

**PLAN COMMISSION AGENDA**  
**Village of Deerfield**  
**2<sup>nd</sup> Floor Franz Council Chambers**  
**May 14, 2026 at 7:30 PM**  
**Workshop Meeting**

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**Public Comment on a Non-Agenda Item**

**WORKSHOP MEETING**

1. Prefiling Conference on the Request for Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center
2. Discussion of Potential Sports Mall at South End of Deerbrook Shopping Center

**DOCUMENT APPROVAL**

1. April 23, 2026 Plan Commission Minutes

**Items from the Commission**

**Items from the Staff**

**Designation of Representative for the next Board of Trustees Meeting**

**Adjournment**

## MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner II

DATE: May 7, 2026

RE: Prefiling Conference on the Request for Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center

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VILLAGE OF DEERFIELD

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

### **Subject Property**

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

Recent approvals to the shopping center include: In 2023, the petitioner was granted approval of a Special Use for a 57,732 square foot Floor & Decor store in the former Bed Bath and Beyond, Men's Warehouse, and Carters tenant spaces. 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 apartment buildings. Most recently, in April 2026, the petitioner was granted approval of a 6,858 square foot nail salon.

### **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 3,550 square foot US Bank branch in the vacant space outlot building at 60 S. Waukegan Road. The vacant tenant space shares the outlot building with Starbucks and is located at the southwest corner of Lake Cook and Waukegan Roads in the Deerbrook Shopping Center.

Services at this location will include personal and business banking, mortgage and loan assistance, and basic financial guidance. The branch will have teller stations for routine transactions, private offices for meetings, and ATM access for convenient banking. The typical hours of operations are Monday – Friday: 9:00AM-5:00PM and Saturday: 9:00AM-1:00PM. The bank will be closed on Sundays. The total number of employees will be nine, with a maximum of nine employees on-site at any given time. Anticipated peak hours (highest customer activity) are Mondays and Fridays between 11:00 AM and 2:00 PM. During the peak time, the petitioner anticipates a maximum of 19 customers for a total of 28 occupants (9 employees and 19 customers). Deliveries and loading activities, including cash shipments and water delivery, will occur at the front entrance during regular banking hours.

Improvements to the building will primarily occur within the interior and include customer service stations and offices, a conference room, ATM and night drop room, waiting area, cash safe storage, breakroom, restrooms, mother’s room, computer/network room, janitor’s room, electrical and mechanical rooms, and a back-of-house employee work area. The building exterior will remain largely unchanged, except for new building signage and the addition of a walk-up ATM and night drop at the existing storefront. The walk-up ATM and night drop will have overhead exterior lighting and a security camera.

The existing landscaping on the site will remain unchanged. No site work is proposed as part of this project, and current site plan has parking spaces available as shown on the site plan. The petitioner is asking for a waiver of the parking and traffic study.

### **Zoning Conformance**

Banks, savings and loan associations and other financial institutions, with or without a drive-through facility are a Special Use in the C-2 Outlying Commercial District. The petitioners are seeking a Special Use in accordance to Article 5.02-C,2.,c for the proposed US Bank. Attached are the Special Use standards.

### **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 was 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 bank branch, a total of 18 (3,550sf/200sf = 17.75) parking spaces would be required for the proposed use

based on the requirement of one (1) parking space for each 200 square feet of gross floor area.

The current uses at Deerbrook Shopping Center require a total of 2,229 spaces when calculated on a use-by-use basis based, including the proposed US Bank branch 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 Apartment Development

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
<b>Grocery Store</b>			
Jewel	61,867	175	353.53
<b>Restaurants</b>			
		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		
<b>Retail/Service</b>			
Proposed US Bank (Former Sleep Number)	3,550	200	17.75
Marshalls (Former Steinmart)	26,804	200	134.02
Gloss Nail Bar (north of Marshalls)	6,858	150	45.72
Vacant (Former Hobby Lobby)	51,350	200	256.75
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
<b>Total Parking Provided***</b> (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
<b>Total Parking Required</b> (excludes rear 10.79 acres of Deerbrook property)			2,229
<b>Parking Exception</b>			10%
<b>Year</b>	<b>2,026</b>	<b>2013</b>	<b>2001</b>
Parking Provided	2,032	2,786	2,804
Parking Required	2,229	3,327	3,814
Parking Exception	10%	16%	26%

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

\*\*Furniture Store Parking Calculation

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

## **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 US Bank branch) is greater than the total provided parking for the shopping center, the current parking exception of 10% is 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**

### **Exterior Improvements, including signage:**

Two (2) panes of storefront glass will be removed from the north elevation in order to allow for a new walk-up ATM and night drop box for the bank. The ATM will have illuminated signage above and a blue acrylic trim piece around the machine. The trim will stick out slightly from the wall and be back-lit for safety reasons. There will also be a new security camera and wall pack light fixture for additional safety. The existing entrance doors will be replaced by two (2) new doors that will match the existing storefront doors.

### **Wall Signs:**

Proposed are three (3) identical wall signs composed of internally illuminated, front-lit channel letters centered vertically and horizontally within the sign bands. The signs have red and white faces. The signs will be 28-inches high, because the Deerbrook Mall Sign Criteria restricts businesses of less than 10,000 square feet to a 28-inch letter height. Signs will be placed 2'-7" above the roof deck in order to center the signs in the sign band. The ARC is permitted to grant exceptions up to 3'-0" above the roof deck, and has approved these requests in the past.

Below are the sign allowances for the wall signs:

North (Front) Elevation Wall Sign:

	<u>ALLOWED</u>	<u>PROPOSED</u>
Sign Area:	8% of the wall area = 37.49 sf (or 80 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'- 6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

\*ARC is permitted to grant sign exceptions of up to 3' above roof deck

West (Side) Wall Sign:

	<u>ALLOWED</u>	<u>PROPOSED</u>
Sign Area:	4% of the wall area = 25.27 sf (or 40 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'- 6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

\* ARC is permitted to grant sign exceptions of up to 3' above roof deck

South (Rear) Wall Sign:

	ALLOWED	PROPOSED
Sign Area:	8% of the wall area = 65.88 sf (or 80 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'-6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

\*ARC is permitted to grant sign exceptions of up to 3' above roof deck

Pylon Panels:

US Bank is requesting two (2) full size sign panels to be added to Pylon 1 along Waukegan Road (see site plan for location). Proposed are aluminum sign faces with 1" thick acrylic, routed-out, push-through graphics. The panels are to be painted Greysbank suede satin finish, as required by the sign criteria. The minimum 4" margin around the text (per the sign criteria) has been provided.

ATM Signage:

Proposed is a 3'-3 1/4" wide x 11 1/4" high, front-lit sign above the automatic teller machine (ATM). The Deerfield Zoning Ordinance permits ATMs to have up to 9 SF of informational signage in relation to the machines. The proposed 3.07 SF signs meet the allowances for this type of signage. There is nothing in the code that states whether ATM signage can be illuminated or not. US Bank feels that illumination on the machine will enhance safety during the evening hours.

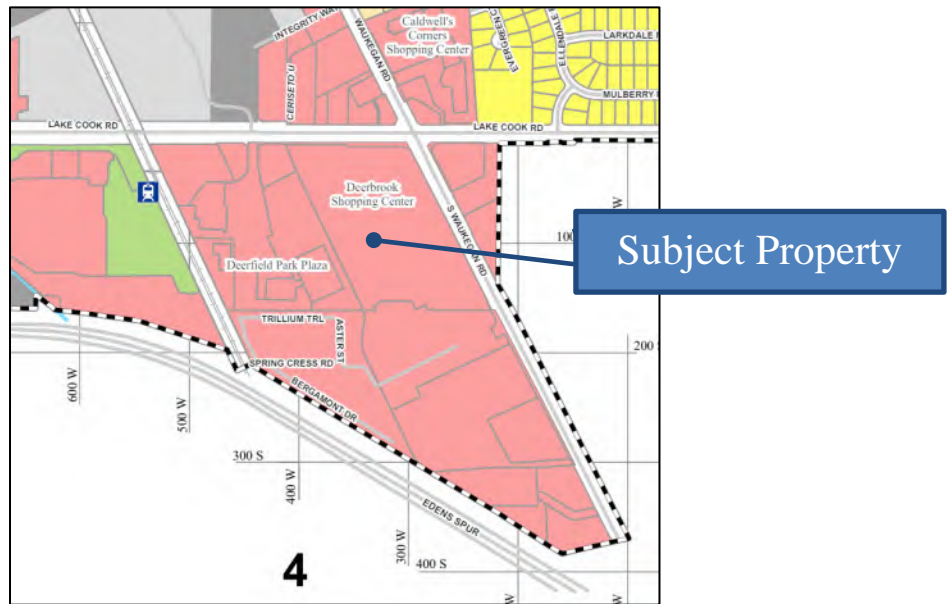
Directional Signage:













The petitioner is proposing four (4) short term parking spaces with directional signs that say “Customer Parking Only” and “All other vehicles will be towed at owner’s expense.” The signs are 1.5 SF and non-illuminated and therefore considered exempt signage.

**Appearance Review Commission**

The Appearance Review Commission (ARC) will have to approve the exterior wall signs, and pylon sign. The petitioner is scheduled to appear before the ARC to present their sign plan on May 18, 2026 meeting.

# Village of Deerfield 2026 Zoning Ordinance Map



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



**Notes**

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

## SPECIAL USE CRITERIA

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

1. Compatible with Existing Development  
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size  
The size of the lot will be sufficient for the use proposed.
3. Traffic  
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access  
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood  
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities  
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering  
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

## **DEERBROOK MALL SIGN CRITERIA**

**March 2017**

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

### **A) General Design Requirements**

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

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

#### B) Sign Design

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

### C) Sign Illumination

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

### D) Window Signs

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

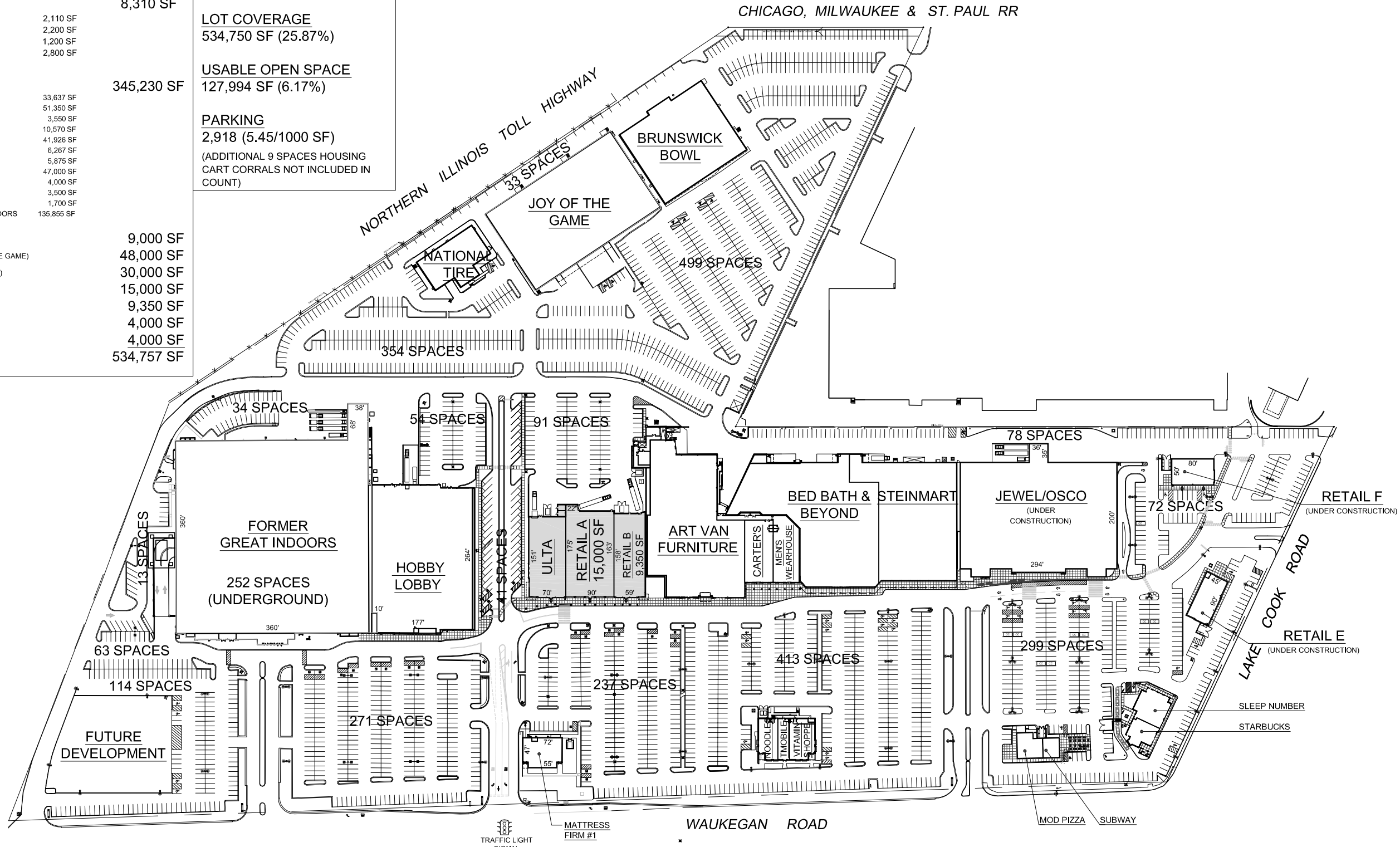
### E) Miscellaneous Signage

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

F) Pylon Sign Panels

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

EXISTING GLA		LOT AREA	
GROCERY	61,867 SF	2,066,994 SF (47.45 ACRES)	
RESTAURANT	8,310 SF		
STARBUCKS	2,110 SF		
MOD PIZZA	2,200 SF		
SUBWAY	1,200 SF		
NOODLES	2,800 SF		
RETAIL/ BANK		USABLE OPEN SPACE	
STEINMART	33,637 SF	127,994 SF (6.17%)	
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		
PARKING		2,918 (5.45/1000 SF)	
(ADDITIONAL 9 SPACES HOUSING CART CORRALS NOT INCLUDED IN COUNT)			
AUTO SERVICE		9,000 SF	
FITNESS (JOY OF THE GAME)		48,000 SF	
BOWLING (32 LANES)		30,000 SF	
RETAIL A		15,000 SF	
RETAIL B		9,350 SF	
RETAIL E		4,000 SF	
RETAIL F		4,000 SF	
		534,757 SF	

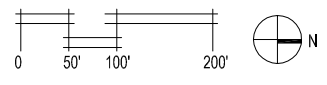


**PROPOSED PLAN**  
SCALE: 1"=200'-0"

NEW CONSTRUCTION



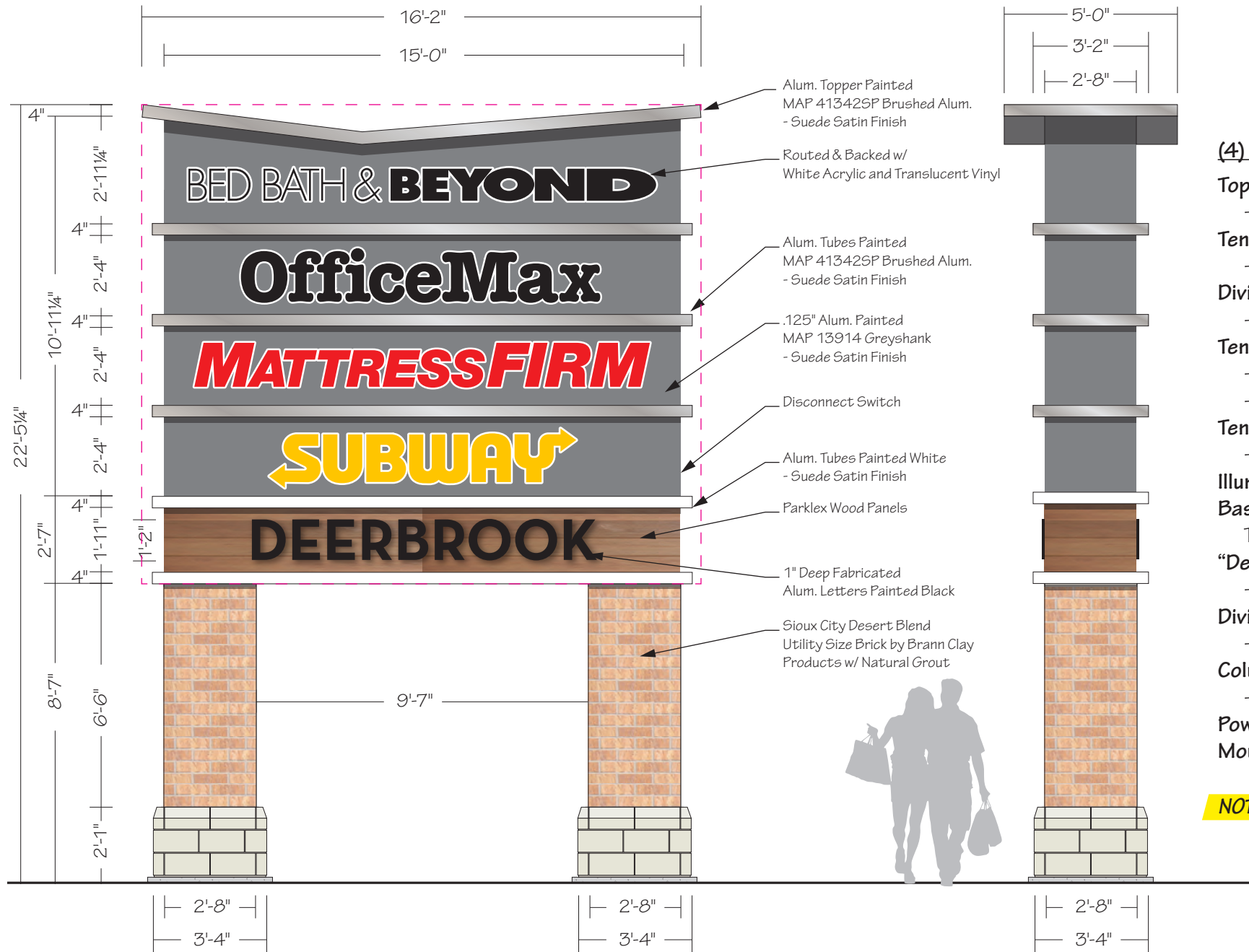
**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**DEERBROOK MALL**  
DEERFIELD, ILLINOIS

April 06, 2017 Project #: 16094

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



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

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

- Topper:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish
- Tenant Cabinet:** Fabricated Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish
- Divider Bands:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish
- Tenant Panels:** .125" Flat Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish - Attach w/ Countersunk Screws on Faces
- Tenant Graphics:** Routed & Backed w/ White Acrylic - Translucent Vinyl Graphics Applied
- Illumination:** White LEDs
- Base Cabinet:** Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels
- "Deerbrook" Letters:** 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish
- Divider Bands:** Fabricated Aluminum Painted White - Suede Satin Finish
- Columns:** Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout
- Power:** Reuse Existing
- Mounting:** Use Existing Steel

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

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

**PROJECT:**



Deerbrook Mall  
260 S. Waukegan Road  
Deerfield, IL 60015

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

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.

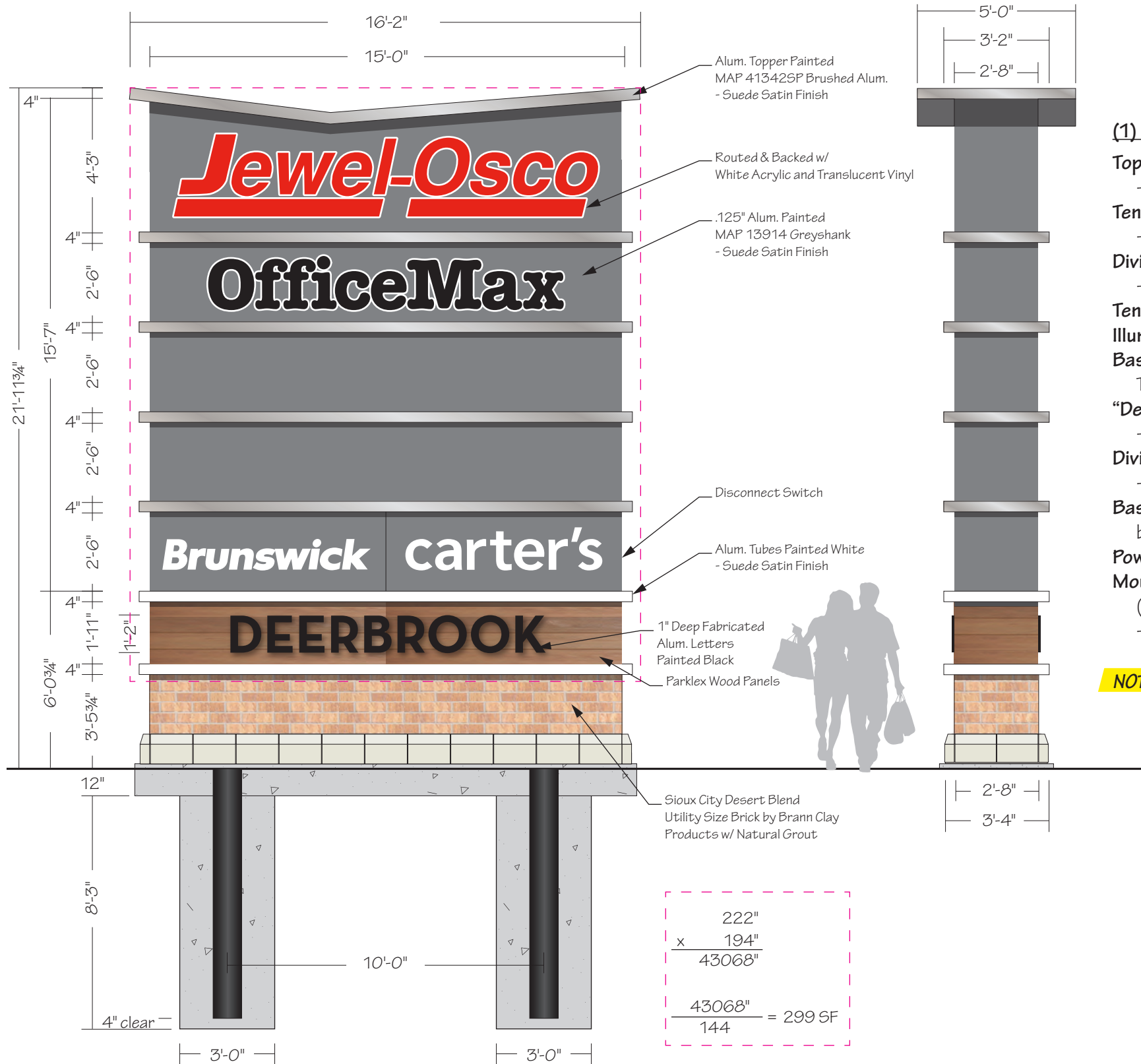


This sign is built to UL Standards for operation in North America.

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OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



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

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

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

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

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

**Illumination:** White LEDs

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

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

**Divider Bands:** Fabricated Aluminum Painted White - Suede Satin Finish

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

**Power:** Reuse Existing

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

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

**PROJECT:**



Deerbrook Mall  
260 S. Waukegan Road  
Deerfield, IL 60015

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

2 of 2

WORK ORDER

76519

FILE NAME

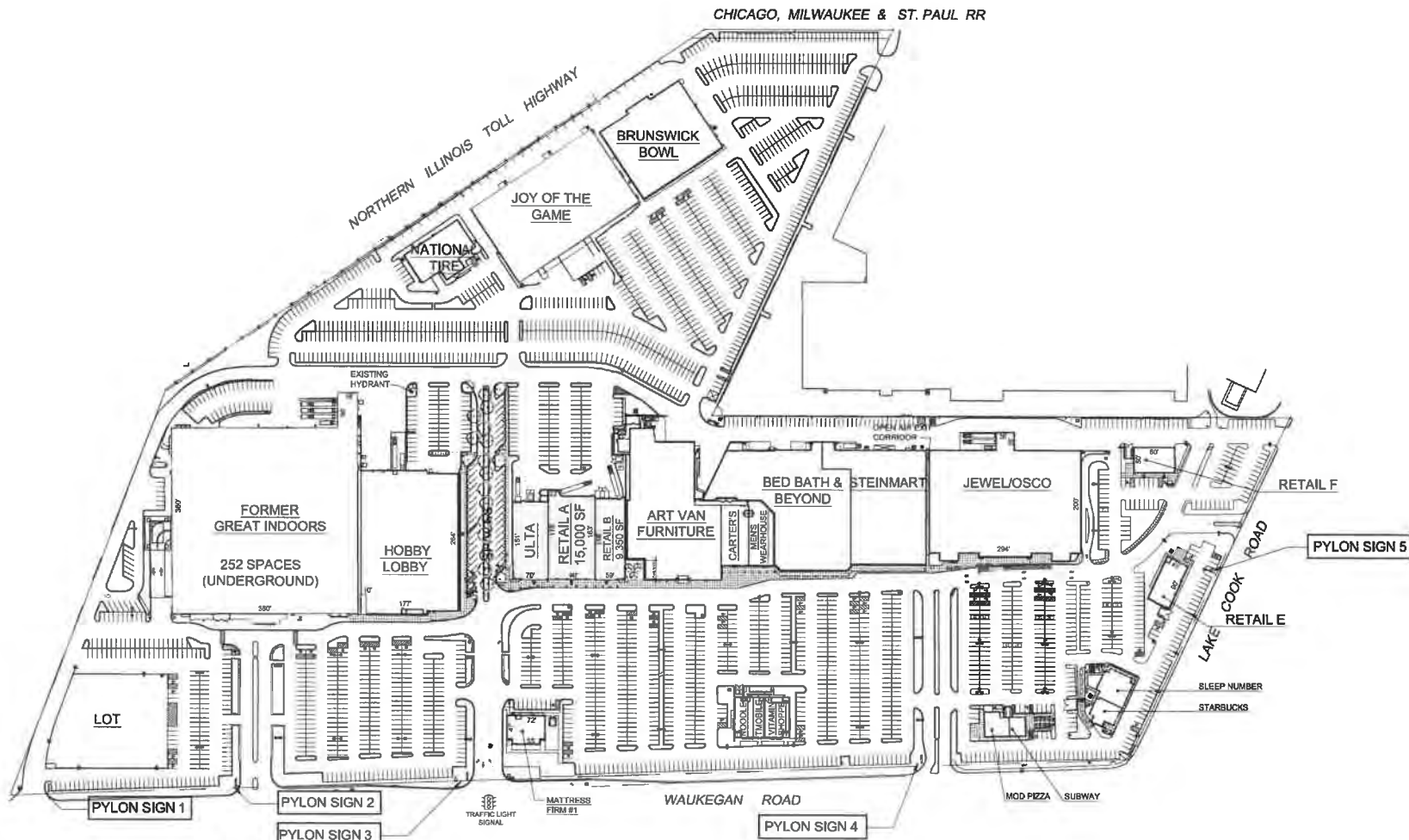
MA76519am

**REVISIONS:**

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

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





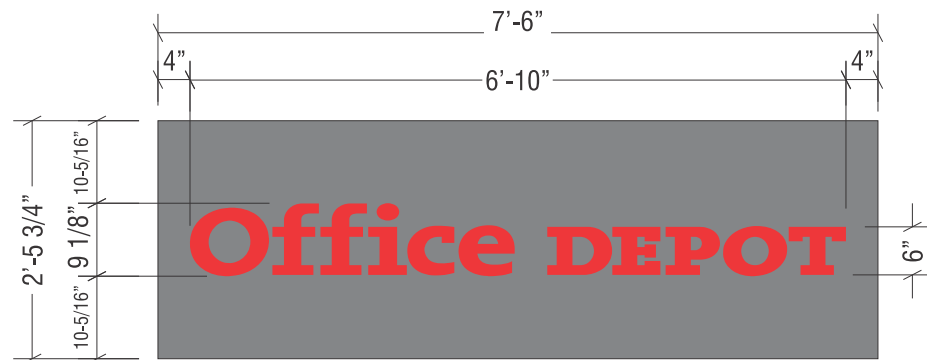
**PYLON SIGN LOCATION PLAN**  
SCALE: 1"=200'-0"

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

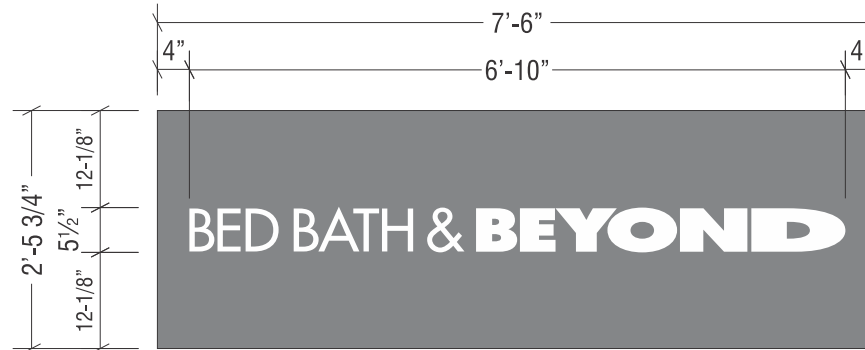
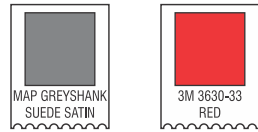


**DEERBROOK MALL**  
 DEERFIELD, ILLINOIS  
 March 02, 2017 Project #: 16094

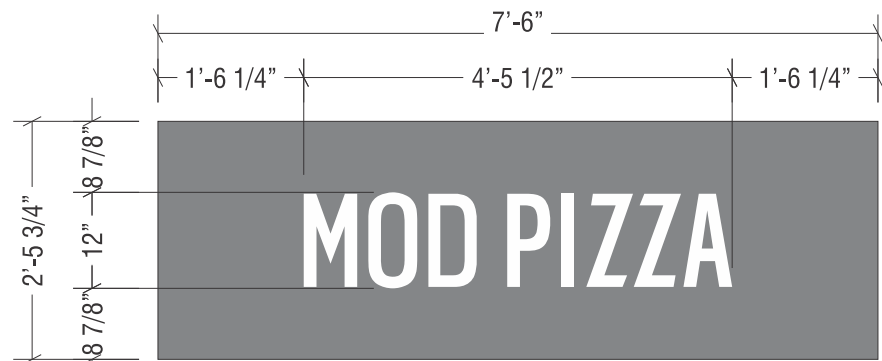
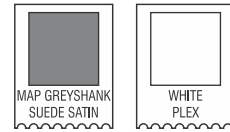
Previously Approved Deerbrook Half Panels



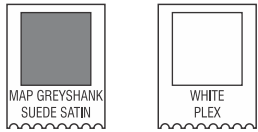
**B** TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO  
 SCALE: 1/2"=1'  
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH  
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



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



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



PYLON #1

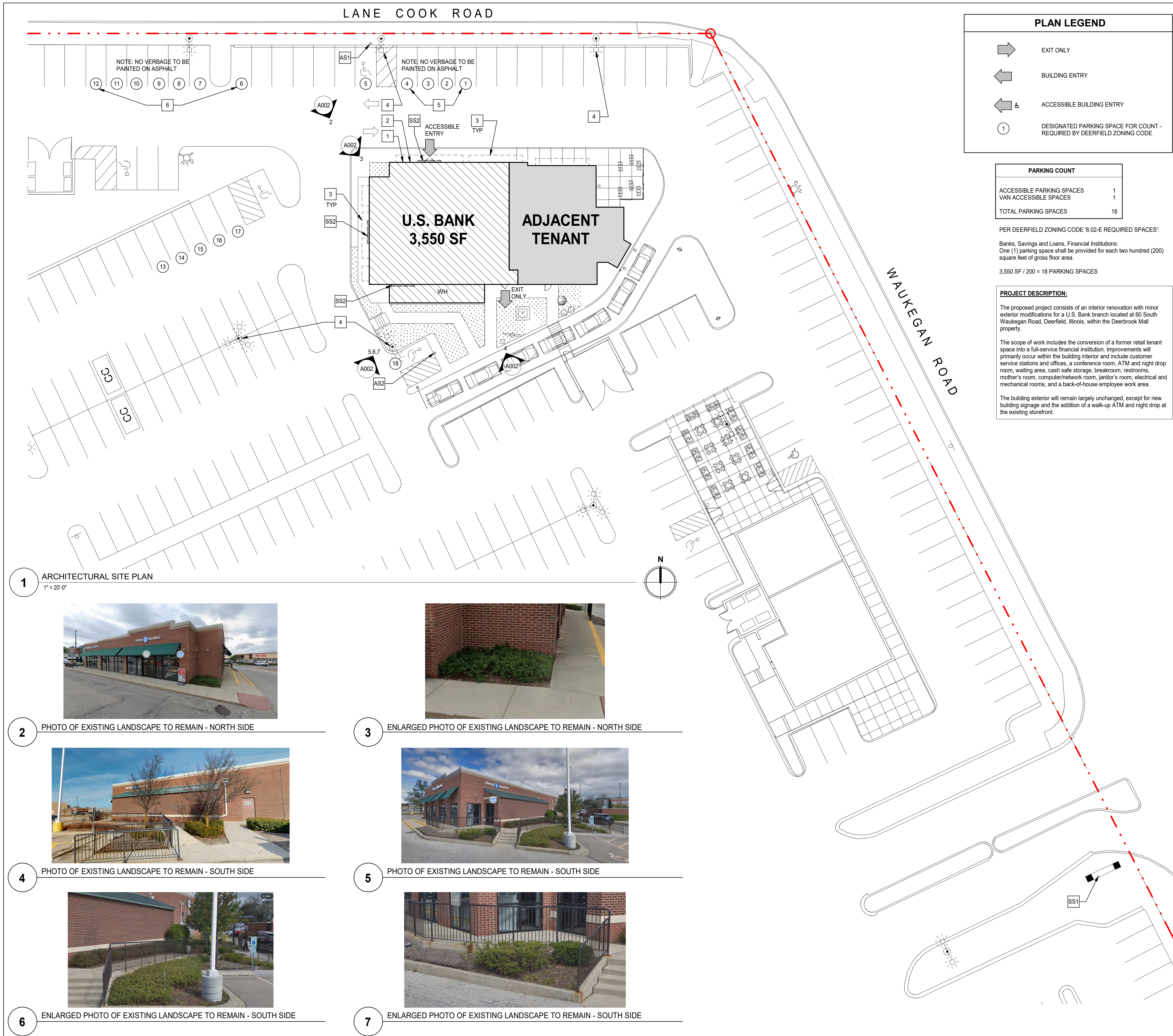


232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101  
 630-543-9490 FAX 630-543-9493

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

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



**PLAN LEGEND**

- ➔ EXIT ONLY
- ➔ BUILDING ENTRY
- ➔ & ACCESSIBLE BUILDING ENTRY
- ① DESIGNATED PARKING SPACE FOR COUNT - REQUIRED BY DEERFIELD ZONING CODE

**PARKING COUNT**

ACCESSIBLE PARKING SPACES	1
VAN ACCESSIBLE SPACES	1
TOTAL PARKING SPACES	18

PER DEERFIELD ZONING CODE 'B.02-E' REQUIRED SPACES:

Banks, Savings and Loans, Financial Institutions:  
One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area.

3,550 SF / 200 = 18 PARKING SPACES

**PROJECT DESCRIPTION:**

The proposed project consists of an interior renovation with minor exterior modifications for a U.S. Bank branch located at 60 South Waukegan Road, Deerfield, Illinois, within the Deerbrook Mall property.

The scope of work includes the conversion of a former retail tenant space into a full-service financial institution. Improvements will primarily occur within the building interior and include customer service stations and offices, a conference room, ATM and night drop room, waiting area, cash safe storage, breakroom, restrooms, mother's room, computer/network room, janitor's room, electrical and mechanical rooms, and a back-of-house employee work area.

The building exterior will remain largely unchanged, except for new building signage and the addition of a walk-up ATM and night drop at the existing storefront.

**GENERAL NOTES - SITE PLAN**

- A. REFER TO OWNERS SIGNAGE VENDOR DRAWINGS FOR SITE ACCESSIBILITY SIGNAGE, SITE AND BUILDING SIGNAGE. SUBMITTED UNDER SEPARATE PERMIT SUBMISSION.
- B. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN.
- C. NO PROPOSED WORK TO THE EXISTING SITE PLAN.

**KEYNOTES - SITE PLAN**

#	DESCRIPTION
1	WALK-UP NIGHT DROP BANK EQUIPMENT - SEE POWER AND COMMUNICATIONS PLAN FOR MORE INFORMATION.
2	WALK-UP ATM BANK EQUIPMENT - SEE POWER AND COMMUNICATIONS PLAN FOR MORE INFORMATION.
3	DASHED LINES INDICATE EXISTING FABRIC AWNINGS TO REMAIN.
4	EXISTING LIGHT POLE - SEE CIVIL.
5	SHORT TERM PARKING SPACES
6	EMPLOYEE PARKING SPACES

ACCESSIBILITY SITE SIGNAGE (BY OWNER'S SIGN VENDOR)

- AS1 ACCESSIBLE STALL SIGN - POST MOUNTED
- AS2 VAN ACCESSIBLE STALL SIGN - POST MOUNTED

SITE SIGNAGE (BY OWNER'S SIGN VENDOR)

- SS1 EXISTING SITE MONUMENT SIGN.
- SS2 BUILDING SIGNAGE FOR OWNERS SIGNAGE VENDOR - SEE ELECTRICAL FOR MORE INFORMATION

**PROJECT NARRATIVE:**

**Description of Business Proposed:**  
The proposed business is a U.S. Bank branch that provides everyday banking services to the public. Customers can visit the location to open and manage accounts, deposit or withdraw money, apply for loans, and get help with their finances.

Services at this location will include personal and business banking, mortgage and loan assistance, and basic financial guidance. The branch will have teller stations for routine transactions, private offices for meetings, and ATM access for convenient banking.

The space will serve customers in a safe and professional setting, with staff available to assist with both simple transactions and more detailed financial needs.

**Hours of Operation:**  
Standard business hours will be as follows:  
Monday through Friday: 9:00 AM - 5:00 PM  
Saturday: 9:00 AM - 1:00 PM  
Sunday: Closed

**Anticipated Peak Hours:**  
Anticipated peak hours (highest customer activity) are Mondays and Fridays between 11:00 AM and 2:00 PM.

**Total Number of Employees:**  
The total number of employees will be nine (9), with a maximum of nine (9) on-site at any given time.

**Location of Employee Parking:**  
Employee parking and four (4) non-exclusive short-term parking spaces are being planned and keynoted on this site plan. The previous tenant did not require assigned parking.

**Gross Square Footage of Store:**  
The gross square footage of the store is 3,550 GSF.

**Information about Deliveries / Loading:**  
Deliveries and loading activities, including cash shipments and water delivery, will occur at the front entrance during regular banking hours.

**Traffic and Parking:**  
No site work is proposed as part of this project, and current site plan has adequate parking spaces available. The design team respectfully requests that the Planning and Zoning Department consider waiving the parking and traffic study analysis requirement. See below for Traffic and Parking information.

**Landscaping and Irrigation:**  
Existing landscaping and irrigation systems will remain unchanged.

**Traffic and Parking:**  
Occupants:  
Per 2024 IBC:  
Occupant Load Factors (OLF): 150 - B occupancy (Office/Lobby/Tellers/Waiting)  
15 - A occupancy (Conference)

Occupant Load per occupancy:  
B occupancy (first): 3,378 SF / 150 = 23 Occupants  
A occupancy: 172 SF / 15 = 12 Occupants (accessory use = 5%)  
Total = 35 Occupants

**Per Current U.S. Bank Design, Peak Banking Scenario:**  
Employees:  
The total number of employees will be nine (9), with a maximum of nine (9) on-site at any given time.

Customers:  
Offices: 5 offices x 1.5 customers = 8 customers  
Conference: 5 customers  
Tellers - 2 Lines: 3 customers  
Waiting: 3 customers  
19 customers + 9 employees = 28 Occupants

**Possible Parking at Peak:**

Category	Count	Parking
Employees	9	9
Customers	19	19 / 1.3 = 15 Spaces
Total	28 Occ	24 Spaces

30 Customer Parking Spaces are available at Deerbrook Mall shared parking to meet possible peak demand.

NOTE: PER DEERFIELD ZONING CODE 'B.02-E' REQUIRED SPACES:  
Banks, Savings and Loans, Financial Institutions:  
One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area.

3,550 GSF / 200 = 18 PARKING SPACES

1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



2 PHOTO OF EXISTING LANDSCAPE TO REMAIN - NORTH SIDE



3 ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - NORTH SIDE



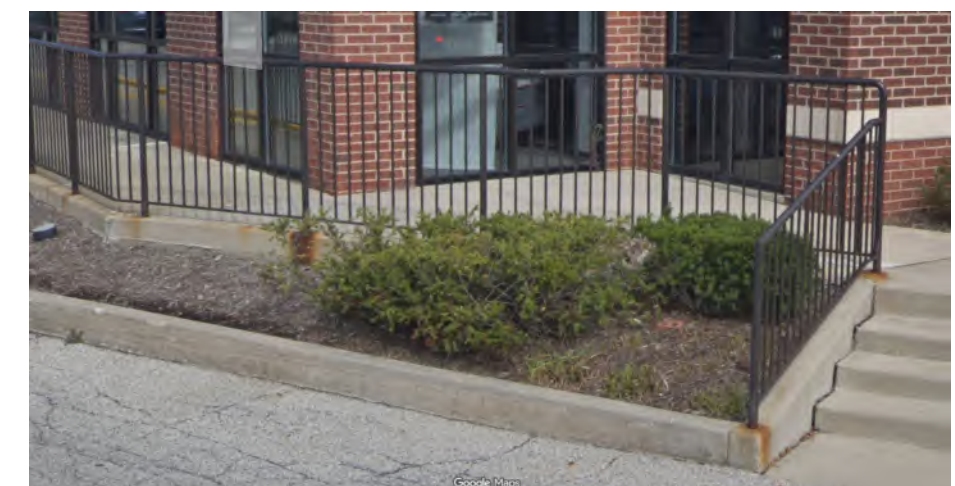
4 PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



5 ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



6 ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



7 ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



RSP Architects Ltd. Illinois Professional Design Firm No. 184-003206  
1220 Marshall St NE  
Minneapolis, MN 55413-1036  
612.677.7100  
rsparch.com

**CONSULTANTS**

**NOT FOR CONSTRUCTION**  
5/14/2026



60 S WAUKEGAN ROAD,  
DEERFIELD, IL 60015

Project No.	148519A72
Drawn By	MSC
Checked By	EC
Date	05/14/2026

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**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
	05/14/26	P & Z PRELIMING CONFERENCE SUBMITTAL

ARCHITECTURAL  
SITE PLAN

A001

CONSULTANTS

**NOT FOR CONSTRUCTION**  
 5/14/2026



60 S WAUKEGAN ROAD,  
 DEERFIELD, IL 60015

Project No. 1485519A72  
 Drawn By MSC  
 Checked By EC  
 Date 05/14/2026

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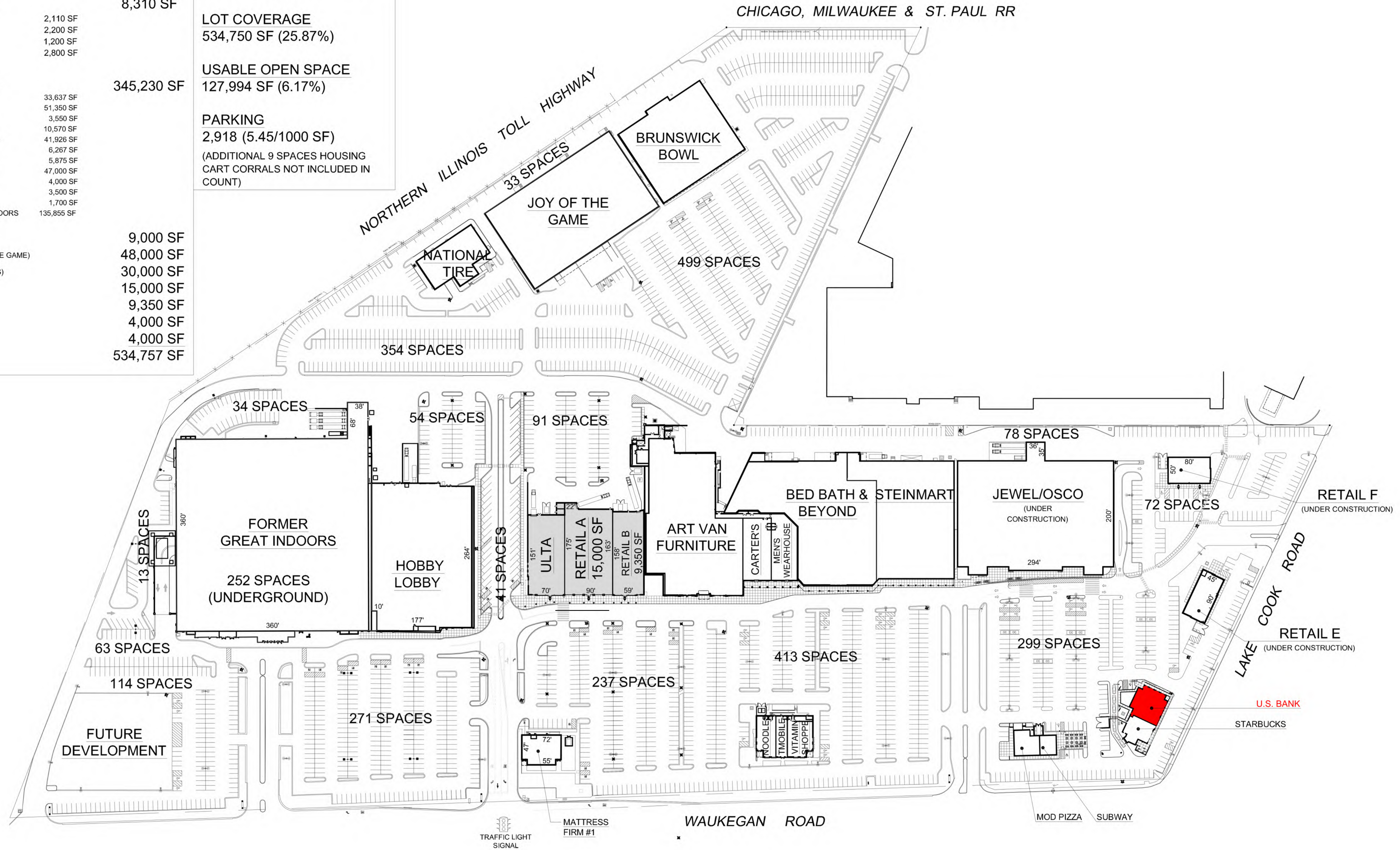
ARCHITECTURAL  
 SITE PLAN -  
 OVERALL

## A002

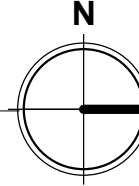
### SITE DATA

<b>EXISTING GLA</b>		
<b>GROCERY</b>	61,867 SF	
<b>RESTAURANT</b>	8,310 SF	
STARBUCKS	2,110 SF	
MOD PIZZA	2,200 SF	
SUBWAY	1,200 SF	
NOODLES	2,800 SF	
<b>RETAIL/ BANK</b>	345,230 SF	
STEINMART	33,637 SF	
HOBBY LOBBY	51,350 SF	
U.S. BANK	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	
<b>AUTO SERVICE</b>	9,000 SF	
<b>FITNESS (JOY OF THE GAME)</b>	48,000 SF	
<b>BOWLING (32 LANES)</b>	30,000 SF	
<b>RETAIL A</b>	15,000 SF	
<b>RETAIL B</b>	9,350 SF	
<b>RETAIL E</b>	4,000 SF	
<b>RETAIL F</b>	4,000 SF	
<b>TOTAL</b>	<b>534,757 SF</b>	

<b>LOT AREA</b>	2,066,994 SF (47.45 ACRES)
<b>LOT COVERAGE</b>	534,750 SF (25.87%)
<b>USABLE OPEN SPACE</b>	127,994 SF (6.17%)
<b>PARKING</b>	2,918 (5.45/1000 SF)
(ADDITIONAL 9 SPACES HOUSING CART CORRALS NOT INCLUDED IN COUNT)	



1 OVERALL PLAN  
 1" = 100'-0"



CONSULTANTS

**NOT FOR CONSTRUCTION**  
 5/14/2026

PROJECT FOR  
**us bank.**

60 S WAUKEGAN ROAD,  
 DEERFIELD, IL 60015

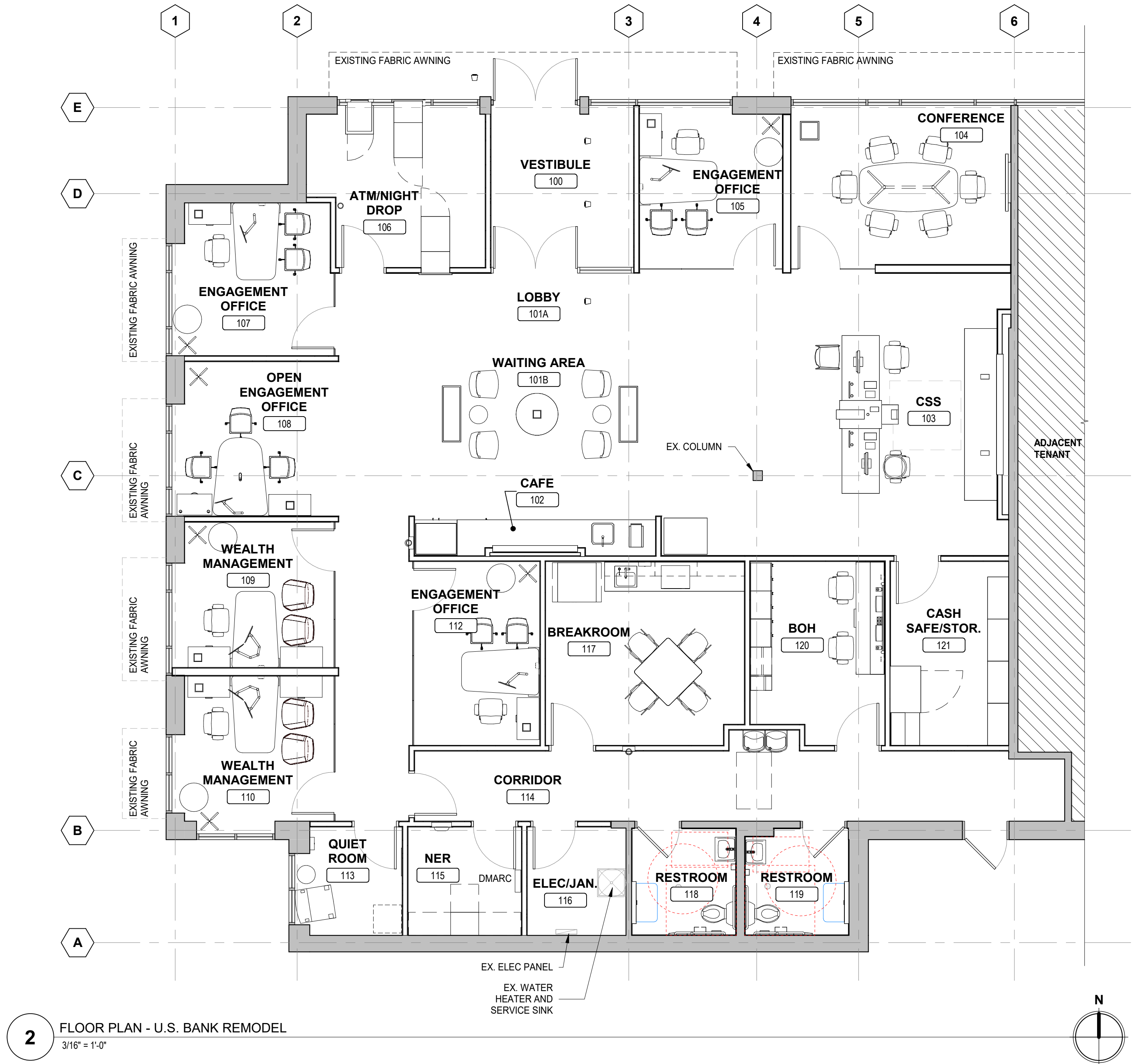
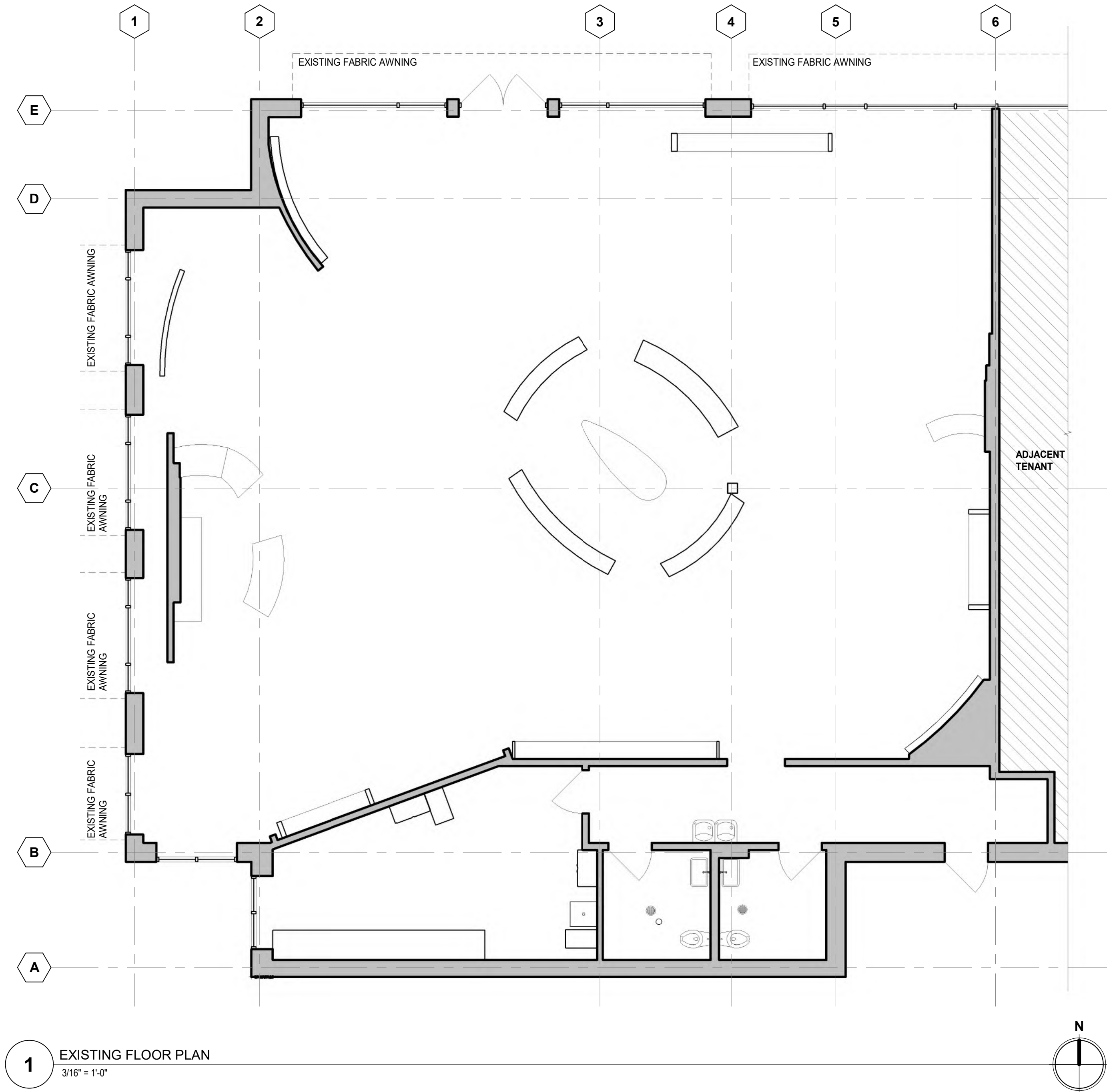
Project No. 1485519A72  
 Drawn By ZA  
 Checked By MC  
 Date 05/14/2026

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FLOOR PLANS

## A102



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60 S WAUKEGAN ROAD,  
 DEERFIELD, IL 60015

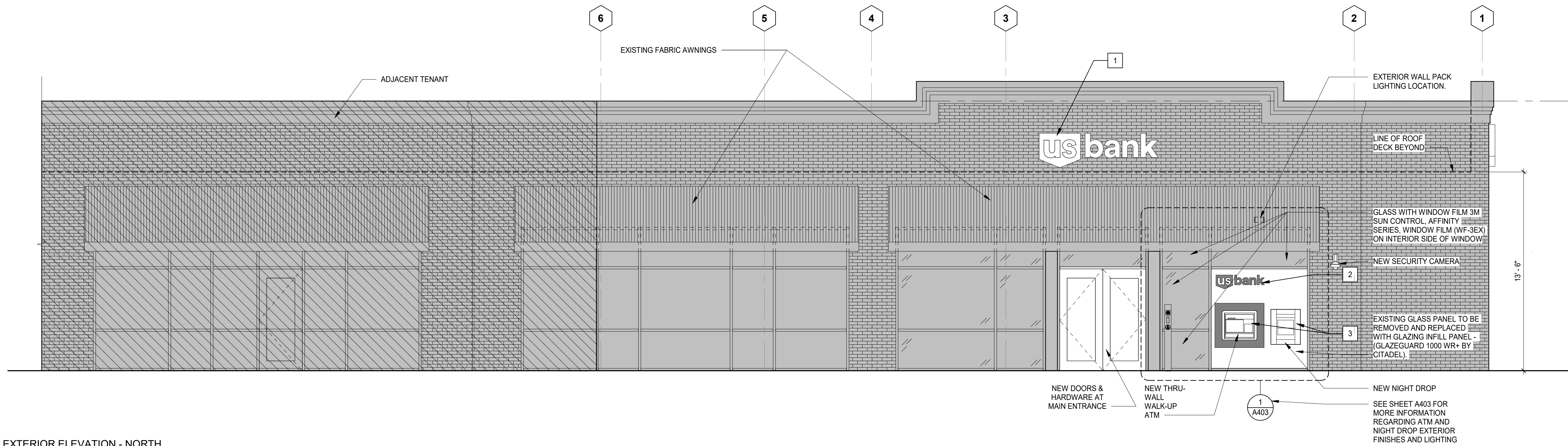
Project No. 1485519A72  
 Drawn By AR  
 Checked By MC  
 Date 05/14/2026

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EXTERIOR ELEVATIONS

# A401



**1** EXTERIOR ELEVATION - NORTH  
 1/4" = 1'-0"



**2** PHOTO OF EXISTING NORTH ELEVATION

**GENERAL NOTES - EXTERIOR ELEVATION**

- A. SEE SHEET A201 FOR ANY EXTERIOR CEILING FINISH AND HEIGHT INFORMATION (IF PRESENT).
- B. ALL EXTERIOR SIGNAGE BY US BANK'S SIGNAGE VENDOR UNDER SEPARATE PERMIT.
- C. ALL BANK EQUIPMENT INFORMATION TO BE PROVIDED BY CONVERGINT TECHNOLOGIES. CONTACT INFORMATION IS PROVIDED ON COVER SHEET G000.
- D. GRAY HATCH ON ELEVATIONS INDICATES EXISTING CONSTRUCTION TO REMAIN.
- E. POWER WASH BUILDING.
- F. INSPECT AND REPAIR ANY DEFICIENT BUILDING MATERIALS.

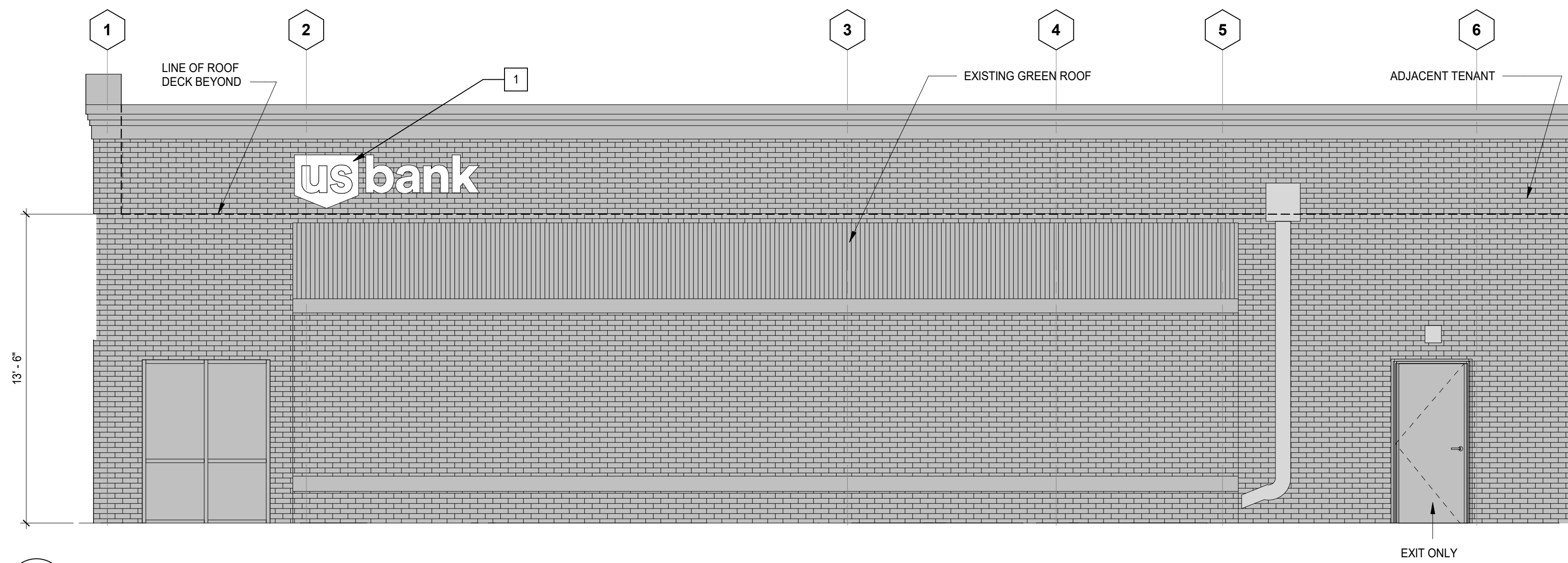
**ELEVATION LEGEND**

 NOT IN SCOPE

**KEYNOTES - EXTERIOR ELEVATIONS**

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

NO.	Description
1	NEW US BANK SIGNAGE - BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT.
2	NEW US BANK ATM SIGNAGE BY OWNER'S VENDOR UNDER SEPARATE PERMIT.
3	NEW THRU-WALL EQUIPMENT. G.C. TO CONTACT US BANK EQUIPMENT VENDOR (CONVERGINT) TO OBTAIN CUTSHEETS AND VERIFY EQUIPMENT DIMENSIONS. SURROUND BY OWNER'S VENDOR AND TO BE UNDER SEPARATE PERMIT.



**1** EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"

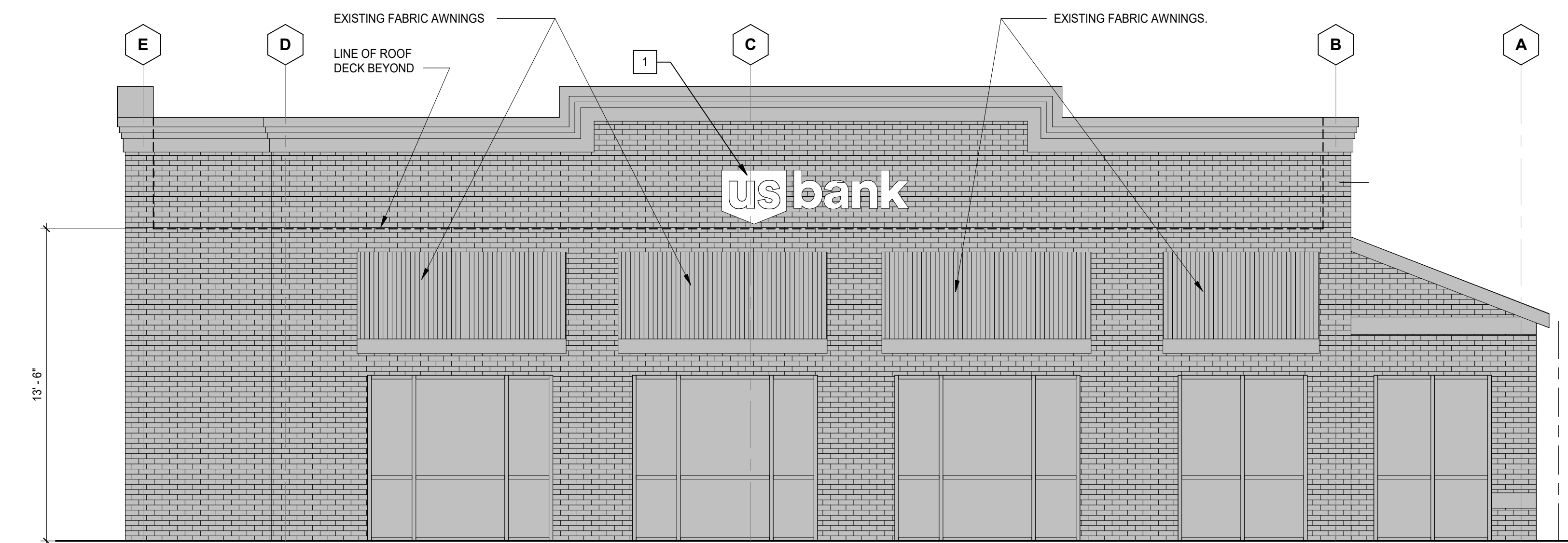


**2** PHOTO OF EXISTING SOUTH ELEVATION

- GENERAL NOTES - EXTERIOR ELEVATION**
- A. SEE SHEET A201 FOR ANY EXTERIOR CEILING FINISH AND HEIGHT INFORMATION (IF PRESENT).
  - B. ALL EXTERIOR SIGNAGE BY US BANK'S SIGNAGE VENDOR UNDER SEPARATE PERMIT.
  - C. ALL BANK EQUIPMENT INFORMATION TO BE PROVIDED BY CONVERGINT TECHNOLOGIES. CONTACT INFORMATION IS PROVIDED ON COVER SHEET G000.
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ELEVATION LEGEND	
	NOT IN SCOPE

KEYNOTES - EXTERIOR ELEVATIONS	
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**3** EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"

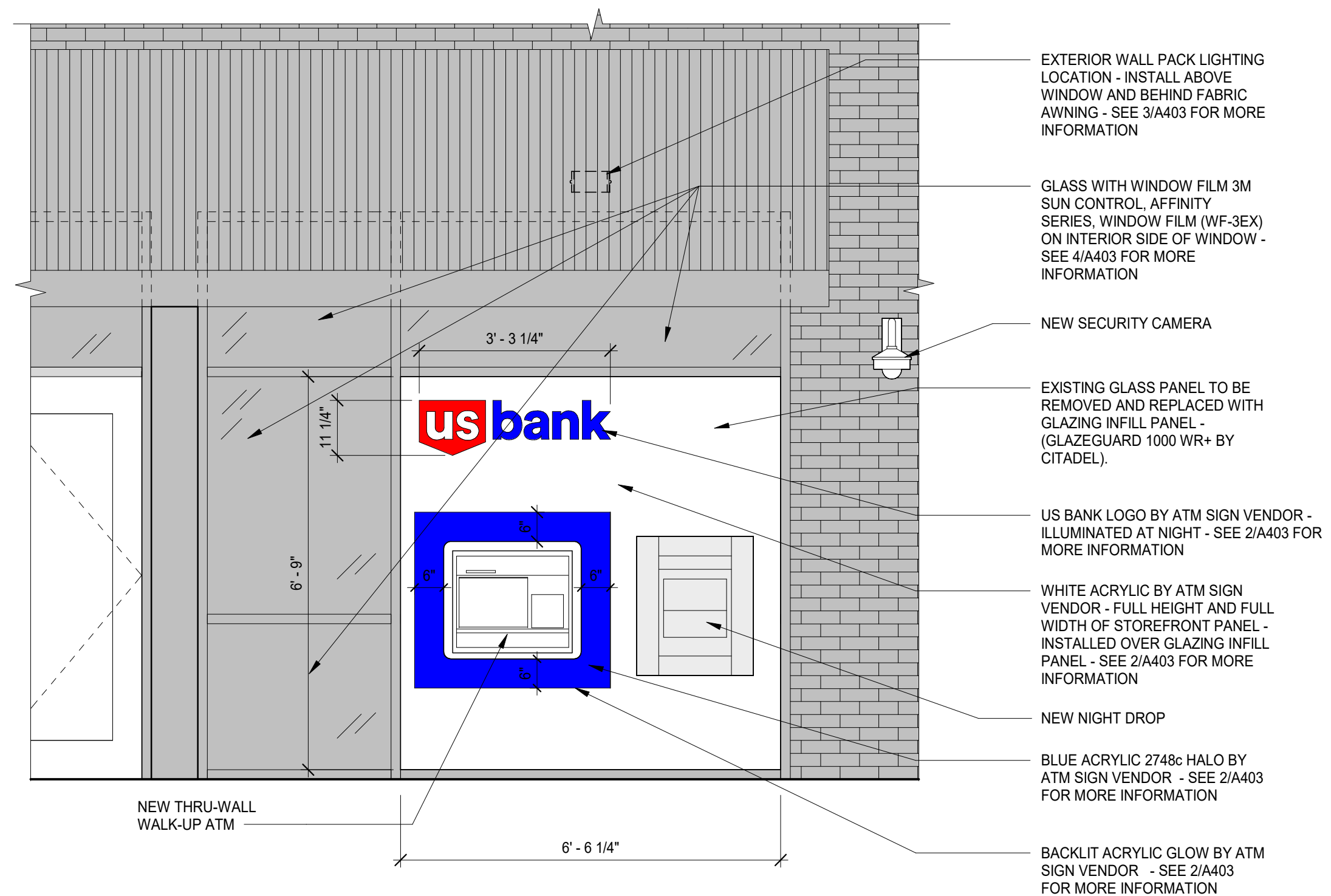


**4** PHOTO OF EXISTING WEST ELEVATION

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	05/14/2026

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1 EXTERIOR ELEVATION - ATM AND NIGHT DROP  
1/2" = 1'-0"



EXAMPLE 1 PREVIOUS PROJECT - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT



EXAMPLE 2 PREVIOUS PROJECT - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT

2 PHOTOS OF PREVIOUS PROJECTS - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT

LED wall luminaire - asymmetric light distribution

**Application**  
This LED wall luminaire with an asymmetric light distribution can be used to illuminate ceiling or ground surfaces in front of the mounting surface. Can be used for uplight or downlight applications.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflector made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP66  
Weight: 11 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: -40° C  
LED module wattage: 43.4 W  
System wattage: 50 W  
Controllability: 0-10V dimmable  
Color rendering index: Ra > 90  
Luminaire lumens: 4549 lumens (3000K)  
Lifetime at Ta = 15° C: 50,000 h (L70)

**LED color temperature**  
 4000K - Product number = K4  
 3500K - Product number = K351  
 3000K - Product number = K3  
 2700K - Product number = K27

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors:  Black (BLK)  White (WHT)  RAL:  Bronze (BRZ)  Silver (SLV)  CUS:

BEGA

Type: BEGA Product: 33386 K35 BLK  
Project:  
Modified:

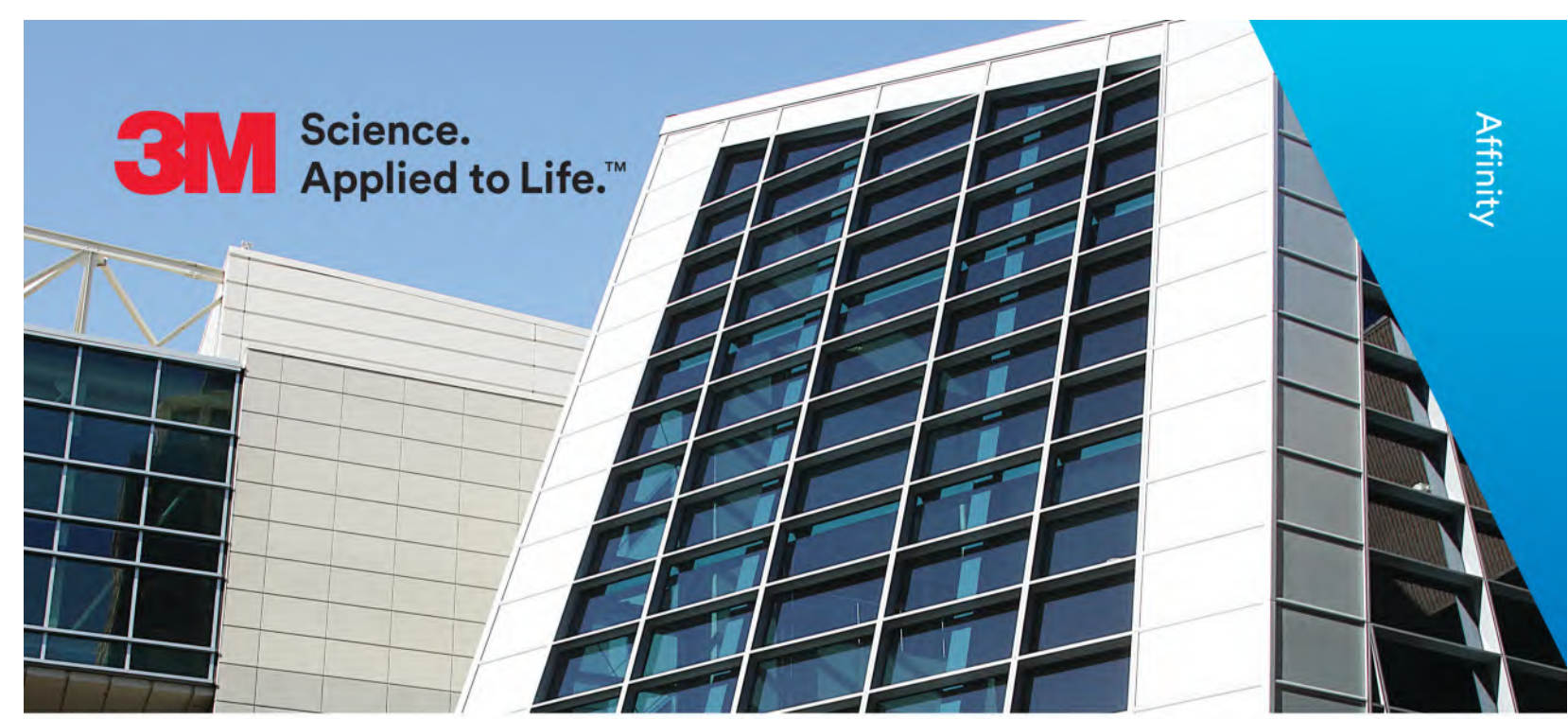


LED wall luminaire - asymmetric light distribution

LED	A	B	C
33386	43.4 W	12 1/2"	8 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2016.

3 EXTERIOR LIGHTING CUTSHEET - WALL PACK ABOVE ATM AND NIGHT DROP



Improve your building's energy performance and comfort — on budget — with 3M™ Sun Control Window Film Affinity Series.

- ▶ Commercial grade highly reflective film
- ▶ Rejects up to 79% of all solar energy
- ▶ Helps provide energy savings resulting in potential paybacks in less than 3 years\*
- ▶ Helps extend the life of furnishings by significantly reducing harmful UV rays, the largest cause of fading
- ▶ Excellent scratch resistant coating
- ▶ Comprehensive warranty from 3M

\*Based on Energy Analysis for Window Films Applications in New and Existing Homes and Offices completed by CONSOL Energy

Product Performance and Technical Data

Glass Type (All 1/4")	Film Type	Visible Light			Solar Energy Rejected (G Value)	Solar Heat Gain Coefficient (U Value)	U Value	Solar Heat Reduction	UV Light Rejected	Glare Reduction	Visible Light to Solar Heat Gain Ratio	
		Reflected (Interior)	Reflected (Exterior)	Transmitted								
Clear	Affinity 15	25%	58%	9%	79%	0.21	1.00	5.7	74%	99%	90%	0.4
	Affinity 30	19%	29%	33%	61%	0.39	0.94	5.3	62%	99%	63%	0.8
Tinted	Affinity 15	25%	24%	5%	73%	0.27	1.00	5.7	67%	99%	8%	0.2
	Affinity 30	19%	14%	20%	63%	0.37	0.94	5.3	41%	99%	62%	0.5
Double Clear	Affinity 15	26%	57%	8%	68%	0.32	0.47	2.7	54%	99%	90%	0.3
	Affinity 30	20%	32%	30%	54%	0.46	0.45	2.6	34%	99%	62%	0.7
Double Tinted	Affinity 15	25%	23%	5%	73%	0.27	0.47	2.7	47%	99%	89%	0.2
	Affinity 30	20%	15%	18%	64%	0.36	0.45	2.6	29%	99%	62%	0.5

Warranty and Limited Remedy: 3M warrants that each 3M product meets the applicable 3M product specification at the time 3M ships the product. 3M MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, INCLUDING ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. If the 3M product does not conform to this warranty, the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price. Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted.

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3M Center, Building 220-1E-04  
St. Paul, MN 55144-1000  
3M.com/windowfilm

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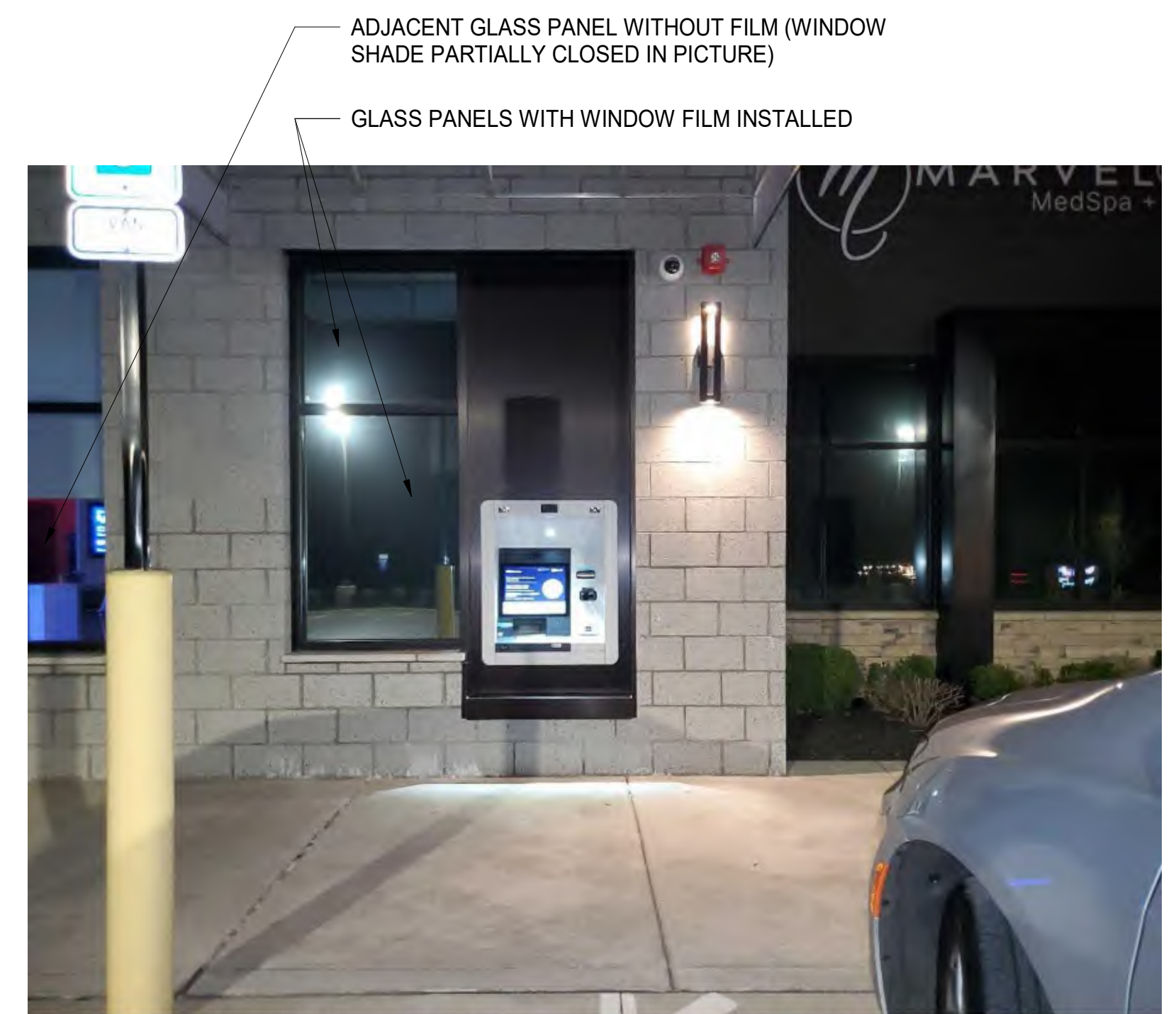
Please recycle. Printed in the U.S.A.  
© 3M 2017. All rights reserved.  
98-0150-0752-3

4 WINDOW FILM CUTSHEET AND PHOTO OF PREVIOUS PROJECT

**WINDOW FILM FINISH INFORMATION**

**MATERIAL TYPE:** SURFACE APPLIED FILM  
**MANUFACTURER:** 3M SUN CONTROL WINDOW FILM  
**STYLE:** AFFINITY SERIES  
**COLOR:** AFFINITY 15 (15% TRANSMITTANCE)  
**SIZE:** 50 IN. X 100 FT

**NOTES:**  
 1. PROVIDED BY US BANK WINDOW FILM VENDOR (USE ON NON-TEMPERED GLASS ONLY)  
 2. NEEDED FOR SECURITY AT EXTERIOR GLASS PER U.S. BANK STANDARDS. FILM NEEDED TO BLOCK VIEW OF BANK EQUIPMENT INSIDE THE BUILDING FROM THE EXTERIOR.



SUS2005C - 03/24/2026 - DISTANT - ATM AND SURROUNDING U.S.BANK BURKITT COMMONS 4000 ADDY WAY SUITE B, NOLENSVILLE, TN 37135

CONSULTANTS

NOT FOR CONSTRUCTION  
5/14/2026



60 S WAUKEGAN ROAD,  
DEERFIELD, IL 60015

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	05/14/2026

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	05/14/26	P & Z PRELIM CONFERENCE SUBMITTAL

EXTERIOR ELEVATIONS

A403

# Stratus

onestratus.com

888.503.1569

**LOCATION NUMBER:**

94527692

**SITE ADDRESS:**

60 S Waukegan Rd Ste B  
Deerfield, IL  
60015

[View in Google Maps](#)



Infinite possibilities, ideal solutions.



**E01 NORTH ELEVATION**  
Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 34'-8-1/2"W = 653.67 square feet  
8% of 653.67 = 52.29 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0

**EXISTING CONDITIONS**

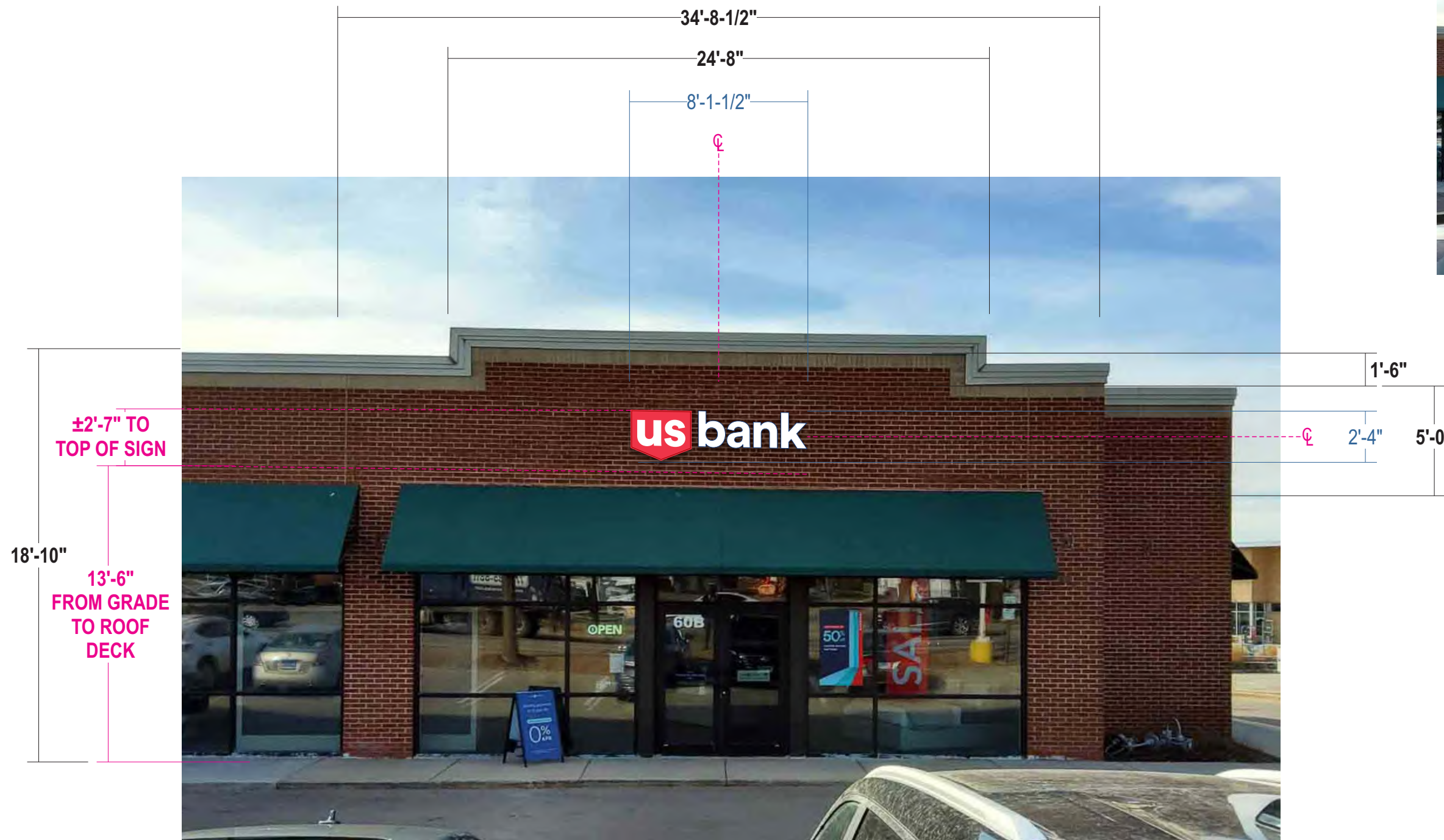


Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign;  
Reuse the raceway behind the wall

Wall Color:  
Verify color



Reuse the raceway behind the wall



**PROPOSED SIGNAGE**

**Stratus**

onestratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT: **us bank**

ADDRESS: 60 S Waukegan Rd Ste B  
Deerfield, IL 60015

PAGE NO.: **3**

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R11.cdr

PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK

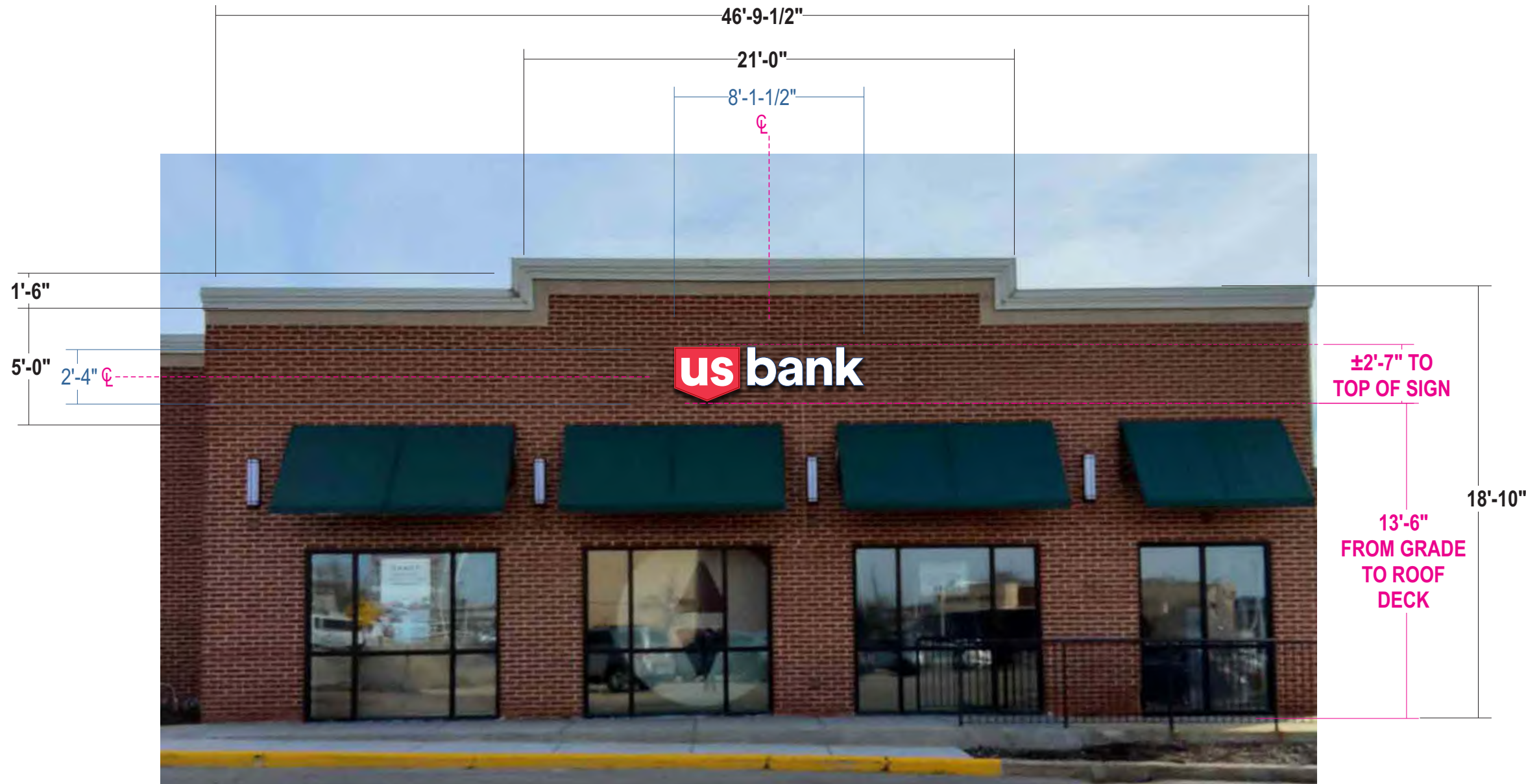
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 1	586280	03/20/26 RF	Adjusted sign placement and updated scope	Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF	Added code calculation and updated sign size	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF					
Rev 6	591753	04/15/26 RF	Added provided dimensions and raceway scope note				

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**E02 WEST ELEVATION**  
Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 46'-9-1/2"W = 881.24 square feet  
4% of 881.24 = 35.24 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0



**PROPOSED SIGNAGE**

**EXISTING CONDITIONS**



Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign; Reuse the raceway behind the wall



Reuse the raceway behind the wall

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888.503.1569

CLIENT: **us bank**  
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Deerfield, IL 60015  
PAGE NO.: **4**

ORDER NUMBER: 1249731  
PROJECT NUMBER: 89453  
PROJECT MANAGER: HEATHER SONSEDEK  
SITE NUMBER: 94527692  
ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R11.cdr

Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF	
Rev 1	586280	03/20/26 RF	Adjusted sign placement and updated scope
Rev 2	589705	04/03/26 RF	
Rev 3	590135	04/07/26 RF	
Rev 4	590681	04/09/26 RF	Added code calculation
Rev 5	590787	04/09/26 RF	
Rev 6	591753	04/15/26 RF	Updated with provided dims, scope note, Option B

Rev #	Req #	Date/Artist	Description
Rev 7	592106	04/17/26 RF	Removed Option A, kept this page
Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 10	593927	04/24/26 KW	
Rev 11	594450	04/27/26 KW	

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**E03 SOUTH ELEVATION**  
Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 34'-8-1/2"W = 653.67 square feet  
4% of 653.67 = 26.14 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0



**PROPOSED SIGNAGE**

**EXISTING CONDITIONS**



Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign; Reuse the raceway behind the wall

Wall Color:  
Verify color



Reuse the raceway behind the wall

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888.503.1569

CLIENT: **us bank**  
ADDRESS: 60 S Waukegan Rd Ste B  
Deerfield, IL 60015  
PAGE NO.: **5**

ORDER NUMBER: 1249731  
PROJECT NUMBER: 89453  
SITE NUMBER: 94527692  
PROJECT MANAGER: HEATHER SONSEDEK  
ELECTRONIC FILE NAME: G:\ACCOUNTS\U\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R11.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 1	586280	03/20/26 RF	Adjusted sign placement and updated scope	Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF	Added code calculation and updated sign size	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF	Updated to custom 23" sign size				
Rev 6	591753	04/15/26 RF	Added provided raceway scope note				

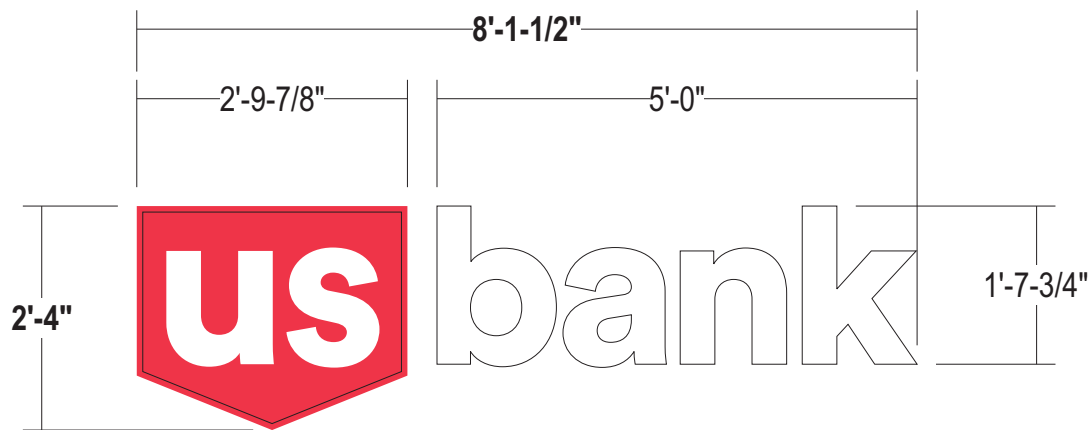
E01  
E02  
E03

# FACE LIT, TRIMLESS CHANNELS

# CUSTOM USB-LTR-FL-W-19.75

Scale: 1/2"=1'-0"

19.0 square feet



**FACES:** 3/16" #7328 white polycarbonate w/ surface applied translucent vinyl

**RETAINERS:** 3/4" metal retainers painted USB Red

**RETURNS:** 3" Deep fabricated .050" alum. returns stapled to backs; interiors painted reflective white; exteriors painted red

bank

**FACES:** 1/2" #2406 white drop-in acrylic  
Faces to have routed back flange & will drop into returns & secure with c/s fasteners; Fasteners painted to match returns

**RETURNS:** 3" Deep .050" pre-finished white alum. returns

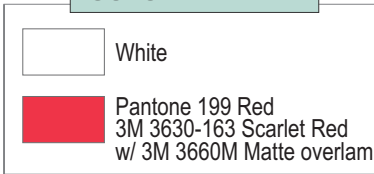
**ILLUM.** White P-LED Patriot Medium LED's as required or approved alternate; Reuse the existing raceway behind the wall

**INSTALL:** Letters thru bolted flush to wall surface using min 3/8" all thread into approved blocking  
12" standard length of threaded rod will be supplied unless otherwise noted or as approved to suit wall

**QUANTITY:** (3) Three total  
(1) One required for South, West, and North Elevations

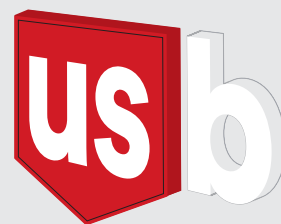
**NOTE:** Two colors maximum allowed for the sign;  
return colors deviate from standards and are white for this sign

### COLOR PALETTE



Paint finish to be satin unless otherwise specified

### SIMULATED NIGHT VIEW



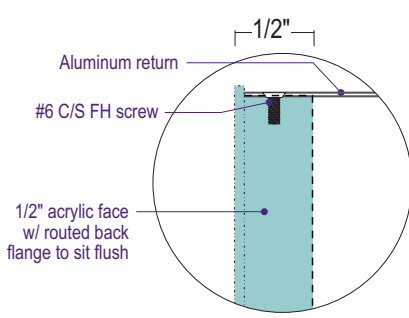
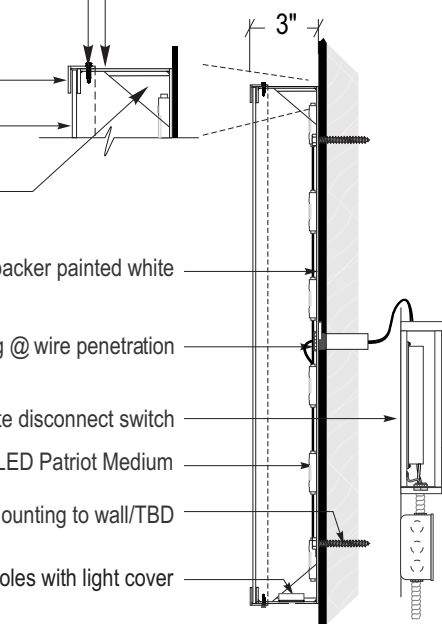
**'us logo' poly w/ retainers:**  
Faces: Red vinyl w/ laminate  
Retainers & Returns: USB Red

**'bank' trimless:**  
Faces: White acrylic/ no vinyl  
Returns: Pre-finished white

fabricated .050" thick aluminum returns with reflective white interior, stapled to backs  
#14 x 1" LG. Tek 5 Hex Head 410 Stainless 14"-16" centers  
1/8" fabricated aluminum 3/4" retainer retainers painted to match returns  
3/16" white polycarbonate  
brakeformed 1/8" aluminum gussets @ 36" centers

.050" aluminum backer painted white  
1/2" chase nipple / snap bushing @ wire penetration  
Power supply housing and remote disconnect switch  
White P-LED Patriot Medium  
Lag bolt or equivalent mounting to wall/TBD  
1/4" dia. weep holes with light cover

### SECTION DETAIL (us) NTS



### BANK: DROP IN FACE DETAIL shown without color

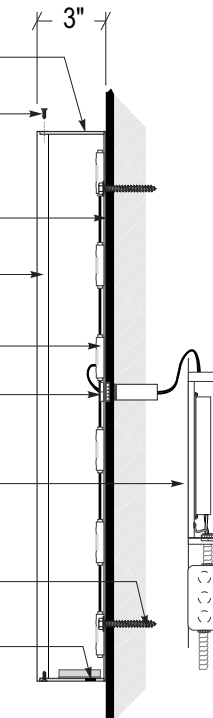
**ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.**

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.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

.050" thick aluminum returns (returns stapled to backs)  
#6-32 x 1/2" countersunk screw  
.050" aluminum backer painted white  
1/2" thick #2406WH drop-in acrylic  
White P-LED Patriot Medium  
1/2" chase nipple / snap bushing @ wire penetration  
Power supply housing and remote disconnect switch  
Lag bolt or equivalent mounting to wall/TBD  
1/4" dia. weep holes with light cover

### SECTION DETAIL (bank) NTS



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Deerfield, IL 60015

PAGE NO.: 6

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\UUS BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R11.cdr

PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF	
Rev 1	586280	03/20/26 RF	
Rev 2	589705	04/03/26 RF	
Rev 3	590135	04/07/26 RF	
Rev 4	590681	04/09/26 RF	Updated sign size to meet code requirement
Rev 5	590787	04/09/26 RF	Updated to custom 23" sign size
Rev 6	591753	04/15/26 RF	Updated Illum spec to state reusing existing raceway

Rev #	Req #	Date/Artist	Description
Rev 7	592106	04/17/26 RF	
Rev 8	592536	04/21/26 RF	Custom size, custom white letterset with white returns
Rev 9	593749	04/23/26 KW	
Rev 10	593927	04/24/26 KW	
Rev 11	594450	04/27/26 KW	

**E04** **AWNINGS - LEAVE AS IS**  
Scale: NTS



Leave the existing awnings as is

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ADDRESS: 60 S Waukegan Rd Ste B  
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PAGE NO.: **7**

ORDER NUMBER: 1249731  
PROJECT NUMBER: 89453  
SITE NUMBER: 94527692  
PROJECT MANAGER: HEATHER SONSEDEK  
ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R11.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
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Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF		Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF					
Rev 6	591753	04/15/26 RF					

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**E05 REPLACEMENT FACES w/ LED RETROFIT**

Scale: 1/2"=1'-0"

**USB-FR**

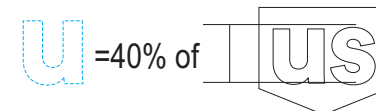
±32.5 square feet



SIDE A / B



Existing faces to be removed & replaced



**CABINET:** Existing ±2'-8" Deep cabinet to remain

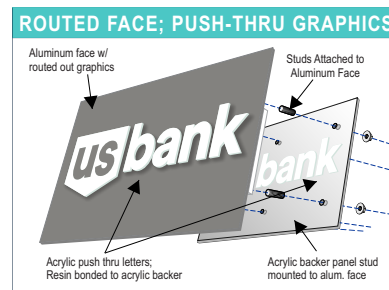
**FACES:** .125" aluminum faces with routed out graphics; Painted grey

**GRAPHICS:** Routed from alum. face with 1" thick clear push thru acrylic graphics; Surface applied White trans. vinyls overlay & second surface diffuser

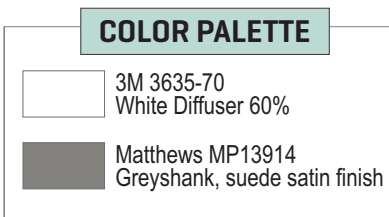
**ILLUM:** Existing lighting to be removed; cabinet retrofit w/ new White LEDs as required by the manufacturer; Power supply housed in RE

**INSTALL:** .125" aluminum faces mounted with countersunk screws; Paint screws to match face color

**QUANTITY:** (2) Two faces required for D/F illuminated sign



**SIMULATED NIGHT VIEW**



Paint finish to be satin unless otherwise specified

**ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.**

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.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

22'-5-1/4"



**PROPOSED SIGNAGE**

Scaled proportionally

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CLIENT:



ADDRESS:

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PAGE NO.:

8

ORDER NUMBER:

1249731

SITE NUMBER:

94527692

ELECTRONIC FILE NAME:

G:\ACCOUNTS\U\US BANK\2026\IL\94527692\_Deerfield\  
94527692\_Deerfield\_R11.cdr

PROJECT NUMBER:

89453

PROJECT MANAGER:

HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 1	586280	03/20/26 RF		Rev 8	592536	04/21/26 RF	Graphics changed to white
Rev 2	589705	04/03/26 RF	Added page to book	Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF	Updated scope with provided information	Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF		Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF					
Rev 6	591753	04/15/26 RF					

E06

### PARKING PANEL 12x18

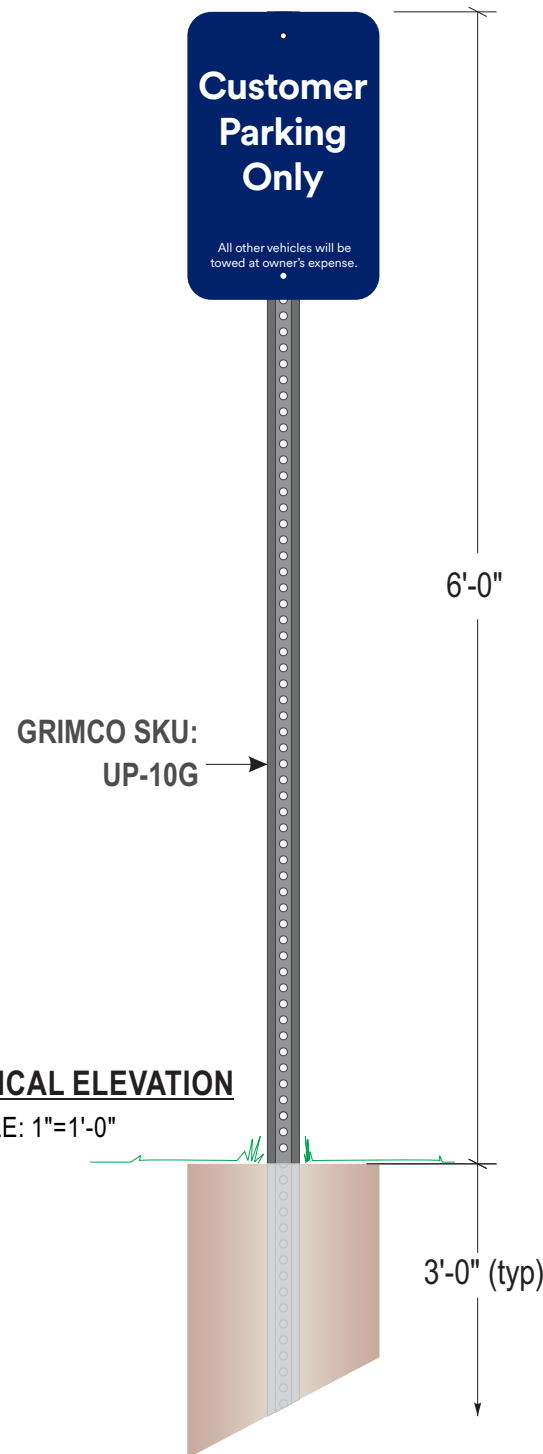
Scale: 3"=1'-0"



### USB-PNP-CS

1.5 square feet

### USB-PNP (WITH POST)



- PANEL:** .080 Aluminum panel w/ 1-1/2" radius corners & pre-drilled 3/8" holes centered top and bottom
- GRAPHICS:** Digitally printed graphics on engineer grade reflective sheeting w/ matte clear overlamine
- FONT:** U.S. Bank Circular Bold, U.S. Bank Circular Regular
- POST:** Galvanized U-Channel post as required; U-Channel posts to be direct burial installation; if installed on grass, to have concrete mow strip
- INSTALL:** Panel fastened to posts w/ thru the face fasteners as required; screw heads painted to match background  
U-Channel post to be direct burial installation as required by engineering & city code
- QUANTITY:** (4) Four required  
[See page 2 for placement](#)


**COLOR PALETTE**

 Pantone 2756 USB Blue

Paint finish to be satin unless otherwise specified

# Stratus

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**ADDRESS:** 60 S Waukegan Rd Ste B  
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**PAGE NO.:** 9

**ORDER NUMBER:** 1249731

**SITE NUMBER:** 94527692

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Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	Added page
Rev 4	590681	04/09/26 RF		Rev 11	594450	04/27/26 KW	No branding
Rev 5	590787	04/09/26 RF					
Rev 6	591753	04/15/26 RF					

**MEMORANDUM**

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner II

DATE: May 8, 2026

RE: Discussion Regarding Sports Mall at the South End of Deerbrook Shopping Center

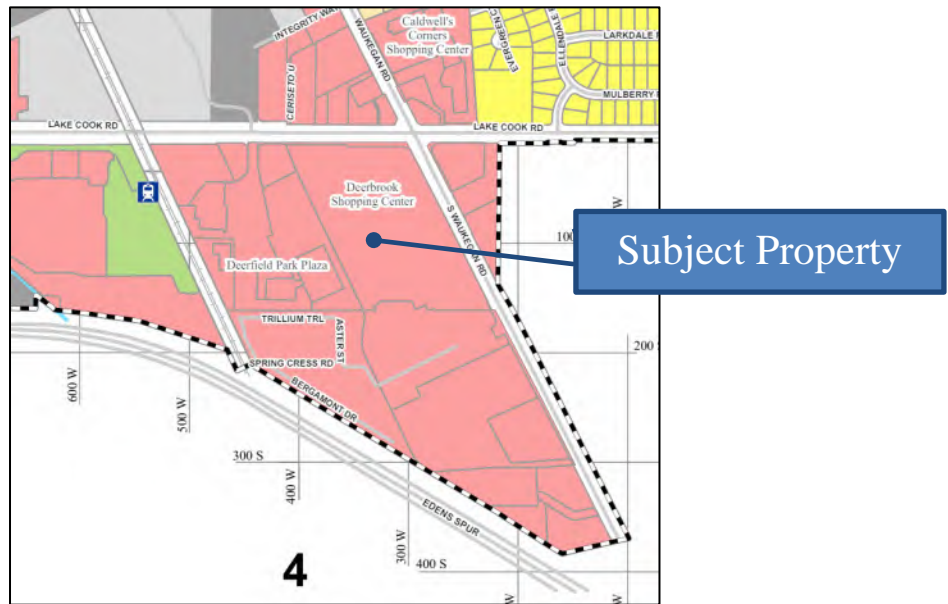
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





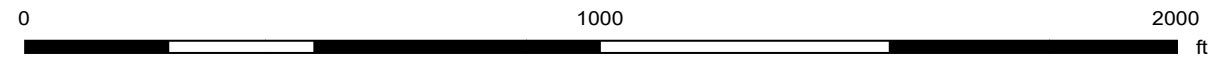
VILLAGE OF DEERFIELD

The contract purchaser for the south end of the Deerbrook Shopping Center have a sports mall concept and are seeking input at a very early stage. The meeting is not a pre-filing conference, but before they expend additional funds, they want to get input from the Plan Commission. The applicant will be bringing their presentation to the meeting on Thursday.

# Village of Deerfield 2026 Zoning Ordinance Map



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



Print Date: 5/8/2026

Notes

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# DEERBROOK SHOPPING CENTER

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**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
April 23, 2026  
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on April 23, 2026, at Deerfield Village Hall.

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

Absent was: Bill Keefe

Also Present: Jeff Ryckaert, Principal Planner  
Dan Nakahara, Planner II  
Justin Keenan, Assistant Village Manager  
Ben Schuster, Village Attorney

**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 Special Use Amendment to Permit the establishment of a New School Building and Other Site Improvements for Deerfield School District 109 at Walden Elementary School at 630 Essex Court in the P-1 Public Lands District – Deerfield School District 109 and Deerfield Park District

Those who wish to speak on this petition were sworn in. Chair Bromberg explained the purpose of a prefiling conference is to provide the petitioner with comments and concerns before a Public Hearing. The Plan Commission will neither vote nor make any decisions this evening.

Commissioner Schulman reported he lives just north of Walden Park but stated that he can be impartial and feels that it is unnecessary for him to recuse himself from this petition and the zoning process.

Cathy Kedjidjian, Chief Communications Officer with District 109 and Director of Buildings and Grounds, Tim Ryan, were present. They have held a numerous public engagement meetings to listen to the community and get feedback on the Walden School redevelopment project. They are looking forward to working together and collaborating on this project.

Jeff Huff, Architect, explained the proposed replacement school for the currently undersized Walden Elementary School. He explained they would have held meetings with the entire Walden community, including those directly around the Walden school property. He noted that they have also held 1:1 Zoom meetings to discuss the project and receive feedback. Mr. Huff believes the only area to build a new school is on the northeast portion of the property while

keeping the existing building. Mr. Huff noted that the proposed new building tucks around closely to the existing building pulling it as far from the north and west property lines as possible. The second floor of the building was stepped back to also maximize the distance from the adjacent neighbors.

Claudia Welp, Cage Engineering discussed the interim condition plan and commented that their team is working to ensure both schools (existing and proposed) will work operationally and provide safe conditions during the time that both buildings will be in use on the property at the same time. Ms. Welp explained that the drop-off locations will not change and the access to the buildings were shown. She noted that the stormwater management currently has a lot of problems which they are looking to improve with underground stormwater basins.

Ms. Welp stated that once the original school building comes down, there will be a lot more room to drop-off students onsite and the drop-off will remain on the east side of the property. She commented that the parking lot has been expanded to meet Village code for the required parking while also adding a bus loop on the west side of the property that will exit to the south. There are additional sidewalks and play areas on the east side of the building as well as two sport fields. The west side of the property has a larger path for emergency use. There are also additional stormwater facilities on the final plan and a second stormwater basin will be installed on the southeast corner of the site. No stormwater will drain from the site to the nearest properties.

The petitioner is working with the traffic consultant, TYLin on the site plan. Kelly Conley, TYLin, is in process of conducting a traffic impact study. Ms. Conley stated that the site will continue to operate with a one-way circulation pattern and there will be an increase in the number of onsite parking spaces.

Ch. Bromberg noted there were some recommendations in the traffic analysis, including considerations for safety during construction, in the packet. Ms. Conley explained some of the recommendations are for traffic management and are not shown on the site plan.

Commissioner Lubezny noticed the packet did not analyze Ambleside Drive. Ms. Conley noted they are working with Cage Engineering on the site's pedestrian circulation plan. The pedestrian path will remain open during construction. Ms. Welp explained the pathways will be installed early in the construction process to keep the pedestrian circulation open.

Commissioner Schulman asked how the pedestrian path would remain open. Ms. Welp explained that their team is still working out the logistics keeping the path open during construction. The construction areas will be fenced off. Mr. Huff explained the construction team is working with the schools and the safety of students and community is a primary focus.

Commissioner Stolman asked about access from Essex Court off of Warrington Road. Ms. Welp explained one way construction is planned. Her team is putting together engineering sets for both the interim and final plans.

Mr. Huff explained they are proposing a 2-story building with first floor height just over 16 feet, and the top of the second floor at 34 feet and 38 feet with the screening. The screened area will be about 8 feet higher than the existing building while other areas will only be a couple feet higher. Some elevations are still being worked on so the building heights may be slightly lower. There is also a stairwell, which is the highest point of the building, to get onto the roof for

maintenance. The stairwell on the roof is in the front of the building and far from the adjacent neighbors. The second story will be set back from the north and west property lines, which are closest to the neighbors. On the west of the main entry will be classrooms. The cafeteria, gyms, band and art rooms will also be on the west end, far from the neighbors, to minimize noise. The library and stem labs will be on the second level and there will be a screened area where learning activities can occur. The shared spaces and playgrounds will be located away from neighbors.

Commissioner Lubezny asked if they are proposing two stories due to the lack of space. Mr. Huff explained the existing building is slightly over 57,000 square feet which is about 20,000-25,000 square feet smaller than other schools in the district. The proposed 82,000 square foot building would have approximately 60,000 square feet on the first level and approximately 20,000 square feet on the second floor. If the building were one level at 82,000 square feet, the play area and parking would be reduced. Mr. Huff noted the play area is important for the Park District.

Ch. Bromberg explained the applicants will need to provide a number of things before the Public Hearing including the amount of lot coverage, signage, lighting, the landscape plan (especially the screening to the surrounding neighbors). Ch. Bromberg added the Commission will also need information on how bicycles will be handled and refuse receptacles stored.

Ms. Welp explained they are proposing a retaining wall on north side of the site, around 2 feet at largest point and decreasing to zero at east and west ends. This area represents the lowest part of the site and is a natural, depressed area. The goal of this low area is to significantly reduce the water and allow a larger detention area on the north side. They are trying to keep the area as flat as possible, to provide more play space. They propose installing a fence with landscape on both sides as well as a fence.

Ch. Bromberg questioned whether the stormwater control would be sufficient during the construction to ensure the neighbor's properties do not flood. Ms. Welp explained there is currently no stormwater management on the property. Ch. Bromberg added the Commission will also need information on how recess will be handled during construction. Ms. Kedjidjian explained they have committed to ensure a playground will be available during construction and are working on that plan and will either repurpose current playground equipment elsewhere or purchase the new equipment. Commissioner Schulman asked about Phase 1. Ms. Welp explained they are currently working on staging the playground and would have more information for the public hearing.

Commissioner Stolman would like to see a construction schedule for everything including the demolition while students are attending school. He urged the applicants to consider the comments and conversations with the neighbors. Ms. Welp explained they have received the public comment and will cater the next presentation to address the public concerns. Ms. Kedjidjian explained they started gathering feedback from the community in September of 2025 and convened a task force and steering committee. The School District has held information sessions with the community to get feedback on what the task force vetted and came up with the 2 plus 2 plan to renovate two schools and build two schools. She noted there was some discussion about putting Walden back on their original location as well as a swing location at Holy Cross. Ms. Kedjidjian explained there are a lot of requirements from the Regional Board of Education (ROE) including security and air quality standards that would have to be met. The School District did their due diligence and brought their construction team and owners

representatives together and asked what it would cost to provide a temporary school. The best case to provide a temporary school was approximately \$10 million but more likely be more than \$20 million for a temporary site they would not use again. After the community engagement in the fall, the School District held public opinion polls in November 2025. One important piece was that the original 2+2 proposal cost of \$121 million was too high. The proposal on the March 17th ballot reduced the tax impact by 33 percent. A discussion on the viability and decision making of having a swing site ensued. Ch. Bromberg summarized that the school district considered swing sites and found they were not sufficient or cost too high to make swing sites sufficient options; therefore, they were not a viable option. In addition, building the swing sites would add a year onto the construction timeline and each year would cost an additional \$9 million.

Commissioner Crist noted there was discussion that Kipling students would move into the existing Walden building once the new Walden School building was completed. Ms. Kedjidjian confirmed in Spring of 2027, Walden students will watch their school being built. In fall of 2028, Walden students will move into the new building and Kipling students will move to the current Walden school building. Ms. Crist noted the construction schedule for the new school would be 15 months. Mr. Huff explained the project will begin in Spring of 2027 and go the full year. In summer of 2028, the punch list will be finalized, teachers and furniture will move in. Work will start on the renovations at Kipling over the summer. Students would move into both Walden schools. Beginning of 2029, Kipling students will move into the newly renovated Kipling building. Ch. Bromberg noted that leaving out that both schools buildings will be operational for a school year is a large omission from the submitted materials and creates the need for a lot more information before the public hearing as there will now be two sets of students, parents and busses on the site. The Commission will need to see additional traffic information for these conditions.

Commissioner Crist would like to know how construction traffic will be routed, the hours of construction, weekend hours, and whether there will be a construction bonus. She also questioned why the building exterior is so articulated on the north side. Mr. Huff explained everything they did from a design standpoint was dictated by programmatic needs of the school. They are creating widened corridors to be used as teaming spaces for speech pathologists and other clinical specialists to work with students. Students requiring special help will be able to stay close to their classrooms. Currently, the clinical specialists are working with students in hallways or former storage rooms. There will be tailored spaces for special services. Mr. Huff explained his firm only works on schools and they try to avoid putting fancy into the building. There may be some more expensive pieces, but they are in the right spots.

Commissioner Crist asked about the rationale for the courtyards. Mr. Huff explained courtyards in schools serve one purpose--to get natural light into classrooms. He noted they are looking into making the courtyard a year-round space. There is a need for mobility and older schools do not have that. There is an opportunity to support all students and be inclusive to everyone. Mr. Huff noted the expensive part of the courtyard is the exterior walls.

Commissioner Rauen would like to ensure the petitioner is meeting the seven standards for a Special Use. He would also like to know more about the swing site and the impact on neighboring real estate. He believes it would be interesting to see a clear analysis of the swing site alternatives and would like to know what professionals were in the working group and how they looked at the alternatives to come to this plan conclusion. Commissioner Rauen noted there has been a lot of public comment about the impact on real estate values and believes the

property values needs to be addressed. Ms. Kedjidjian explained they held a session with realtors but do not have a definitive answer how the proposed school will affect property values. She will look to other communities and will provide anecdotal information. Schools are a big draw to the community and the impact on taxes should also be considered. Commissioner Rauen asked about the sight lines. He believes the intensity during construction and having two schools on the site at one time needs to be addressed. Ch. Bromberg explained when two schools are in session at Walden, the construction will be at Kipling. The demolition of the existing Walden School would not start until the Kipling students are back at Kipling. Ms. Kedjidjian noted Kipling students will have free bus transportation to and from the current Walden school. It will be challenging for all school staff and they are working on shuttle and parking plans for school staff. She also noted that there is an intergovernmental agreement with the Park District that requires the school district to allow them to use the schools for summer camps and before and after school care.

Commissioner Schulman asked about the hours of construction. Ms. Kedjidjian explained they would follow the Deerfield codes and ordinances. Mr. Huff added there would be no construction traffic or deliveries during school drop-off or pick-up. The contractors would be onsite to start work at 7:00 am and would park on the gravel area. There will be no construction parking or equipment outside the construction area.

Commissioner Schulman asked about the air quality during construction. The excavation will be the dustiest part during construction and they will utilize water and dust control measures to help mitigate air quality. During the masonry work, they do not anticipate a lot of air quality issues.

Commissioner Schulman requested additional information on the economics of the swing site. Ms. Kedjidjian explained they spoke with the real estate company and did not go further after receiving the rent estimates from the owner's representative and the real estate agent the school was working with.

Commissioner Schulman questioned whether the shape of the building drives up costs. Mr. Huff explained the building shape is not adding to the cost. A blank slate would still add cost because of the needs of the schools. He explained they are trying to provide schools that can support what learning looks like today.

Commissioner Schulman asked about drainage. Ms. Welp explained the site is currently split around the property mid-point so the property will need detention on the north and south sides of the property. Commissioner Schulman asked why the petitioner is getting rid of the existing swale. Mr. Schuster explained there were no stormwater regulations in the 1940s and 1950s. When you build today, there are a lot of regulations requiring stormwater management. Under the current building standards, any construction projects, aside from single-family homes, must improve the stormwater conditions. The proposed stormwater management will be an improvement over what is existing.

Commissioner Lubezny noted tonight's submission did not mention the swing site and how it will be handled. She asked the applicants to make sure they are meeting the Special Use criteria. Commissioner Lubezny asked how having two buildings in operation on the same site would affect the drainage on the property. One of the criteria for a Special Use is to ensure the lot is of sufficient size. She questioned if there is enough space for two buildings. She also asked about the two schools, and whether parking and access would affect the neighborhood. Commissioner Lubezny asked for the plan to address the drainage issues.

Commissioner Stolman was led to believe existing Walden School building was at the critical end of its functional life, and now the School District is proposing having two schools operating on the site and the existing Walden School building will be kept open another year to handle the students from Kipling. He asked about the risk of keeping the existing Walden School building open another year. Mr. Ryan explained they would keep Walden open another year and would have to react if necessary, which is what they currently do.

Commissioner Stolman asked how far along construction would be when school starts in August, 2027. The petitioner's construction manager explained that they would enclose the building between August and December so the building is water-tight. The digging and laying of steel would be completed before school begins in August, 2027.

Commissioner Rauen asked about the specific challenges encountered when they discussed relocating the Walden school to Holy Cross. Ms. Kedjidjian explained private schools are not required to meet the same standards as public schools. The Holy Cross school building would have to be completely upgraded to meet the standards. Mr. Huff will provide more detail on those studies, but noted Holy Cross did not meet the ROE Codes without investing a significant amount of money into the building. It also does not meet ADA standards. Mr. Schuster added there are a number of standards that have to be met for public schools. Commissioner Schulman suggested temporary use for public schools are a little laxer, but the safety concerns must be met. Ms. Kedjidjian explained in addition to the ROE Codes, there are IT standards that would need to be met as well.

Commissioner Schulman believes the parking improvements look nice and there are crosswalks for school access but not for parking access. Ms. Kedjidjian explained they would be willing to meet the recommendations of three crossing guards for drop-off and pickup hours. Commissioner Schuman asked the petitioner to take into consideration that the younger kid's playground is to the south.

Commissioner Schulman questioned if there are contingencies built-in and what would happen if construction takes longer. Ms. Kedjidjian explained they are discussing it and planning for the worst. Mr. Huff explained if something is delayed, they would work with the school district to shift the start dates, but do not anticipate that. He noted that their timeline is conservative.

Commissioner Schulman noted the School District and Park District would need to guarantee the areas surrounding the school perimeter would not be improved. Ms. Kedjidjian explained the property around the school is Park District property. Laura McCarty, Executive Director of the Deerfield Park District, explained they would have to appear before the Plan Commission to discuss any amenities or any changes to their property and right now there are no plans for any changes.

Commissioner Schulman noted safety is a huge concern. He questioned if there would be fencing installed to protect students, staff and the public. They need to figure out access points, restrictions for trucks, pedestrians, cars, and busses, how recess will occur, public access to the fields during Phase 1, drainage, air quality, the walking fence, how far the fence would be from construction and how emergency vehicles access the site.

Ch. Bromberg reiterated the Commission would not make any decisions tonight and opened the meeting for public comment.

Kari Kirchen lives to the north on Ambleside Drive. She is in favor of the schools but concerned about the Special Use, drainage while two schools are operating on the site, having a school on a wet site, the amount of pervious surface being taken away, the effect on the neighborhood, taking away the only park in the area and replacing it with a large building. Ms. Kirchen expressed concern about the impact on the neighborhood and access for emergency vehicles.

Rob Winn lives on Ambleside Drive, north of the site. He explained the topography of the site is one of the biggest challenges. There is an embankment from the north side to the rear of their yards. He questioned how the embankment would be graded. There is a lot of work regarding topography and grading and there does not seem to be a lot of thought put into it. The north elevation of the building is articulated, but it is not clear how the setbacks will work. The roof plan is not shown. Mr. Winn would like more information on the rooftop units and would like clarity on the noise. He noted the fence and retaining wall are in a straight line and would prefer something more organic with additional landscaping added and believes that would be a benefit for everyone.

Jason Wright lives on west side of Ambleside Drive. He is concerned about how the construction will impact students, security, and lack of green space. He expressed concern on how the large workforce would impact the safety and mental health of the students. Mr. Wright asked about the safety plans. He believes everyone should be shocked with the construction being so close to neighboring houses, which will have a negative impact on property values. Mr. Wright suggested reusing an existing space would be a better option and brought up Wilmot as a possible swing site. He believes Wilmot would be a better option for student security and mental health. The district has secured the funding and now they need to address the issues for Walden students.

George Klauke explained the neighbors have been working with the School District and they have accommodated some things they requested. Now, the School District is asking for a Special Use. Mr. Klauke has some issues with the proposed layout. There is a 2 foot wall and fence outside his property on the northeast corner of Ambleside Drive making his property lower than the field. There was a berm and drains put in to direct the stormwater. The current system works. With the property proposed to be higher, his property will be lower and his property will be devalued. There are 100-year-old Oak trees that will be destroyed. Mr. Klauke believes safety will be an issue because students will be going to school in a construction zone. Mr. Klauke suggested Wilmot, being more open, would be a better swing site and would keep students out of the construction zone.

Stuart Coke lives at Warrington Road and Essex Court which is the driveway of Walden. He is very supportive of the community investing in the schools but is concerned about the stormwater. Homes along Warrington Road currently have lakes in their backyards. The residents made large investments in landscaping. Mr. Coke questioned how this would impact their landscaping. Mr. Coke questioned how snow would be managed during and after construction. He is also concerned about access to his home and believes it will be challenging. Mr. Coke noted pedestrian access has not been discussed. The primary pedestrian access will be Essex Court south of Walden Lane and noted that sidewalk is very narrow. He asked if the sidewalk could be widened. Mr. Coke suggested utilizing school breaks and allowing construction during that time to accelerate the construction schedule.

Michael Gendell, purchased his home on Ambleside in June of 2025. He has a 2 ½ year-old child and an 8-month-old child. Their home currently backs up to the park. The school will be 25 feet from his lot line. He tried to work with Mr. Simick and was promised a swing site would be given a real effort. Mr. Gendell suggested it could take months or even a year for a swing space to be found, not just weeks. He suggested the school district hire a reputable firm to help achieve alternate swing site results.

Emily Mason lives on Ambleside Drive. She is supportive of new schools, but is concerned about the proposed swing site in a small location and the issues of moving through the site. She asked if there is an opportunity to keep Walden in the current footprint and doing construction in a phased approach. She asked that other options be considered and communicated (to the public) as well as why those options are not suitable.

Mark Freeman is concerned about the lack of communication. He is not convinced the public knows about this meeting. He was not contacted. If the Village does not get more transparent about bond issues, dollar amounts and communication, there will be lawsuits. He noted no letters of support for any of this were received. The only letters received were from those that have challenges. When looking at the plan, he believes the green space at Walden are unique and should be kept. There will be a lot of asphalt and less green space. Mr. Freeman is looking for a quality result. Walden has been improved significantly since he moved to Deerfield. He believes the entire building can be repaired and an addition could be added. This is a lot of money but the amount has not been called out. Mr. Freeman believes the plan should be reconsidered. Ch. Bromberg noted agendas are posted on the Village website. A pre-filing hearing does not require a mailing, but when a public hearing is held, residents within 250 feet of the property are sent mailings and it is also posted in the newspapers.

Adam Spector believes there has been a lack of detail. He urged the detail be provided during the public hearing. Mr. Spector believes the details need to be communicated. He noted the renderings can be produced and details provided. The berms, swales and walls need to be provided. The detention and impact on the trees need to be reviewed. He questioned how many trees would be removed, and how that would be communicated. Ch. Bromberg explained the school's budget is outside the Plan Commission's jurisdiction. The residents passed the referendum. The Plan Commission's concern is the land use and the impact on neighbors.

Commissioner Stolman noted the swing site has been brought up. He asked who was engaged in evaluating the swing site. Commissioner Stolman understands retrofitting a building is difficult, but questioned how was it determined. Ms. Kedjidjian explained they were working with Savills and only considered the areas within Deerfield, Riverwoods and Bannockburn. They cannot transport kids beyond their boundaries. When they received estimates, they also got results about tax sensitivity. Ms. Kedjidjian explained they had a community engagement plan. Throughout the fall and winter, they held 25 information sessions and community meetings with neighbors. Several mailings went out and sessions were listed on the website. The information sessions were recorded and are available on the website. They want to continue contact with the community. Ms. Kedjidjian explained they would send out certified mailings to an area greater than the required 250 feet. They will hold a neighbor open house on May 7<sup>th</sup> at Walden and will have boards showing the plans in greater detail. The architects and engineers will be available to answer questions starting 6:30 pm. Mr. Nakahara noted due to the proposed height of the new building, a height modification is being requested therefore the required distance for the certified mailing will be 500 feet from the subject's property line. The School District noted

that they will be notifying residents within 755 feet of the property line. The public hearing is scheduled for June 25, 2026.

### **DOCUMENT APPROVAL**

Commissioner Stolman moved, seconded by Commission Rauen to approve the minutes from the March 12, 2026 Plan Commission meeting. The motion passed unanimously on a voice vote.

### **Items from the Commission**

Ch. Bromberg noted the commissioners are welcome to attend Board of Trustees meetings, but if there are three or more commissioners at a meeting, it becomes a Plan Commission meeting as well. He asked the commissioners to let staff know when this is to occur. Mr. Schuster explained an agenda must be posted 48 hours in advance of a meeting, per the Open Meetings Act. He suggested letting staff know by the Thursday before a Board of Trustees meeting at the latest. Ms. Lubezny reminded the commissioners to not send email to the group; rather, just send email to staff.

### **Items from the Staff**

Mr. Ryckaert explained the next meeting would be in three weeks and there are a couple of items for this workshop meeting.

### **Designation of Representative for the next Board of Trustees Meeting**

A representative is not needed for the May 4, 2026 Board of Trustees meeting.

### **Adjournment**

There being no further discussion, Commissioner Lubezny moved, seconded by Commissioner Rauen, to adjourn the meeting. The motion passed with a unanimous voice vote. The meeting was adjourned at 9:42 P.M.

Respectfully Submitted,

Jeri Cotton  
Secretary