district
24 that permits detached single-family dwellings.

25 (c) The following residential unit allowances are

1 permitted on any lot located in a residential zoning district
2 that permits detached single-family dwellings:

3 (1) On any lot with an area of not more than 2,500
4 square feet, at least one detached single-family dwelling
5 unit shall be permitted as of right.

6 (2) Up to 4 dwelling units are permitted as of right on
7 any lot with an area of more than 2,500 square feet and not
8 more than 5,000 square feet.

9 (3) Up to 6 dwelling units are permitted as of right on
10 any lot with an area of more than 5,000 square feet and not
11 more than 7,500 square feet.

12 (4) Up to 8 dwelling units, including cottage
13 clusters, are permitted as of right on any lot with an area
14 of more than 7,500 square feet. Each individual cottage
15 counts as a dwelling unit for purposes of this paragraph
16 (4).

17 (d) Municipalities may authorize unit counts or densities
18 that exceed the allowances established in this Section but may
19 not reduce them.

20 (e) For the first 8 months after the effective date of this
21 amendatory Act of the 104th General Assembly, municipalities
22 may continue to review middle-housing permit applications
23 under existing local standards. During this period,
24 municipalities may not adopt new standards that reduce the
25 minimum dwelling-unit entitlements set forth in subsection
26 (b). Beginning immediately after the 8-month period, any

1 municipal ordinance that conflicts with subsection (b) is void
2 and unenforceable to the extent of the conflict. After the
3 transition period:

4 (1) if a municipality has adopted conforming zoning
5 amendments under Section 11-13.1-45, then permit
6 applications shall be reviewed under the municipality's
7 updated zoning code; and

8 (2) if a municipality has not adopted conforming
9 amendments within 8 months after the effective date of
10 this amendatory Act of the 104th General Assembly, then
11 permit applications shall be reviewed under the default
12 clear-and-objective standards in Section 11-13.1-35.

13 (f) Any residential zoning district that permits detached
14 single-family dwellings shall also permit the dwelling unit
15 allowance required under this Section, regardless of zoning
16 classification or district name.

17 (65 ILCS 5/11-13.1-15 new)

18 Sec. 11-13.1-15. Conversion of existing residential
19 structures.

20 (a) A municipality must allow an existing principal
21 residential structure to be converted to any middle-housing
22 type up to the maximum units permitted under Section
23 11-13.1-10 if:

24 (1) the structure is not expanded by more than 50% of
25 its existing floor area or more than 1,200 square feet,

1 whichever is greater; and

2 (2) the conversion complies with applicable building
3 codes and preservation or landmark laws.

4 (b) A compliant conversion shall not be subject to
5 site-development standards that apply only to new
6 construction.

7 (65 ILCS 5/11-13.1-20 new)

8 Sec. 11-13.1-20. Local development and design standards.

9 (a) Municipal standards for bulk, lot area, yards, height,
10 automobile parking, density, floor-area ratio, lot coverage,
11 access, unit size, building separation, and design are
12 enforceable only if the standards:

13 (1) are clear and objective; and

14 (2) do not, individually or cumulatively, preclude or
15 materially discourage the development of middle housing on
16 typical lots in the zoning district, or unreasonably delay
17 development of the minimum dwelling-unit allowances
18 established under Section 11-13.1-10.

19 (b) Municipalities may not adopt or enforce standards for
20 bulk, lot area, yards, height, automobile parking, density,
21 floor-area ratio, lot coverage, access, unit size, building
22 separation, and design that:

23 (1) impose requirements on middle housing that are
24 more restrictive than those applicable to detached
25 single-family dwellings;

1 (2) require automobile parking mandates for
2 residential dwellings of less than 1,500 square feet and
3 require automobile parking mandates no greater than:

4 (A) 0.5 automobile parking spaces per multifamily
5 dwelling unit; or

6 (B) more than one automobile parking space per
7 single family home; and

8 (3) require any form of discretionary review,
9 including, but not limited to, special use permits,
10 planned unit developments, public hearings, or
11 discretionary design review, unless the same review is
12 required for detached single-family dwellings.

13 (65 ILCS 5/11-13.1-25 new)

14 Sec. 11-13.1-25. Administrative processing.
15 Middle-housing applications that comply with clear and
16 objective standards must be processed:

17 (1) as a permitted use;

18 (2) without discretionary review; and

19 (3) within the same timeframe applied to detached
20 single-family dwellings.

21 Nothing in this Section shall be construed to prohibit
22 demolition review required under an adopted historic
23 preservation ordinance for a locally, State, or nationally
24 designated historic resource.

1 (65 ILCS 5/11-13.1-30 new)

2 Sec. 11-13.1-30. Default clear and objective standards.

3 (a) This Section applies in any municipality that:

4 (1) fails to adopt conforming zoning amendments within
5 8 months after the effective date of this amendatory Act
6 of the 104th General Assembly; or

7 (2) has adopted zoning provisions that conflict with
8 this Division.

9 If this Section applies to a municipality, then the
10 standards under this Section apply in all residential zoning
11 districts in the municipality and the permit applications in
12 residential zoning districts within the municipality shall be
13 reviewed solely under this Division.

14 (b) A municipality's minimum setbacks for dwellings shall
15 not exceed 10 feet from the front of the dwelling; 5 feet from
16 either side of the dwelling; 10 feet from the rear of the
17 dwelling; or 10 feet from the corner of the corner-lot street.
18 Municipalities may not impose a maximum building height of
19 less than 35 feet. Any additional height reductions based on
20 building form, articulation, roof type, or architectural style
21 are invalid. The maximum lot-coverage limit shall not be less
22 than 70%. The maximum floor-area-ratio limit shall not be less
23 than 1.5. The minimum separation between structures on the
24 same lot shall not exceed 6 feet, except as required by the
25 State Fire Code.

26 (c) The maximum number of required automobile parking

1 spaces is 0.5 spaces per multifamily dwelling unit. No
2 automobile parking may be required for any lot located within
3 one-half mile of public transit. Municipal automobile parking
4 design standards are limited to surfacing, emergency-access,
5 and drainage requirements under State law.

6 (d) Access to a dwelling via an alley or shared driveway
7 must be permitted. The municipality's maximum driveway widths
8 must not exceed (i) 10 feet for one-way access or (ii) 18 feet
9 for 2-way access. No minimum street-frontage applies if access
10 exists via an easement or alley. No more than one driveway may
11 be required per development.

12 (e) Design standards are applicable to all residential
13 development, including middle housing. Design standards are
14 limited to:

15 (1) at least one primary entrance facing the street,
16 except for cottage clusters;

17 (2) roof-drainage compliance with State plumbing codes
18 and stormwater codes;

19 (3) at least 20% transparency on street-facing
20 facades;

21 (4) materials permitted under the State building code;
22 and

23 (5) no standards based on subjective criteria,
24 including, but not limited to, compatibility, character,
25 and context.

26 (f) Design standards for middle-housing include the

1 following standards:

2 (1) Design standards for cottage clusters include the
3 following standards:

4 (A) The minimum unit size shall be at least 150
5 square feet.

6 (B) Cottage clusters shall contain a common open
7 space of at least 150 square feet per unit.

8 (C) Automobile parking in cottage clusters may be
9 consolidated.

10 (D) Cottage clusters shall contain pedestrian
11 paths required, as needed, for fire safety and life
12 safety.

13 (2) Complexes of between 2 and 8 units may occupy the
14 same building envelope allowed for a detached
15 single-family dwelling under this Section. Municipalities
16 may not require complexes of between 2 and 8 units to have
17 design differentiation from single-family structures.

18 (3) The design standards for a townhomes may not
19 require minimum rear setbacks greater than 10 feet, except
20 that lots with rear alley access shall not be required to
21 have minimum rear setbacks greater than 0 feet. The design
22 standards for a townhomes shall include minimum setbacks
23 at a common wall property line of greater than 0 feet.

24 (4) Existing buildings may be converted to up to 8
25 units of middle housing without triggering standards
26 applicable only to new construction, other than

1 life-safety codes. A building's existing nonconformities
2 need not be corrected.

3 (g) Municipalities shall approve land subdivisions,
4 condo-alternatives, or attached-dwelling plats that enable
5 fee-simple ownership. Lot-size, dimension, and frontage
6 requirements shall not preclude the divisions. Shared areas
7 may be governed by easements, covenants, or owners'
8 associations.

9 (65 ILCS 5/11-13.1-35 new)

10 Sec. 11-13.1-35. Middle-housing land divisions.
11 Municipalities shall approve a middle-housing land division if
12 the application demonstrates that:

13 (1) each dwelling unit has separate utility
14 connections or easements;

15 (2) private and common areas, access ways, and shared
16 facilities are protected by recorded easements or
17 agreements;

18 (3) the proposed middle-housing land division does not
19 conflict with the municipality's building safety codes;
20 and

21 (4) the middle-housing land division preserves the
22 ability to meet applicable standards under this Division.

23 A middle-housing land division shall not be denied based
24 on minimum lot-size, density, or similar standards.

1 (65 ILCS 5/11-13.1-40 new)

2 Sec. 11-13.1-40. Municipality requirements.

3 (a) Each municipality must amend its zoning ordinance to
4 conform to this Division within 8 months after the effective
5 date of this amendatory Act of the 104th General Assembly.

6 (b) If a municipality fails to adopt conforming amendments
7 within 8 months after the effective date of this amendatory
8 Act of the 104th General Assembly, then the default
9 clear-and-objective standards in Section 11-13.1-30 shall
10 automatically apply.

11 (c) Any municipal ordinance that conflicts with this
12 Division is void and unenforceable to the extent of the
13 conflict 8 months after the effective date of this amendatory
14 Act of the 104th General Assembly.

15 (d) During the first 8 months after the effective date of
16 this amendatory Act of the 104th General Assembly,
17 municipalities may continue to review middle-housing permit
18 applications under existing local standards. No municipality
19 may adopt new standards during this period that reduce the
20 minimum dwelling-unit entitlements in subsection (c) of
21 Section 11-13.1-10.

22 (e) Any person or entity aggrieved by a municipality's
23 action or inaction alleged to violate this Division may bring
24 an action for declaratory or injunctive relief in a court of
25 competent jurisdiction. If the court finds that a municipality
26 has violated this Division, then the court shall award

1 reasonable attorney's fees and costs to the prevailing
2 plaintiff. Nothing in this subsection shall be construed to
3 limit any other remedies available at law or in equity.

4 (65 ILCS 5/11-13.1-45 new)

5 Sec. 11-13.1-45. Conflict. In case of any conflict between
6 the provisions of this Division and Division 11-13, the
7 provisions of this Division shall prevail and control.

8 (65 ILCS 5/11-13.1-50 new)

9 Sec. 11-13.1-50. Home rule. A home rule unit may not
10 regulate middle housing in a manner inconsistent with this
11 Division. This Division is a limitation under subsection (i)
12 of Section 6 of Article VII of the Illinois Constitution on the
13 concurrent exercise by home rule units of powers and functions
14 exercised by the State.

15 (65 ILCS 5/Art. 11 Div. 31.2 heading new)

16 DIVISION 31.2. BUILDING INSPECTIONS

17 (65 ILCS 5/11-31.2-1 new)

18 Sec. 11-31.2-1. Findings and purpose.

19 (a) The General Assembly finds and declares that:

20 (1) uncertain and lengthy building permit review and
21 inspection timelines add costs, delay community
22 investment, and make it harder to deliver housing across

1 the State;

2 (2) ensuring predictable, efficient, and transparent
3 review processes is a matter of statewide concern
4 affecting housing supply, public safety, and economic
5 competitiveness;

6 (3) several states, including Florida, Arizona,
7 Tennessee, Texas, and New Hampshire, have adopted
8 third-party plan review and inspection systems that
9 accelerate development timelines while maintaining safety
10 and code compliance; and

11 (4) By setting statewide expectations and offering
12 qualified third-party review options when local deadlines
13 are exceeded, Illinois can reduce avoidable delays and
14 help advance needed housing and commercial development in
15 communities large and small.

16 (b) It is the purpose of this Division to create a
17 statewide third-party plan review and inspection framework, to
18 establish uniform municipal deadlines, and to ensure that all
19 applicants may obtain timely approvals necessary to advance
20 construction while maintaining public safety and building-code
21 standards.

22 (65 ILCS 5/11-31.2-2 new)

23 Sec. 11-31.2-2. Definitions. As used in this Act:

24 "Business day" means any day other than a Saturday,
25 Sunday, or State-recognized holiday.

1 "Complete application" means an application that includes
2 all forms, fees, documents, site plans, and other materials
3 required by local ordinance.

4 "Qualified third-party plan reviewer" means a person who:

5 (1) is a licensed architect or engineer under the laws
6 of this State; and

7 (2) holds a current and active certification issued by
8 the International Code Council, the National Fire
9 Protection Association, or the International Association
10 of Plumbing and Mechanical Officials, or one of their
11 successor organizations.

12 "Qualified third-party inspector" means a person who:

13 (1) is a licensed architect or engineer; and

14 (2) holds a current and active certification issued by
15 the International Code Council, the National Fire
16 Protection Association, or the International Association
17 of Plumbing and Mechanical Officials, or one of their
18 successor organizations.

19 (65 ILCS 5/11-31.2-5 new)

20 Sec. 11-31.2-5. Applicability. This Division applies to
21 all municipalities, including home-rule units.

22 (65 ILCS 5/11-31.2-10 new)

23 Sec. 11-31.2-10. Municipal plan review timelines.

24 (a) A municipality shall complete its initial plan review

1 within:

2 (1) 15 business days after receipt of a complete
3 application for a one-family residential project or
4 2-family residential project; or

5 (2) 30 business days after receipt of a complete
6 application for any multifamily, mixed-use, or commercial
7 project.

8 (b) A municipality shall issue written comments or
9 approval within the applicable deadline.

10 (c) For any subsequent review cycle after the applicant
11 submits revisions responding to comments, the municipality
12 shall complete review within 10 business days.

13 (d) Failure to meet any deadline under this Section
14 triggers the applicant's right to use a qualified third-party
15 plan reviewer under Section 11-31.2-20.

16 (65 ILCS 5/11-31.2-15 new)

17 Sec. 11-31.2-15. Inspection timelines.

18 (a) A municipality shall conduct any required inspection
19 within 2 business days after receipt of a request.

20 (b) Failure to conduct the inspection within the required
21 period triggers the applicant's right to use a qualified
22 third-party inspector under Section 11-31.2-25.

23 (65 ILCS 5/11-31.2-20 new)

24 Sec. 11-31.2-20. Use of qualified third-party plan

1 reviewers upon missed deadline.

2 (a) If a municipality fails to complete its plan review
3 within the deadlines established under Section 11-31.2-10,
4 then the applicant may retain a qualified third-party plan
5 reviewer.

6 (b) A municipality shall accept any plan review submitted
7 by a qualified third-party plan reviewer as meeting the
8 municipality's requirements if the review demonstrates
9 compliance with the applicable building codes.

10 (c) A municipality shall issue the permit within 2
11 business days after receiving a compliant third-party plan
12 review.

13 (d) A municipality may not require a second review, impose
14 additional comments, or delay issuance once a qualified review
15 has been submitted, except as permitted under Section
16 11-31.2-30.

17 (65 ILCS 5/11-31.2-25 new)

18 Sec. 11-31.2-25. Use of qualified third-party inspectors
19 upon missed deadline.

20 (a) If a municipality fails to conduct a required
21 inspection within 2 business days, then the applicant may
22 retain a qualified third-party inspector.

23 (b) Municipalities shall accept inspection reports
24 submitted under this Section as satisfying local inspection
25 requirements if the report demonstrates compliance with the

1 building code.

2 (c) A municipality shall issue any required approval,
3 certificate, or authorization within one business day after
4 receiving a compliant inspection report.

5 (65 ILCS 5/11-31.2-30 new)

6 Sec. 11-31.2-30. Municipal audit authority.

7 (a) A municipality retains full authority to audit any
8 third-party plan review or inspection for compliance with
9 applicable codes. Nothing in this Division limits a
10 municipality's authority to issue stop-work orders, withhold
11 certificates of occupancy, or pursue enforcement actions for
12 noncompliance.

13 (b) An audit may not delay issuance of a permit or
14 authorization submitted under Section 11-31.2-20 or
15 11-31.2-25.

16 (c) If a municipality identifies material noncompliance,
17 then it may pursue enforcement actions available under its
18 code authority and report the findings to the Department of
19 Financial and Professional Regulation or applicable
20 credentialing organization.

21 (d) A municipality may require reasonable documentation
22 demonstrating that a qualified third-party plan reviewer or
23 qualified third-party inspector meets the qualification
24 requirements of this Division, including proof that the
25 qualified third-party plan reviewer's or qualified third-party

1 inspector's licensure or certification is current and active.

2 (e) Nothing in this Division shall be construed to
3 transfer liability for code compliance or construction defects
4 from the owner, design professional, or contractor.

5 (65 ILCS 5/11-31.2-40 new)

6 Sec. 11-31.2-40. Fees; fee parity.

7 (a) A municipality may not charge plan review or
8 inspection fees for any portion of the review process or
9 inspection process performed by a qualified third-party plan
10 reviewer or qualified third-party inspector.

11 (b) Fees charged by a qualified third-party plan reviewer
12 may not exceed the municipality's standard fees for the same
13 service.

14 (c) A municipality shall reduce its fees proportionally
15 when an applicant uses third-party review for only one portion
16 of the process.

17 (65 ILCS 5/11-31.2-45 new)

18 Sec. 11-31.2-45. Conflicts of interest.

19 (a) A qualified third-party plan reviewer may not review
20 plans if:

21 (1) the qualified third-party plan reviewer, an
22 employee of the qualified third-party plan reviewer, or
23 qualified third-party plan reviewer's employer was
24 involved in making the plans; or

1 (2) the plans are for work to be performed on property
2 owned by the qualified third-party plan reviewer, an
3 employee of the qualified third-party plan reviewer, or
4 qualified third-party plan reviewer's employer.

5 (b) A qualified third-party inspector may not inspect work
6 if the qualified third-party inspector, an employee of the
7 qualified third-party inspector, or qualified third-party
8 inspector's employer:

9 (1) performed any of the work;

10 (2) planned any of the work; or

11 (3) is the owner of the property on which the work was
12 performed.

13 (c) A qualified third-party plan reviewer or qualified
14 third-party inspector shall disclose any potential conflict of
15 interest to the applicant and the municipality before
16 accepting an engagement.

17 (65 ILCS 5/11-31.2-50 new)

18 Sec. 11-31.2-50. Home rule preemption. A home rule unit
19 may not regulate plan reviews or building inspections in a
20 manner inconsistent with this Division. This Division is a
21 limitation under subsection (i) of Section 6 of Article VII of
22 the Illinois Constitution on the concurrent exercise by home
23 rule units of powers and functions exercised by the State.

24 (65 ILCS 5/11-31.2-97 new)

1 Sec. 11-31.2-97. Severability. The provisions of this
2 Division are severable under Section 1.31 of the Statute on
3 Statutes.

1 INDEX

2 Statutes amended in order of appearance

3 55 ILCS 5/5-1063.3 new
4 65 ILCS 5/1-2-3.2 new
5 65 ILCS 5/Art. 11 Div.
6 12.2 heading new
7 65 ILCS 5/11-12.2-1 new
8 65 ILCS 5/11-12.2-5 new
9 65 ILCS 5/11-12.2-10 new
10 65 ILCS 5/11-12.2-15 new
11 65 ILCS 5/11-12.2-20 new
12 65 ILCS 5/11-12.2-30 new
13 65 ILCS 5/11-12.2-40 new
14 65 ILCS 5/11-12.2-45 new
15 65 ILCS 5/11-12.2-50 new
16 65 ILCS 5/11-12.2-55 new
17 65 ILCS 5/11-12.2-60 new
18 65 ILCS 5/11-12.2-65 new
19 65 ILCS 5/11-13-30 new
20 65 ILCS 5/11-13-31 new
21 65 ILCS 5/Art. 11 Div.
22 13.1 heading new
23 65 ILCS 5/11-13.1-1 new
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25 65 ILCS 5/11-13.1-10 new

- 1 65 ILCS 5/11-13.1-15 new
- 2 65 ILCS 5/11-13.1-20 new
- 3 65 ILCS 5/11-13.1-25 new
- 4 65 ILCS 5/11-13.1-30 new
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- 7 65 ILCS 5/11-13.1-45 new
- 8 65 ILCS 5/11-13.1-50 new
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- 11 65 ILCS 5/11-31.2-1 new
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- 21 65 ILCS 5/11-31.2-50 new
- 22 65 ILCS 5/11-31.2-97 new