

PLAN COMMISSION AGENDA
Village of Deerfield
2nd Floor Franz Council Chambers
June 11, 2026 at 7:30 PM
Public Hearing and Workshop Meeting

Public Comment on a Non-Agenda Item

PUBLIC HEARING

1. Public Hearing on the Request for Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center

DOCUMENT APPROVAL

1. May 14, 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: June 5, 2026

RE: Public Hearing 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



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: May 14, 2026

Public Hearing Publication Date: May 21, 2026

Public Hearing Date: June 11, 2026

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 to the north of Marshalls.

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 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 that is located at the southwest corner of Lake Cook and Waukegan Roads in the Deerbrook Shopping Center. The vacant tenant space shares the outlot building with Starbucks.

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 in the parking lot as shown on the site plan. The petitioner was granted a waiver of the parking and traffic study at the pre-filing conference.

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. The petitioner has responded to the Special Use standards in their submittals.

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.

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 (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:	Code Requirement 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
Starbucks	2,110	60/120*	224.88
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail/Service			
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
Total Parking Provided*** (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
Total Parking Required (excludes rear 10.79 acres of Deerbrook property)			2,229
Parking Exception			10%
Year	2,026	2013	2001
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 spaces(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 in the development.

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) approved the exterior wall signs, and pylon sign. The petitioner appeared before the ARC to present their sign plan at the May 18, 2026 meeting. At that meeting, the ARC approved of their requests including the ATM illuminated signs and the pylon panels as presented. The ARC approvals included the wall signs being 2’-7” above the roof deck. The ARC has the authority to approve wall signs up to 3’ above the roof deck.

Prefiling Conference Minutes

Attached are the May 14, 2026 prefiling conference minutes.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
May 14, 2026
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on May 14, 2026, at Deerfield Village Hall.

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

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 Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center

Those who wish to speak on this petition were sworn in by Chair Bromberg. He explained the purpose of a prefiling conference is to provide the applicant with feedback, input and reaction to their proposal before a public hearing. The Plan Commission will neither vote nor make any decisions this evening.

Commissioner Stolman noted he had a relationship with Deerbrook Shopping Center, but does not have a conflict of interest.

Nate Rowe, RSP Architect and Ray Roll with JLL, owner's representative for US Bank, were present. They are looking into moving into the former Sleep Number space and would mostly remodel the interior of the existing space. On the exterior, they propose removing an existing glass pane for a walk-up ATM and drop box. They propose adding accessible parking. The interior buildout will include offices and walk-up transaction space. They will also add a break room and use the existing restrooms. Mr. Rowe explained they requested to waive a parking study. The Sleep Number signage would be replaced with US bank signage. They will add cameras and canopy lighting for security above the ATM. The ATM will have acrylic panels added.

Mr. Rowe explained they want to add additional information, including the tagline Infinite Possibilities, Ideal Solutions to the exterior signage and will appear before the ARC on May 18th. They will add some customer only parking signs, which have been approved by the landlord.

Ch. Bromberg asked if this would impact the existing Deerfield Road US Bank branch location, which it would not. Ms. Crist asked the applicants to provide updated site plans as the site plan included in their submittal was outdated.

Mr. Ryckaert reported the Public Hearing would be on June 11th.

~~2 Discussion of Potential Sports Mall at South End of Deerbrook Shopping Center~~

~~Jessie Dodson, Attorney representing Hall Equities, explained they are proposing an exciting, family-oriented use for Deerbrook Shopping Center. Mark Hall with Hall Equities, Adam Firsell and Brad Joseph representing Core Acquisitions, Deerbrook Shopping Center ownership, were present. Core Acquisitions purchased the property after a 20+ year run from the previous owner. He explained the shopping center has much potential and they are thrilled about this proposal.~~

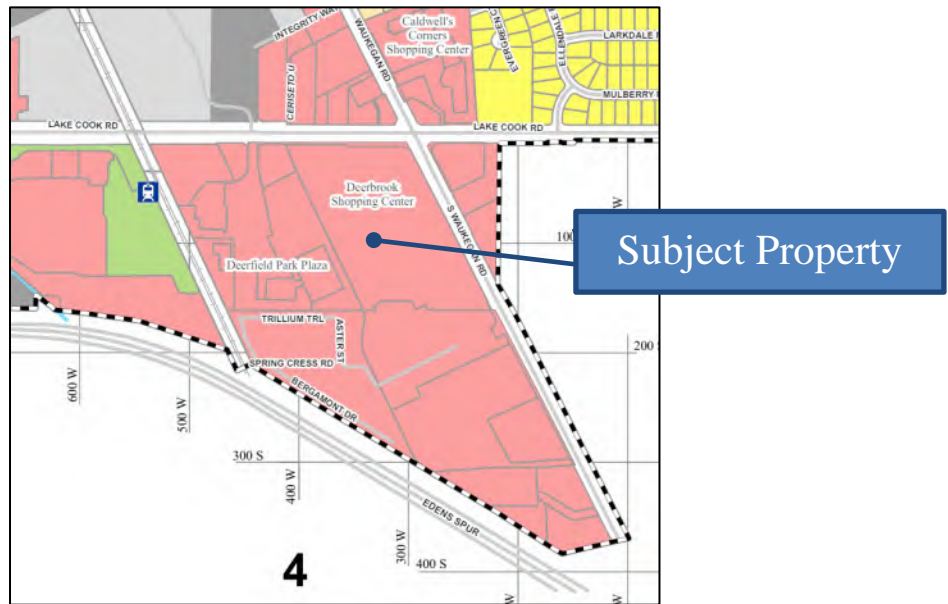
~~Mr. Joseph said he grew up in Deerfield and explained this center has been on their radar for a long time. The existing tenants struggle because there is not a regional draw to the center. They are targeting a user that will bring people into the center who will also patronize the other tenants. This is an exciting opportunity that will draw from 50+ miles away and will be a huge traffic generator for the Village. Mr. Firsell noted Hall Equities is under contract to purchase the former Hobby Lobby and The Dump properties.~~













~~Mr. Mark Hall provided a background on himself, his company and the project. He has been an entrepreneur since college and has owned, operated and developed a multitude of property types throughout his career. Hall Equities Group has a nationwide footprint including regional shopping center, apartment buildings, storage, industrial, office buildings and 50 hotels. Recently they formed a new business unit called National SportsMall Realty. Their first location is in Northern California and are working on other sites. They also have a business called Copa Innovation Laboratories specializing in sports technology and training devices. They are an owner operator in youth sports training and sports training business as well as a real estate owner.~~

~~Mr. Hall explained that with him this evening is: Chuck Davis, Sr. VP of Development, is focused on the engineering and entitlement, Dan Germaine, inhouse Director of Design, working with Brian Zerwinski, and Charlie Campbell, former professional athlete and coach.~~

~~SportsMall grew out of Mr. Hall's involvement in developing regional shopping centers. They were looking at how to repurpose large, retail spaces into an alternative use that is feasible and harmoniously integrated. SportsMall is a shopping center of sports training. Mr. Hall commented that sports training puts more bodies in a building learning skills rather than game play. He added that it is tougher to make economics work with game play rather than training. Training is an activity that families engage in a few times a week and allows parents to drop their children off for 40-60 minutes then pick them up after training. This will create an opportunity for the parents to shop the adjacent retail stores. Mr. Hall's company purchased a newspaper printing plant in Northern California to determine if the sports mall concept would~~

Village of Deerfield 2026 Zoning Ordinance Map



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



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.

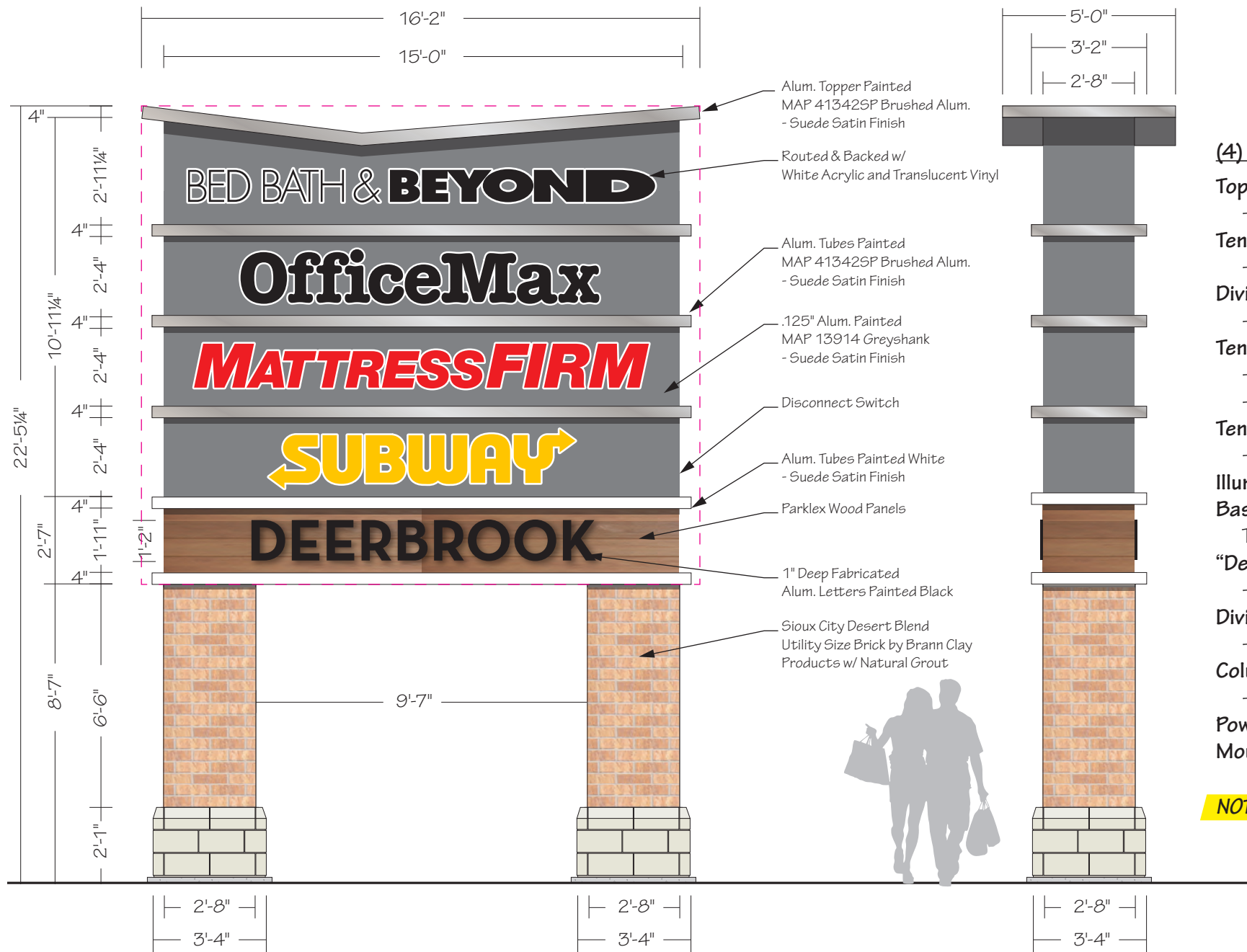
E) Miscellaneous Signage

- 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.

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



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

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

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

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

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.

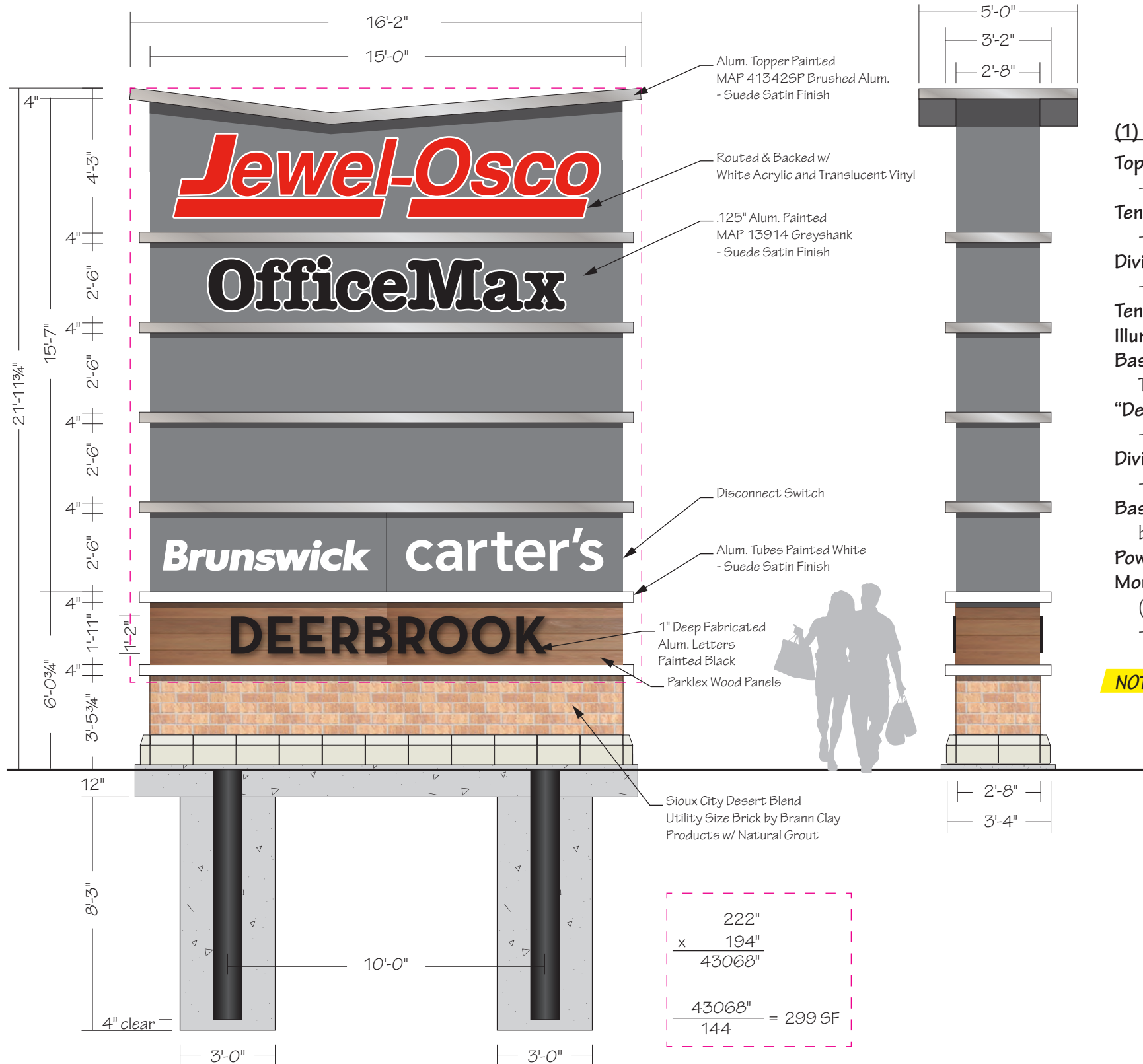


This sign is built to UL Standards for operation in North America.

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OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



$$\begin{array}{r}
 222'' \\
 \times 194'' \\
 \hline
 43068'' \\
 \hline
 \frac{43068''}{144} = 299 \text{ SF}
 \end{array}$$

(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 Greysbank - 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

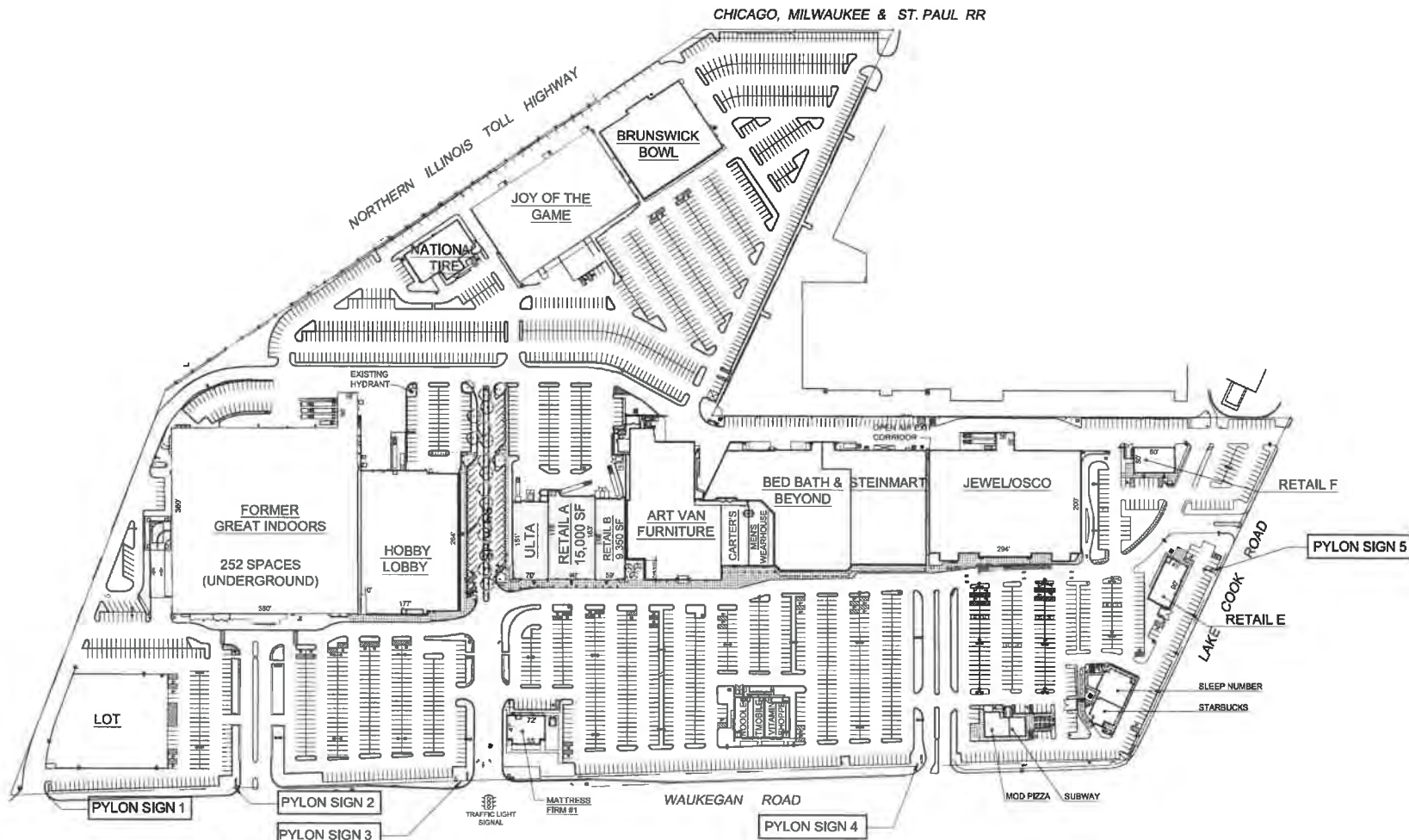
MA76519am

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.





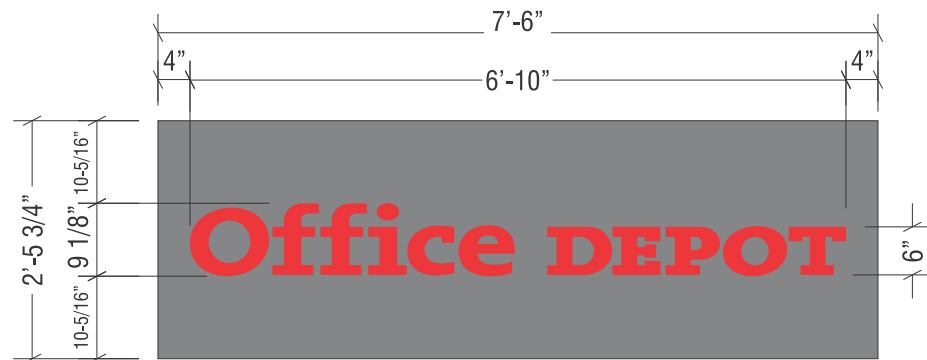
PYLON SIGN LOCATION PLAN
SCALE: 1"=200'-0"

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

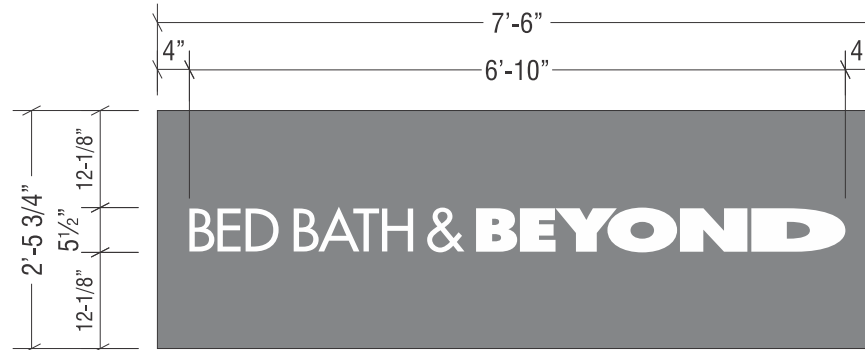
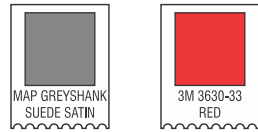


DEERBROOK MALL
 DEERFIELD, ILLINOIS
 March 02, 2017 Project #: 16094

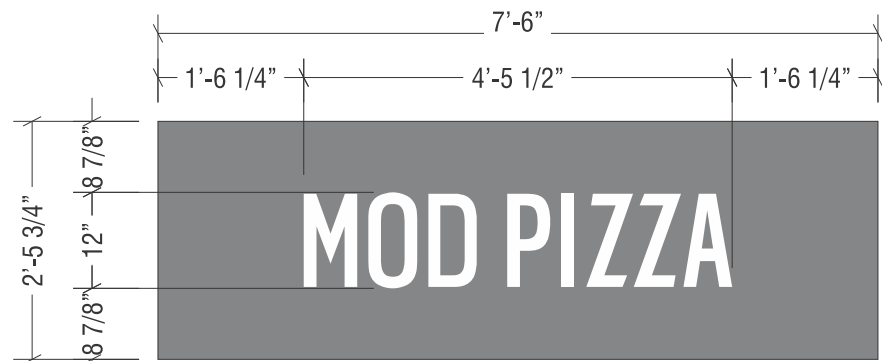
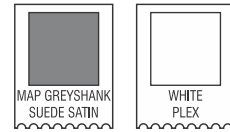
Previously Approved Deerbrook Half Panels



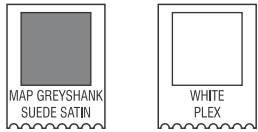
B TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



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
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 - 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		



RSP Architects, Ltd. | Illinois Professional Design Firm No. 184-003206
1220 Marshall Street NE | Minneapolis, MN 55413
612.677.7100 main | www.rsparch.com

27 May 2026

Mr. Al Bromberg, Chair
Village of Deerfield, IL - Village Hall
850 Waukegan Road
Deerfield, IL 60015

U.S. Bank – Deerfield, IL
60 S Waukegan Road, Suite B
Deerfield, IL 60015
RE: Response to Special Use Criteria

Dear Mr. Bromberg and Plan Commission Committee Members:

We are writing on behalf of our client, U.S. Bank to respectfully request zoning approval for the property located at 60 S Waukegan Road, Suite B, Deerfield, IL. My name is Matthew Crews, and I am the Project Representative from RSP Architects seeking zoning approval for the U.S. Bank financial institution project being proposed in the C-2 Outlying Commercial District, which is considered Special Use per Deerfield Zoning Codes. Please find following, responses to the Special Use Criteria for the Plan Commission's review.

1. Compatible with Existing Development

The proposed U.S. Bank financial institution use is compatible with the existing commercial development pattern along Lane Cook and Waukegan Road and within the Deerbrook Shopping Center. The proposed use is consistent with nearby retail, service, and commercial uses and is designed to integrate into the existing character of Deerbrook.

The operation of a U.S. Bank branch is a low-intensity commercial use that generates limited noise, minimal outdoor activity, and orderly customer traffic patterns. The proposed improvements and site operations will not impede the normal and orderly development or improvement of surrounding properties.

2. Lot of Sufficient Size

The Deerbrook Shopping Center property provides sufficient lot area to accommodate the proposed U.S. Bank financial institution use. The existing lot contains the needed parking required, internal circulation, landscaping, and access drives.

The site is adequately sized to support the operational needs of the proposed use while remaining compliant with applicable zoning and development requirements.

3. Traffic

The proposed use is not expected to create significant adverse traffic impacts on surrounding properties or roadways. Financial institutions generate moderate and predictable traffic volumes distributed throughout normal business hours.

The property's location along Lake Cook and Waukegan Road, major commercial corridors designed to accommodate commercial traffic, makes it well suited for the proposed use. Existing roadway infrastructure and access patterns are adequate to safely support anticipated traffic associated with the development.

4. Parking and Access

The proposed parking areas are adequate in size and appropriately located to serve employees and customers of the financial institution. Site access and internal circulation are designed to provide safe and efficient vehicular movement while minimizing conflicts and traffic hazards. Ingress and egress points will function in a manner consistent with surrounding commercial properties and will not create nuisances for adjacent uses.

5. Effect on Neighborhood

The proposed U.S. Bank financial institution will not be materially detrimental to the public health, safety, or welfare, nor injurious to nearby properties or improvements. U.S. Bank branches are traditionally considered stable, with low-impact commercial uses that are compatible with surrounding retail and commercial development.

The proposed use is expected to maintain and potentially enhance property values by contributing to the economic vitality and continued commercial activity of the area.

6. Adequate Facilities

The property is currently served by existing public utilities, roadway infrastructure, drainage systems, and municipal services adequate to support the proposed use. No unusual demands regarding public facilities are anticipated.

All required utilities and site improvements will be provided in accordance with Village of Deerfield requirements and applicable engineering standards.

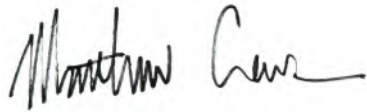
7. Adequate Buffering

Existing landscaping, screening, and site design elements will provide appropriate buffering between the proposed use and surrounding properties. Parking and service areas will be designed and maintained to minimize visual impacts and preserve the character of the Deerbrook Shopping Center.

The proposed use does not involve significant noise, lighting, or outdoor activity that would adversely affect neighboring properties.

If you have any questions, feel free to reach out to matthew.crews@rsparch.com or 612-677-7185.

Sincerely,



Matthew Crews

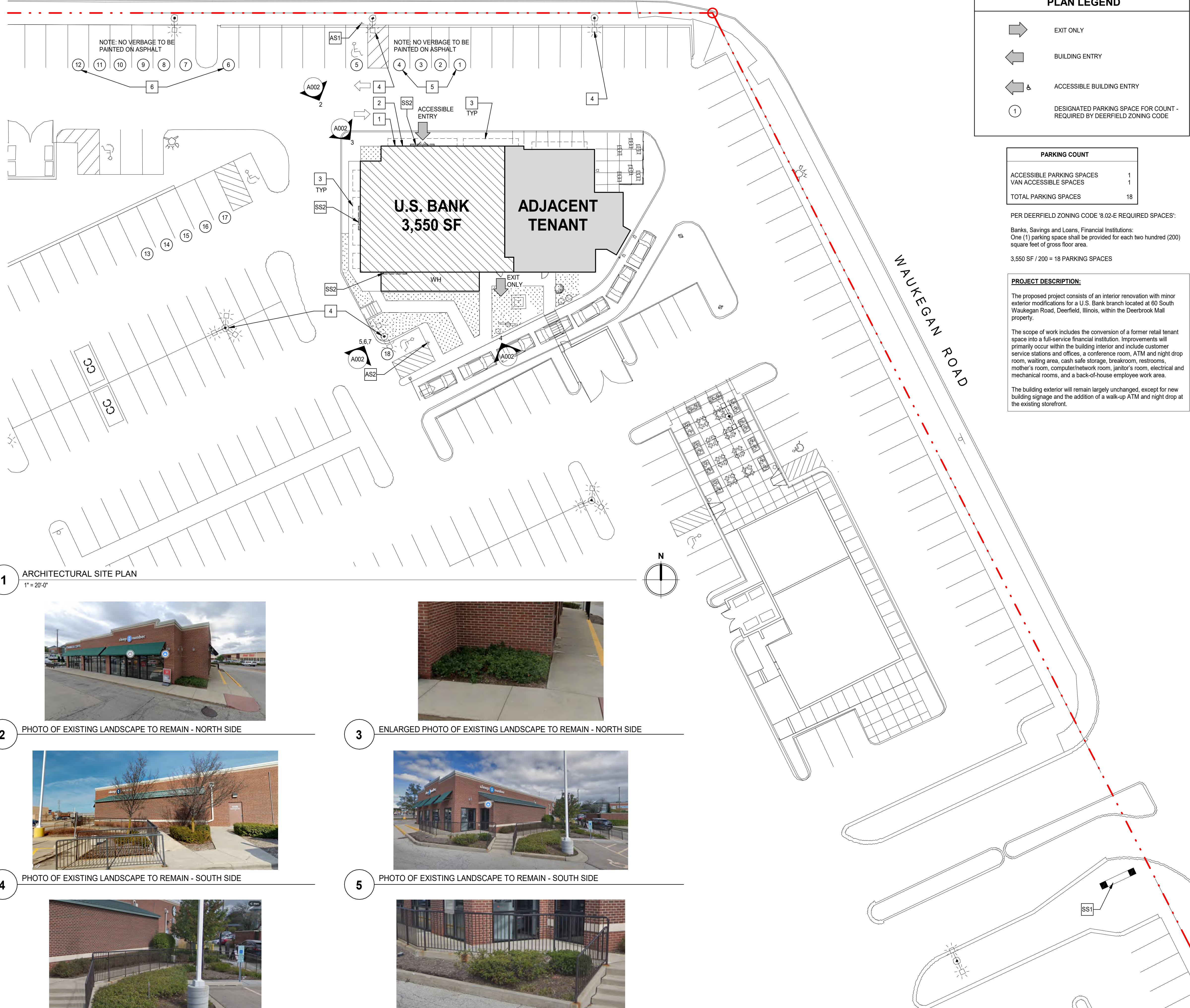
Project Representative | Project Captain

Attachments/Enclosures: A001-Arch Site Plan, A002-Arch Site Plan – Overall, A102 – Floor Plans, A401-Exterior Elevations, A402-Exterior Elevations, A403-Exterior Elevations

Copy: Daniel Nakahara @ Deerfield, Jeffrey Ryckaert @ Deerfield, Ray Roll @ Jones Lang Lasalle, Jerry Kampenga @ Jones Lang Lasalle, Elvy Cleary @ RSP Architects

X:\US Bank\US Bank-Retail\IL Deerfield DeNovo 519A72\03 CodeReg\01 CodesZoning\20260611 Zoning Public Hearing\260526 Response to Special Use Plan Comm Mtg.docx

LANE COOK ROAD



PLAN LEGEND	
	EXIT ONLY
	BUILDING ENTRY
	ACCESSIBLE BUILDING ENTRY
	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 '8.02-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
ARCHITECTURAL	
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 Planning and Zoning Department waived the parking and traffic study analysis requirement on 5/14/26 during the Plan Commission Pre-filing Conference Meeting. 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

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 '8.02-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



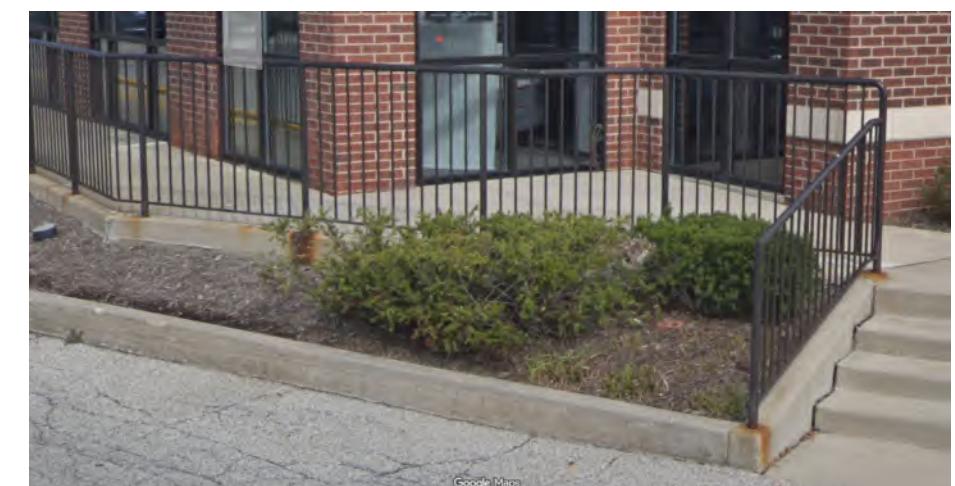
4 PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



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
6/11/2026



60 S WAUKEGAN ROAD,
DEERFIELD, IL 60015

Project No.	148519A72
Drawn By	MSC
Checked By	EC
Date	06/11/2026

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	06/11/26	Planning Commission Public Hearing

ARCHITECTURAL SITE PLAN

A001

CONSULTANTS

NOT FOR CONSTRUCTION
 6/11/2026

PROJECT FOR
us bank.

60 S WAUKEGAN ROAD,
 DEERFIELD, IL 60015

Project No. 1485519A72
 Drawn By MSC
 Checked By EC
 Date 06/11/2026

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	06/11/26	Planning Commission Public Hearing

DEERBROOK



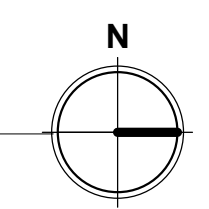
SITE PLAN

Suite	Tenant	SF
40	Lease Pending	135,855
38AB	Lease Pending	51,190
B	Build to Suit Opportunity	±30K SF
19	Office Depot	15,490
18	Sky Zone	41,966
13	Gloss Nail Bar	6,858
14	Floor & Decor	59,630

Suite	Tenant	SF
15	Marshalls	26,721
01	Jewel-Osco	61,840
90A	Lease Pending	3,520
90B	Starbucks	2,130
85B	Subway	1,200
85A	Lease Pending	2,200
96A	Lease Pending	2,400

Suite	Tenant	SF
96B	Available	2,829
96C	Noodles & Company	2,800
95	Mattress Firm	4,000
97	City Barbeque	4,000
	Panera	4,500
	Pad Opportunity	2.14 AC
	Total GLA	428,612

FOR REFERENCE ONLY



1 OVERALL PLAN
 1" = 125'-0"

ARCHITECTURAL
 SITE PLAN -
 OVERALL

A002

CONSULTANTS

NOT FOR CONSTRUCTION
 6/11/2026

PROJECT FOR
us bank.

60 S WAUKEGAN ROAD,
 DEERFIELD, IL 60015

Project No. 1485519A72
 Drawn By ZA
 Checked By MC
 Date 06/11/2026

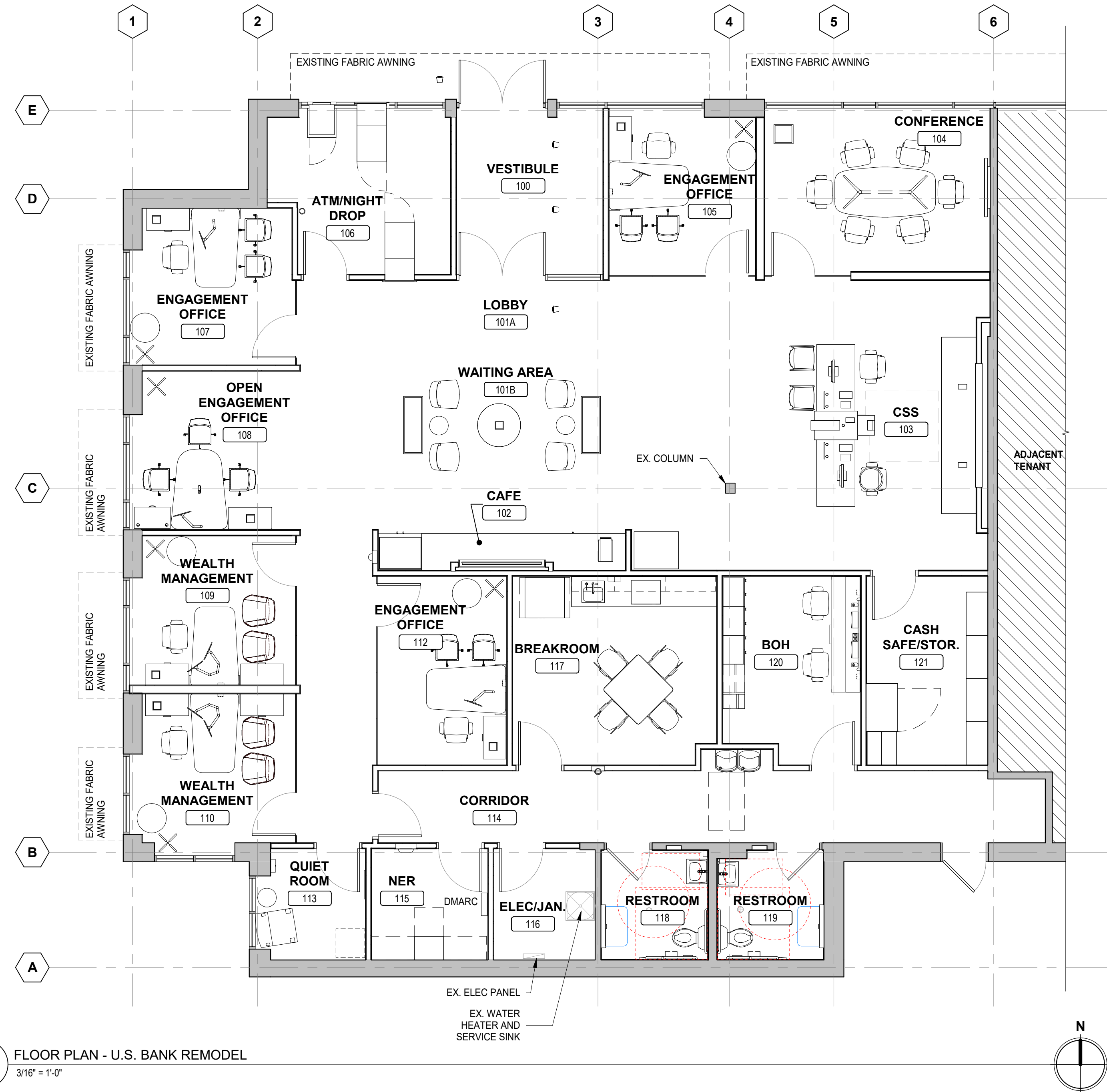
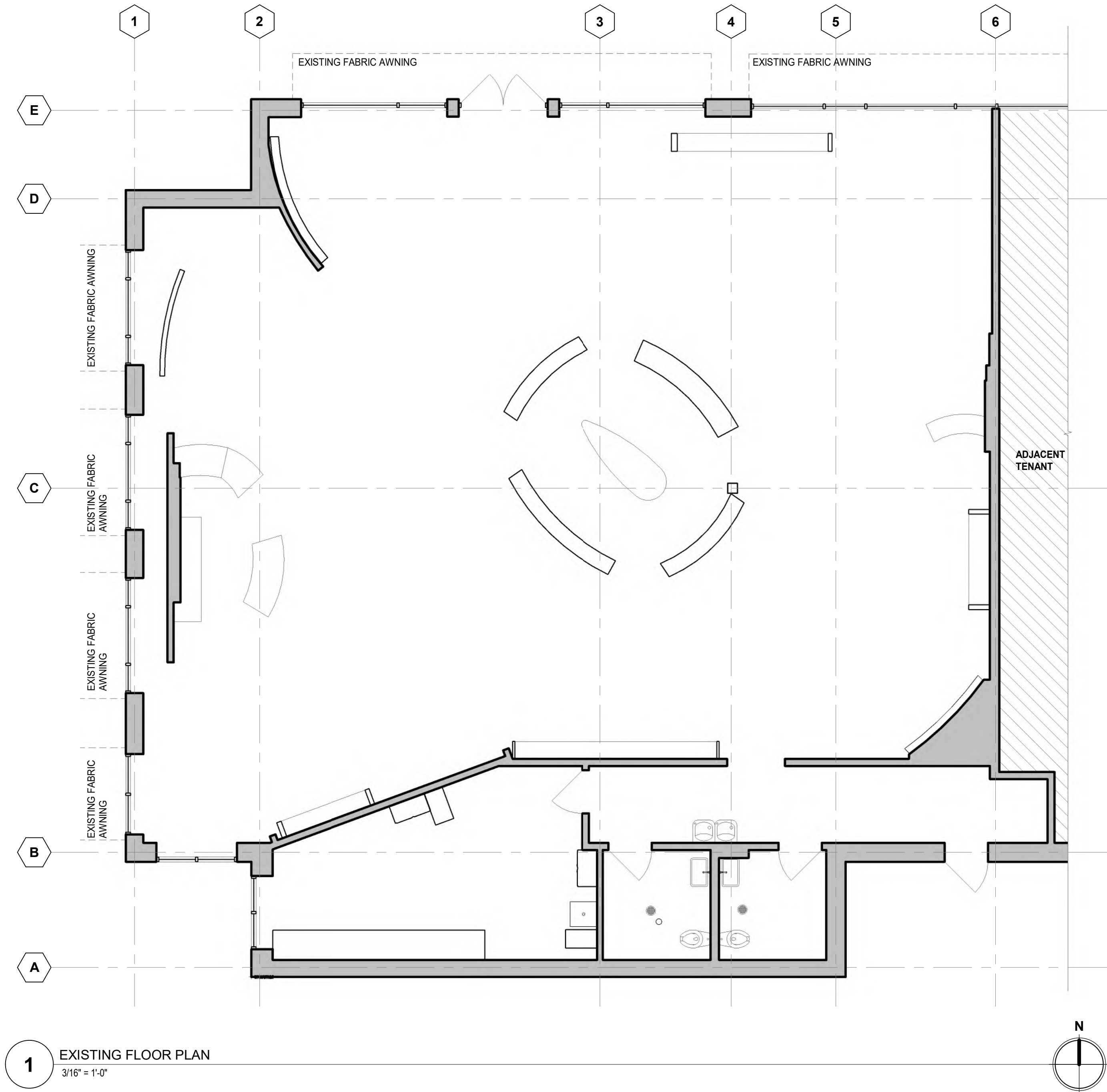
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing

FLOOR PLANS

A102



CONSULTANTS

NOT FOR CONSTRUCTION
 6/11/2026



60 S WAUKEGAN ROAD,
 DEERFIELD, IL 60015

Project No. 1485519A72
 Drawn By AR
 Checked By MC
 Date 06/11/2026

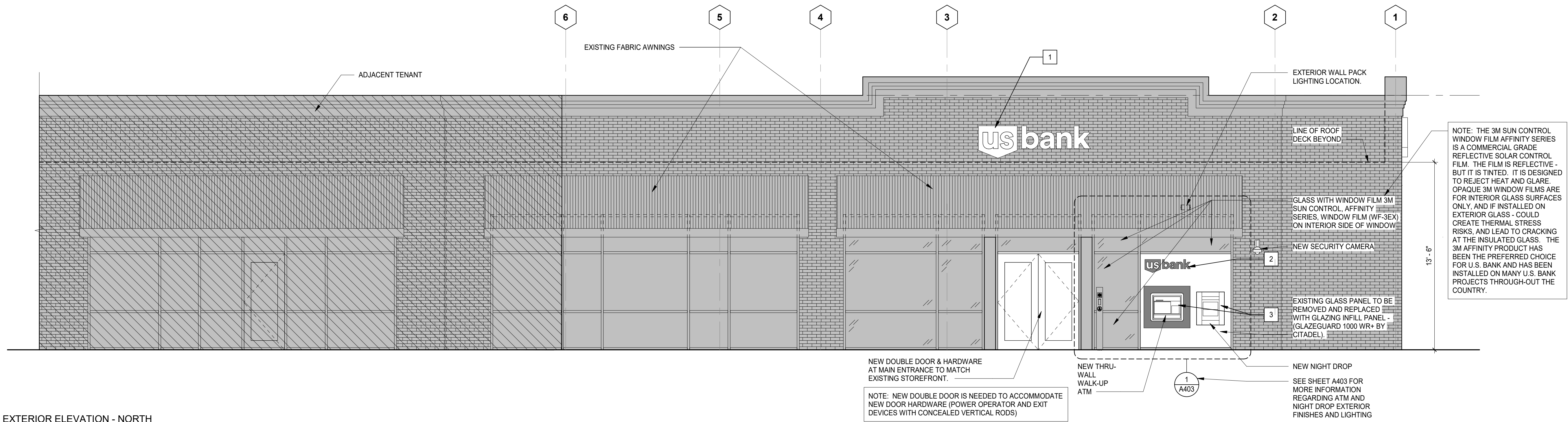
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing

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 0000.
- D. GRAY HATCH ON ELEVATIONS INDICATES EXISTING CONSTRUCTION TO REMAIN.
- E. POWER WASH BUILDING.
- F. INSPECT AND REPAIR ANY DEFICIENT BUILDING MATERIALS.

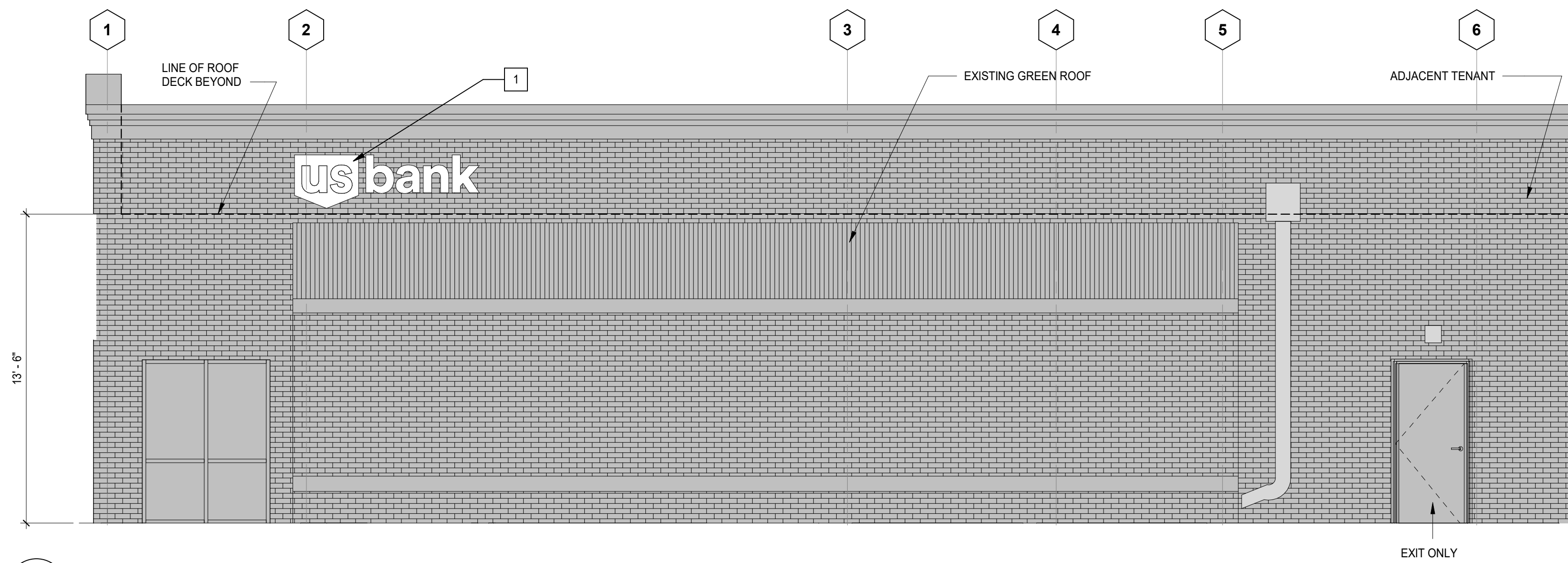
ELEVATION LEGEND

	NOT IN SCOPE
	ADJACENT TENANT SPACE

KEYNOTES - EXTERIOR ELEVATIONS

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

NO.	Description
1	NEW U.S. BANK ILLUMINATED SIGNAGE - EXISTING ELECTRICAL TO BE RE-USED. 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).
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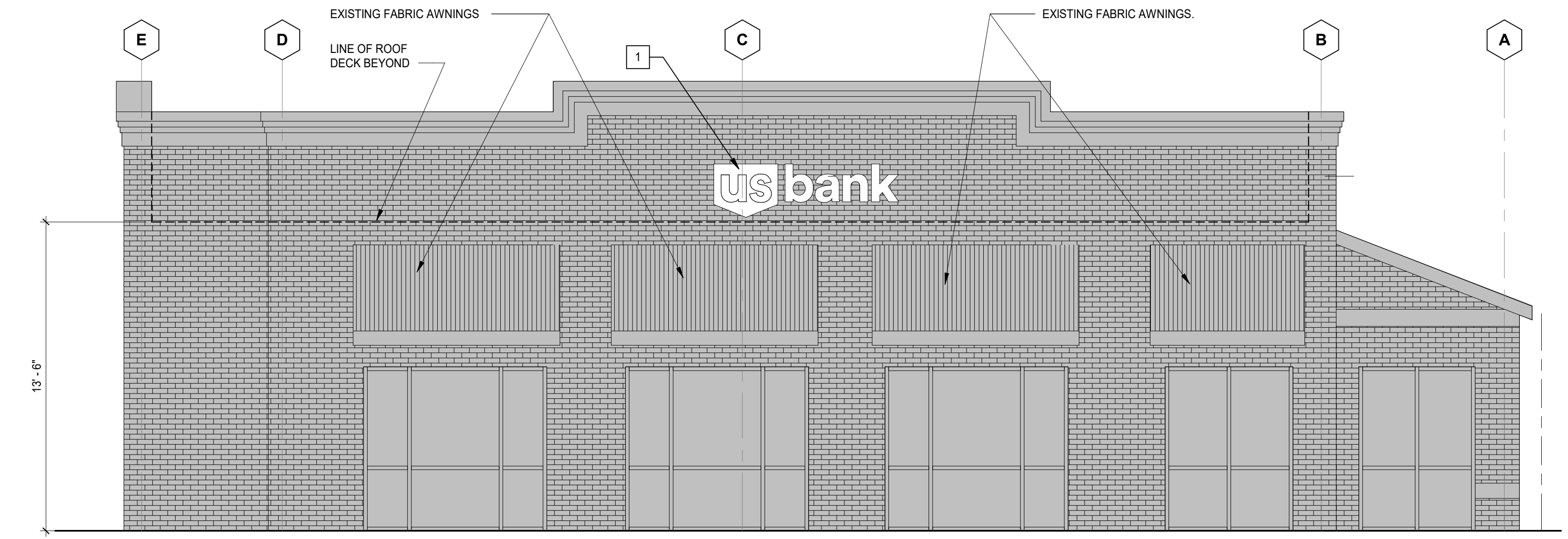
ELEVATION LEGEND

	NOT IN SCOPE
	ADJACENT TENANT SPACE

KEYNOTES - EXTERIOR ELEVATIONS

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

NO.	Description
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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.



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



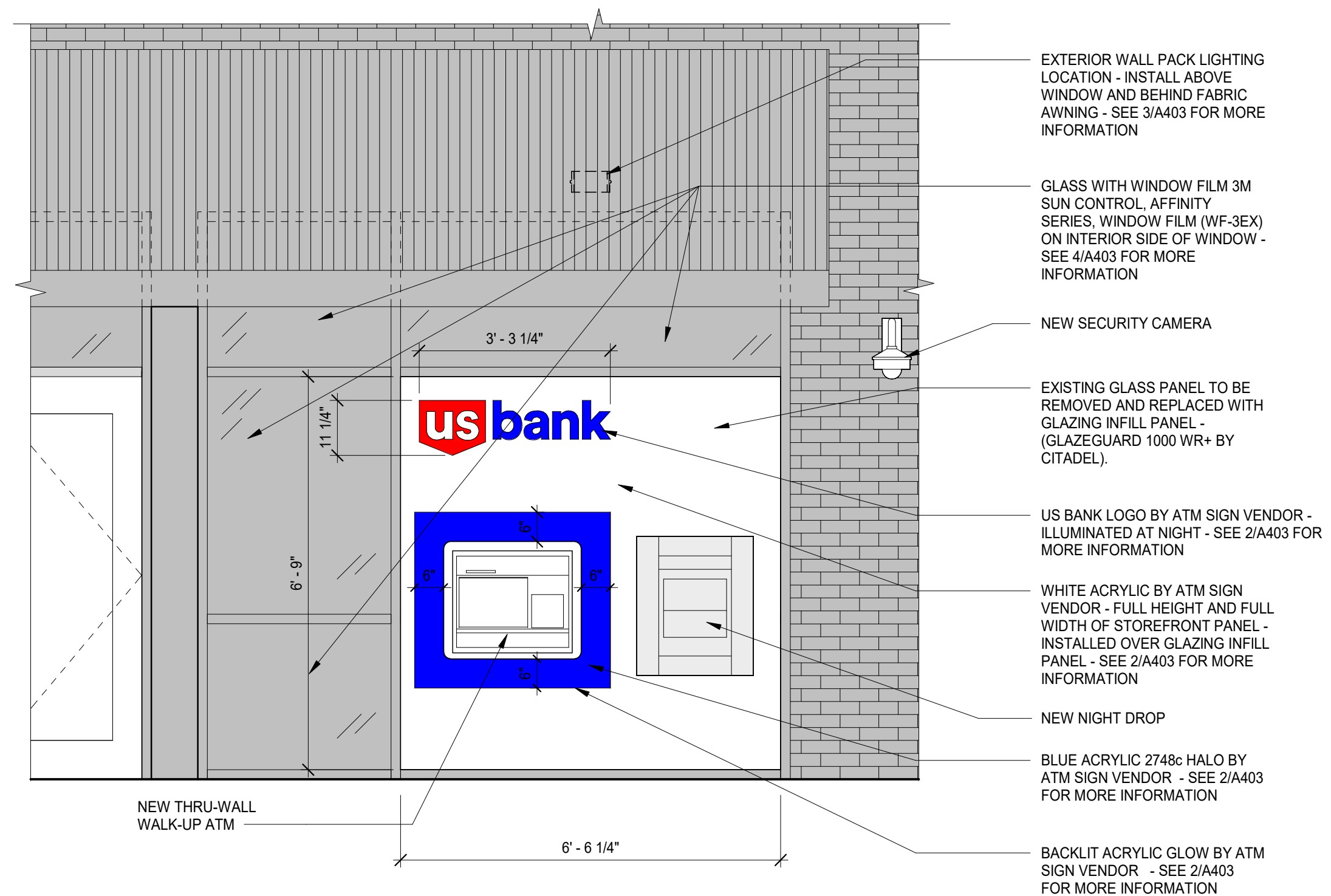
4 PHOTO OF EXISTING WEST ELEVATION

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	06/11/2026

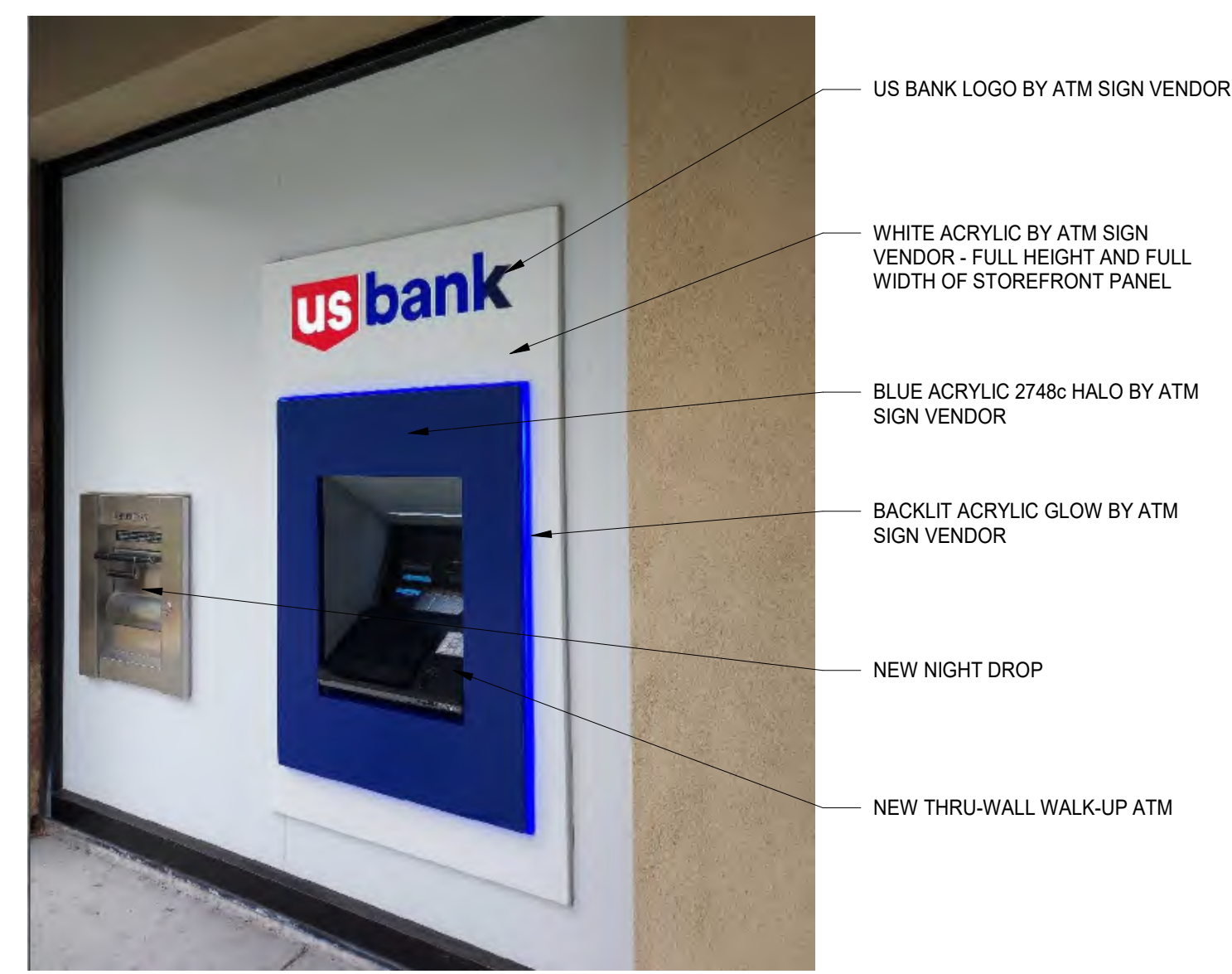
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ISSUES / REVISIONS

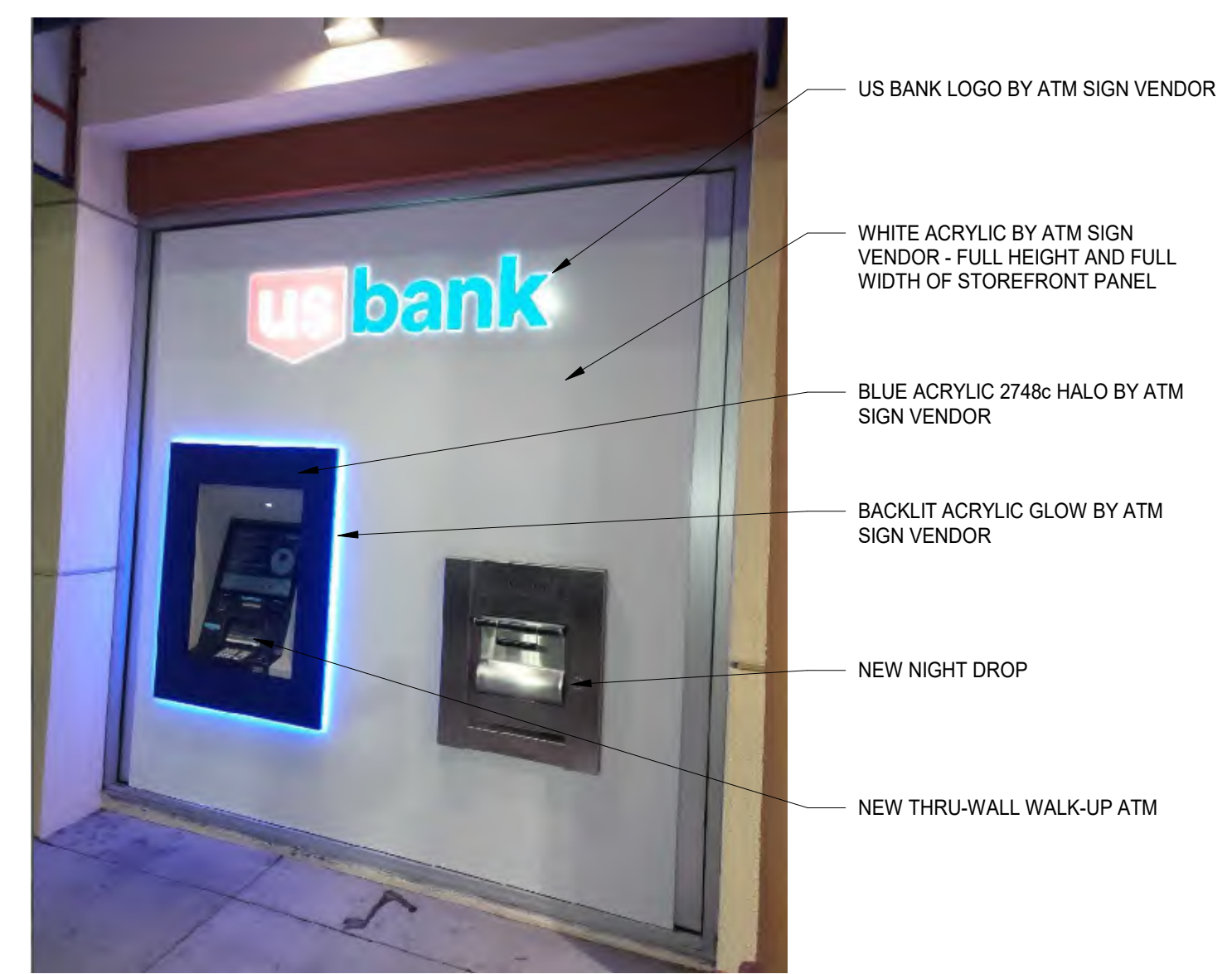
NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing



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 **BEGA**

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: 120-277V AC
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:

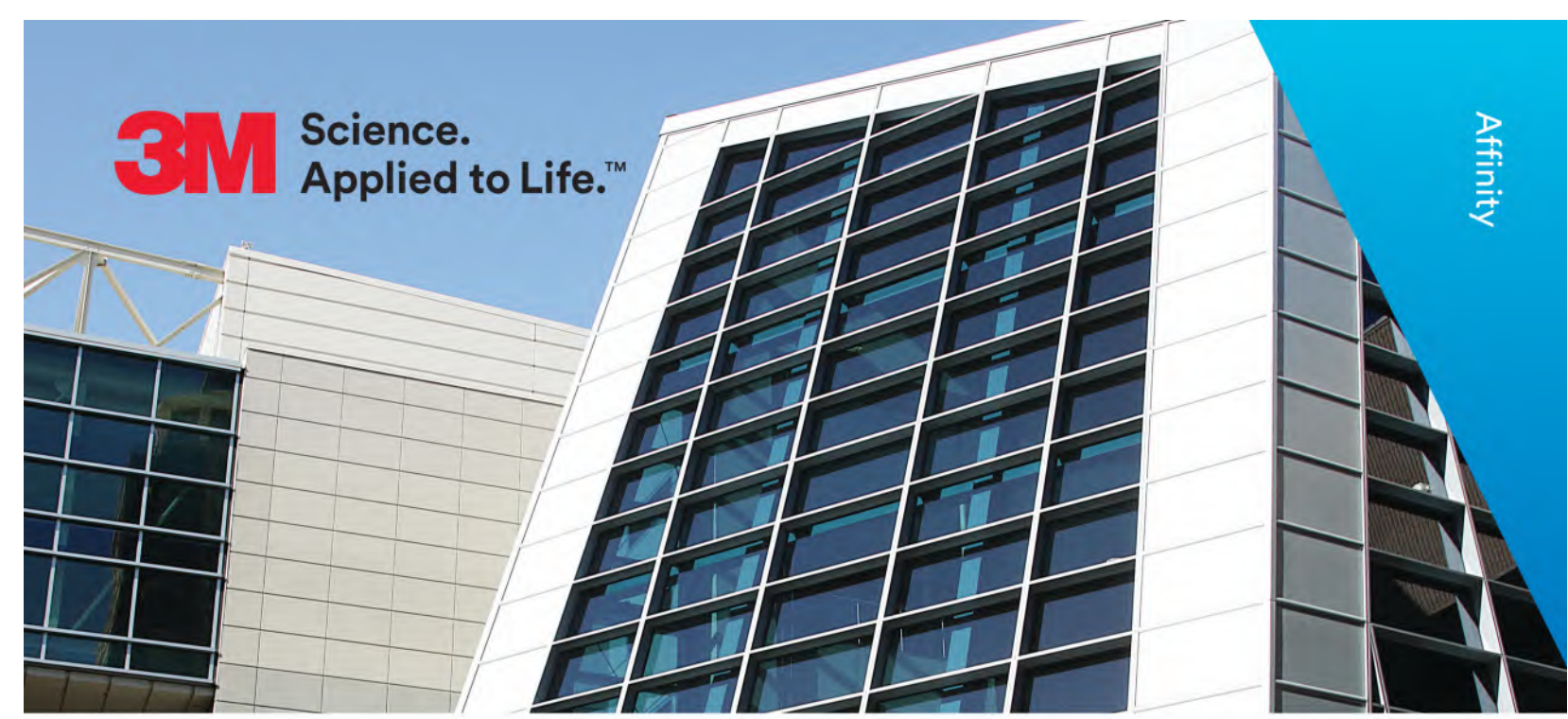


LED wall luminaire - asymmetric light distribution

LED	A	B	C
33386	43.4 W	12"	8"

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	Solar Heat Gain Coefficient (G 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%	0.4
	Affinity 30	19%	29%	33%	61%	0.39	0.94	5.3	62%	99%	0.8
Tinted	Affinity 15	25%	24%	5%	73%	0.27	1.00	5.7	67%	99%	0.8
	Affinity 30	19%	14%	20%	63%	0.37	0.94	5.3	41%	99%	0.2
Double Clear	Affinity 15	26%	57%	8%	68%	0.32	0.47	2.7	54%	99%	0.3
	Affinity 30	20%	32%	30%	54%	0.46	0.45	2.6	34%	99%	0.2
Double Tinted	Affinity 15	25%	23%	5%	73%	0.27	0.47	2.7	47%	99%	0.7
	Affinity 30	20%	15%	18%	64%	0.36	0.45	2.6	29%	99%	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.

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

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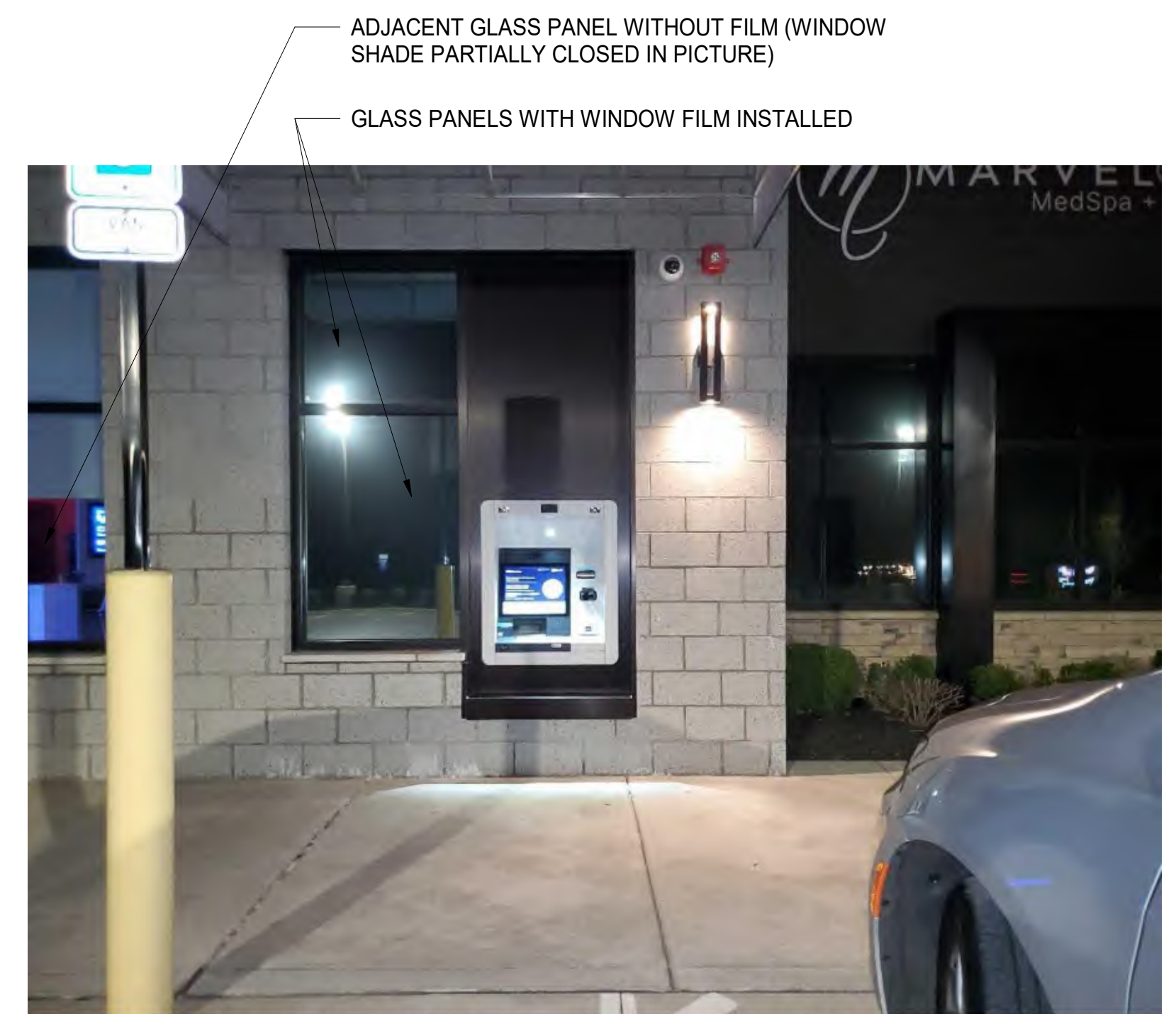
Please recycle. Printed in the U.S.A.
© 3M 2017. All rights reserved.
98-0150-0752-3

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

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

4 WINDOW FILM CUTSHEET AND PHOTO OF PREVIOUS PROJECT

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	06/11/2026

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing

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

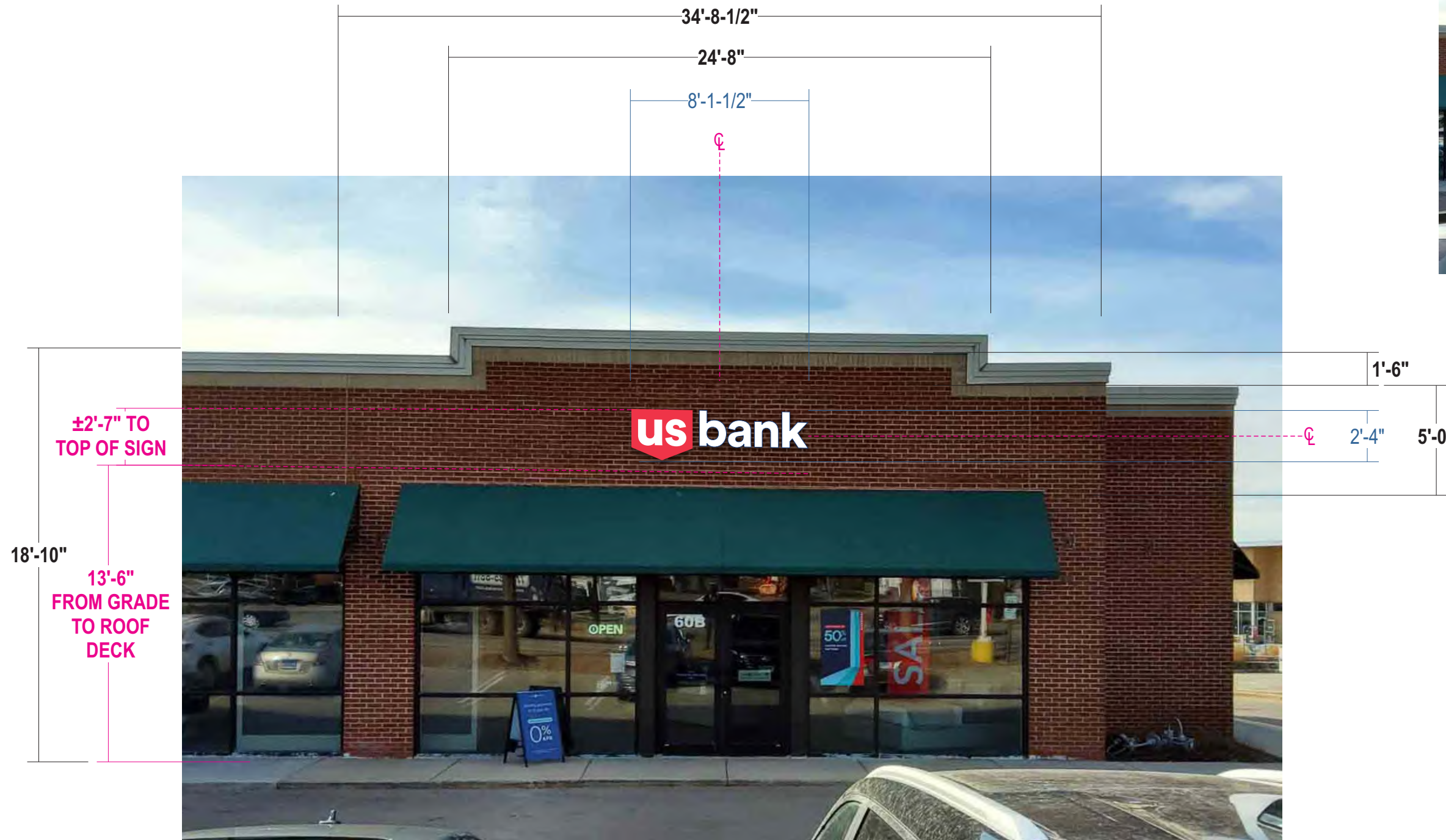


Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign;
Reuse the raceway behind the wall

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_R14.cdr

PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK

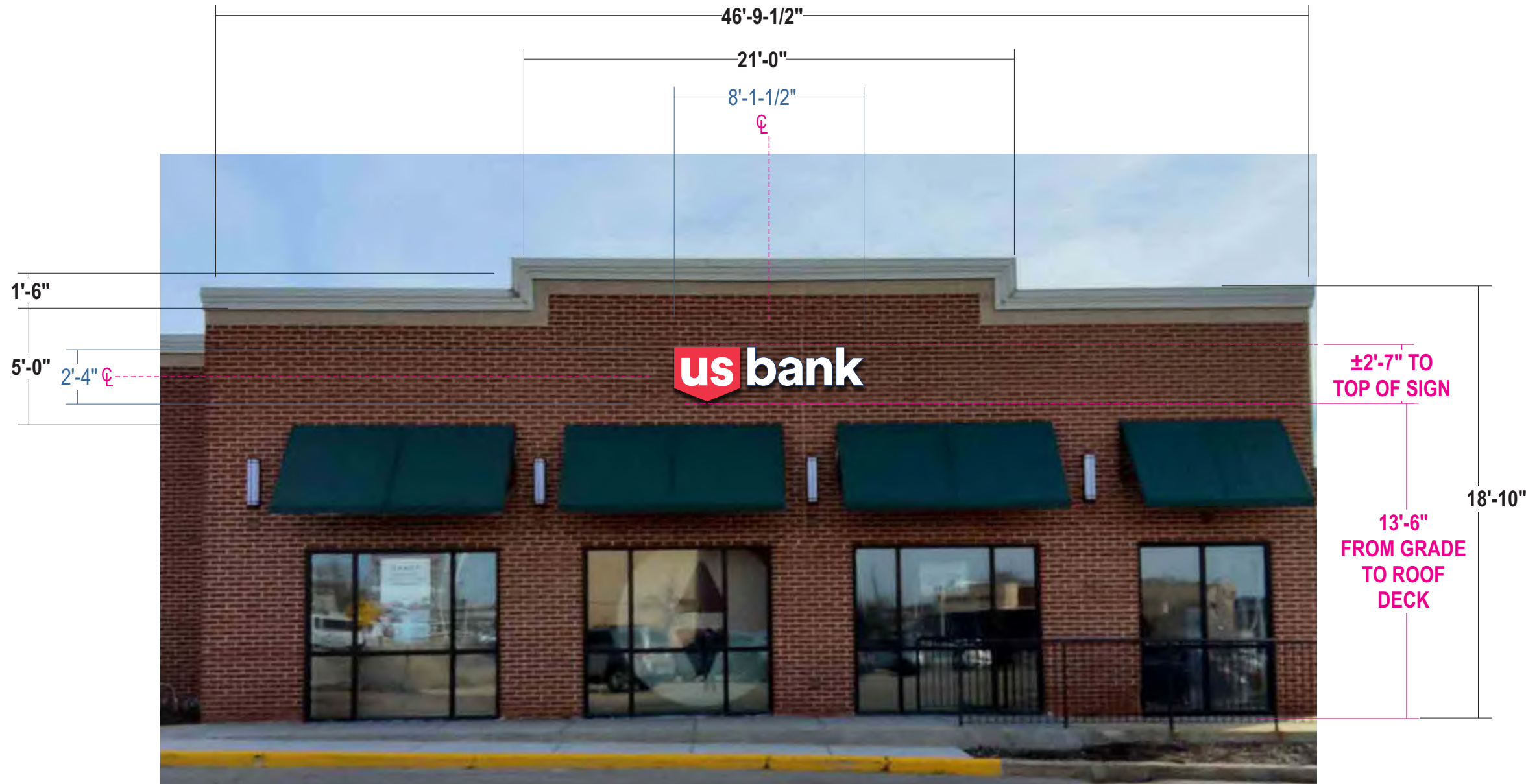
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	Added raceway pic and 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 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Added provided dimensions and raceway scope note	Rev 13	596138	05/05/26 RF	

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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

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.: **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_R14.cdr

Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF	
Rev 14	596940	05/08/26 KW	
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

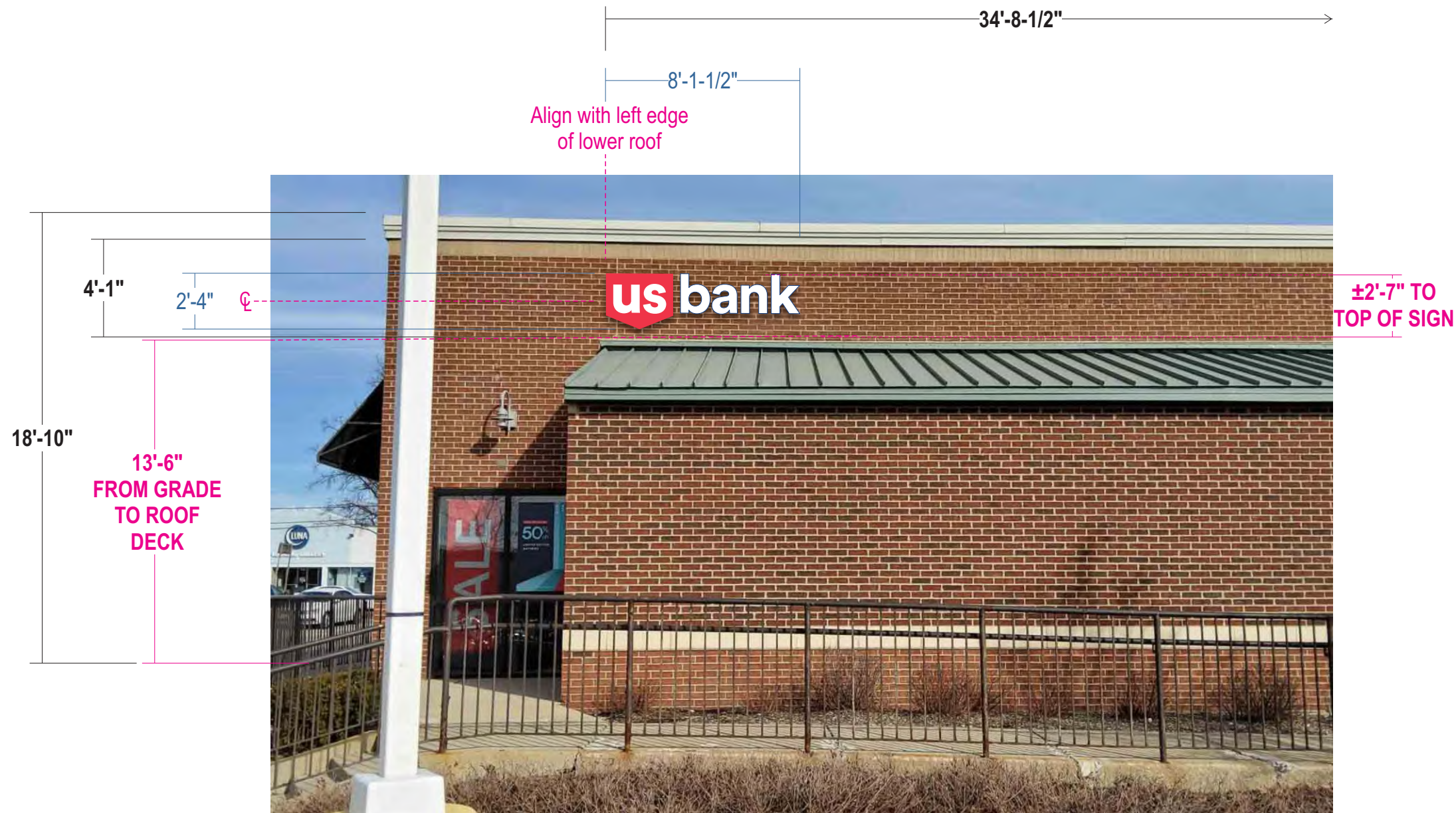
Rev #	Req #	Date/Artist	Description
Rev 7	592106	04/17/26 RF	Removed Option A, kept this page
Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 10	593927	04/24/26 KW	
Rev 11	594450	04/27/26 KW	
Rev 12	595539	05/01/26 KW	
Rev 13	596138	05/05/26 RF	

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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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Mentor, Ohio 44060
888.503.1569

CLIENT: **us bank**

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

PAGE NO.: **5**

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\US BANK\2026\IL\94527692_Deerfield\94527692_Deerfield_R14.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 14	596940	05/08/26 KW		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 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Added provided raceway scope note	Rev 13	596138	05/05/26 RF	

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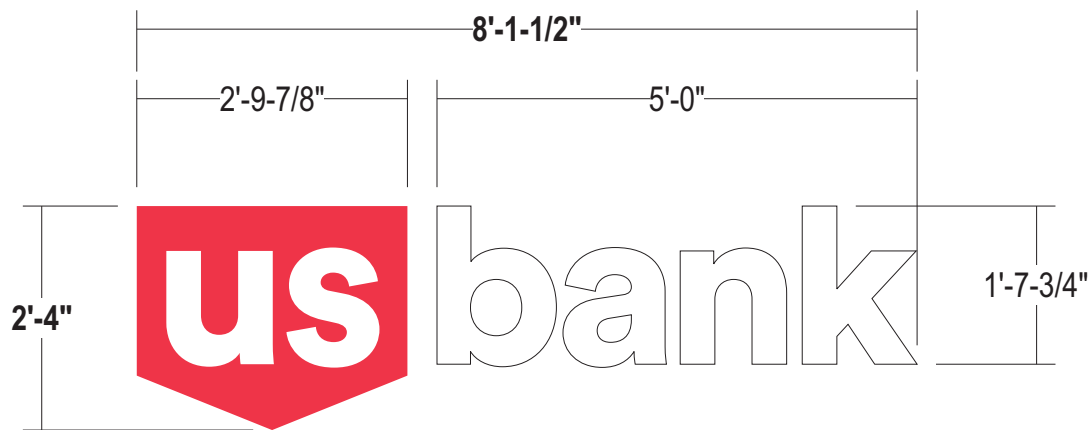
E01
E02
E03

FACE LIT, TRIMLESS CHANNELS

CUSTOM USB-LTR-FL-W-19.75

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

19.0 square feet



FACES: .125" routed aluminum painted red with push thru 1" clear acrylic 1/2" exposed w/ surface applied white trans. vinyls overlay & second surface diffuser

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

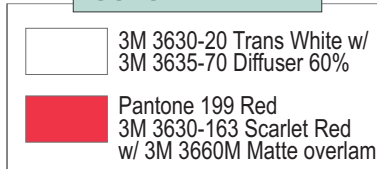
ILLUM. White P-LED Patriot Medium LED's as required or approved alternate;
Remote power supplies

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

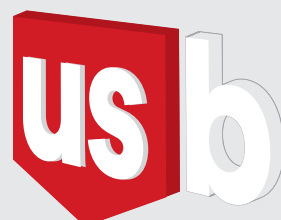
NOTE: Two colors maximum allowed for the sign;
return colors for "bank" deviate from standards and are white for this sign

COLOR PALETTE



Paint finish to be satin unless otherwise specified

SIMULATED NIGHT VIEW



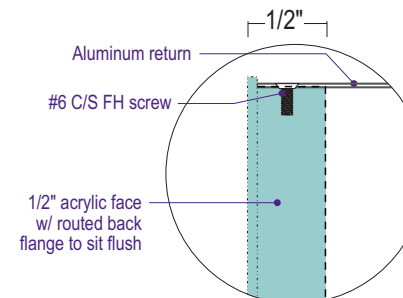
'us logo' alum w/ push thru acrylic:
Face: Routed aluminum painted USB Red
"us": clear acrylic with vinyl overlay and diffuser

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

.250" ALUMINUM ANGLE FRAME (KERF CUT RADIUS)
1-1/2" BRAKE-FORMED RETURN, RADIUS ENDS WELDED & GROUND SMOOTH. SECURED W/ COUNTERSUNK SCREWS
.125" THK. ALUMINUM ROUTED FACE
PUSH-THRU ACRYLIC; STUD MOUNT TO BACK OF FACE. STUDS ON 8" +/- CENTERS with PUSH NUTS.

.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

Stratus

onstratus.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.: **6**

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\UUS BANK\2026\IL\94527692_Deerfield\94527692_Deerfield_R14.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 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	Custom size, custom white letterset with white returns
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	Updated sign size to meet code requirement	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF	Updated to custom 23" sign size	Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Updated illum spec to state reusing existing raceway	Rev 13	596138	05/05/26 RF	Updated shield logo to be routed face with push thru acrylic



Leave the existing awnings as is

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PAGE NO.: 7

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692_Deerfield\94527692_Deerfield_R14.cdr

PROJECT NUMBER: 89453

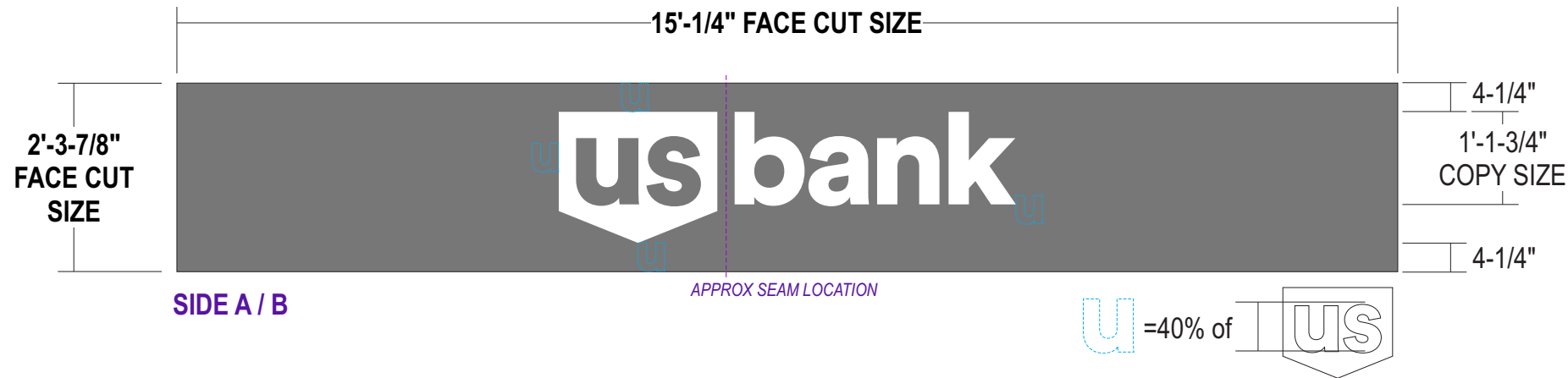
PROJECT MANAGER: HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
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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 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	

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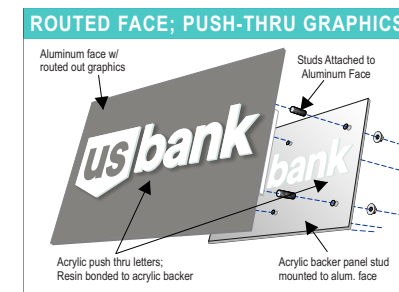
E05 REPLACEMENT FACES
Scale: 1/2"=1'-0"

USB-FR27.8
34.9 square feet



Existing faces to be removed & replaced

- CABINET:** Existing cabinet to remain
- FACES:** .125" aluminum faces with routed out graphics;
Painted Greyshank w/ suede satin finish
- GRAPHICS:** Routed from alum. face with 3/4" thick #2406 white acrylic
- ILLUM:** Existing lighting - already LED
- INSTALL:** .125" aluminum faces mounted with countersunk screws thru face; Paint screws to match face color
- QUANTITY:** (2) Two faces required for D/F illuminated sign

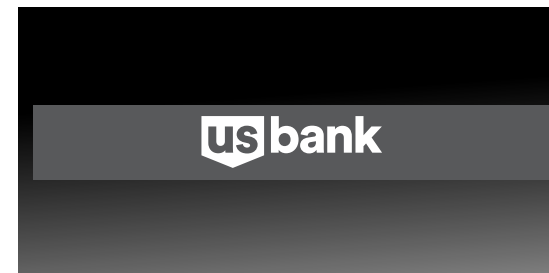


COLOR PALETTE

- 2406 White Acrylic
- Matthews MP13914 Greyshank, suede satin finish

Paint finish to be satin unless otherwise specified

SIMULATED NIGHT VIEW



22'-5-1/4"



PROPOSED SIGNAGE
Scaled proportionally

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

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

PAGE NO.: 8

ORDER NUMBER: 1249731

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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 14	596940	05/08/26 KW	Removed texture from face	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 12	595539	05/01/26 KW	Updated per survey
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	Updated graphics from clear acrylic with vinyl to white acrylic

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E06

PARKING PANEL 12x18

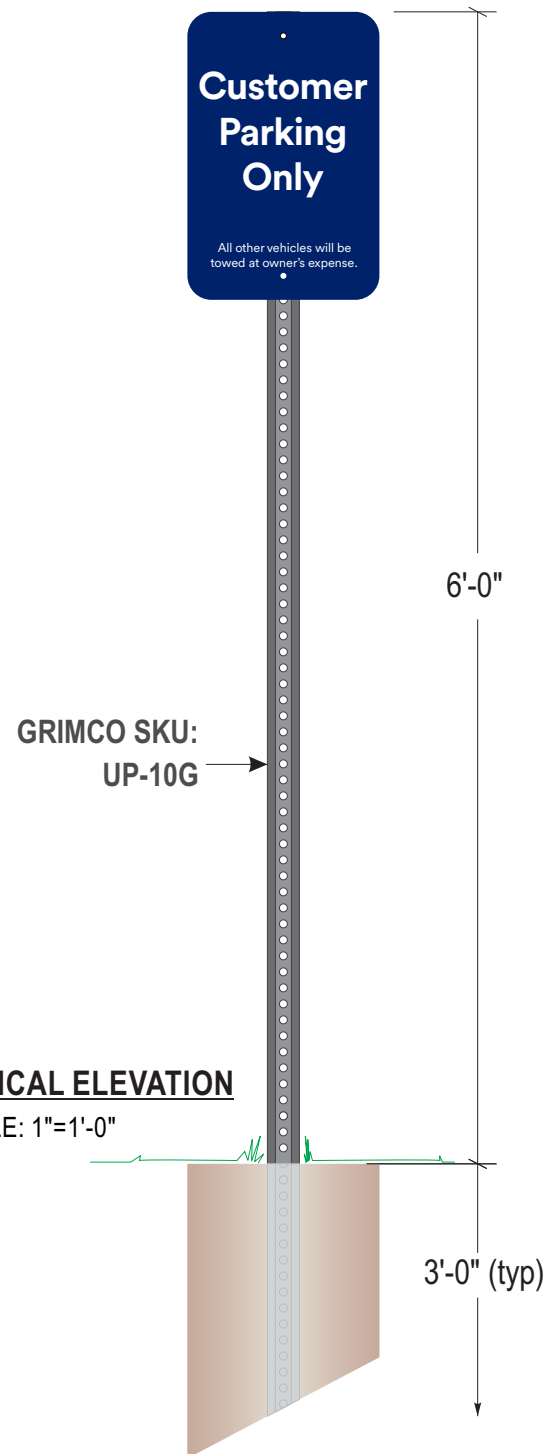
Scale: 3"=1'-0"



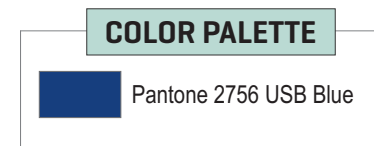
USB-PNP-CS

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



Paint finish to be satin unless otherwise specified

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ADDRESS:

60 S Waukegan Rd Ste B
Deerfield, IL
60015

PAGE NO.:

9

ORDER NUMBER:

1249731

SITE NUMBER:

94527692

ELECTRONIC FILE NAME:

G:\ACCOUNTS\U\US BANK\2026\IL\94527692_Deerfield\
94527692_Deerfield_R14.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 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	
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 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	

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**PLAN COMMISSION
VILLAGE OF DEERFIELD
May 14, 2026
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on May 14, 2026, at Deerfield Village Hall.

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

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 Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center

Those who wish to speak on this petition were sworn in by Chair Bromberg. He explained the purpose of a prefiling conference is to provide the applicant with feedback, input and reaction to their proposal before a public hearing. The Plan Commission will neither vote nor make any decisions this evening.

Commissioner Stolman noted he had a relationship with Deerbrook Shopping Center, but does not have a conflict of interest.

Nate Rowe, RSP Architect and Ray Roll with JLL, owner's representative for US Bank, were present. They are looking into moving into the former Sleep Number space and would mostly remodel the interior of the existing space. On the exterior, they propose removing an existing glass pane for a walk-up ATM and drop box. They propose adding accessible parking. The interior buildout will include offices and walk-up transaction space. They will also add a break room and use the existing restrooms. Mr. Rowe explained they requested to waive a parking study. The Sleep Number signage would be replaced with US bank signage. They will add cameras and canopy lighting for security above the ATM. The ATM will have acrylic panels added.

Mr. Rowe explained they want to add additional information, including the tagline Infinite Possibilities, Ideal Solutions to the exterior signage and will appear before the ARC on May 18th. They will add some customer only parking signs, which have been approved by the landlord.

Ch. Bromberg asked if this would impact the existing Deerfield Road US Bank branch location, which it would not. Ms. Crist asked the applicants to provide updated site plans as the site plan included in their submittal was outdated.

Mr. Ryckaert reported the Public Hearing would be on June 11th.

2. Discussion of Potential Sports Mall at South End of Deerbrook Shopping Center

Jessie Dodson, Attorney representing Hall Equities, explained they are proposing an exciting, family-oriented use for Deerbrook Shopping Center. Mark Hall with Hall Equities, Adam Firsell and Brad Joseph representing Core Acquisitions, Deerbrook Shopping Center ownership, were present. Core Acquisitions purchased the property after a 20+ year run from the previous owner. He explained the shopping center has much potential and they are thrilled about this proposal.

Mr. Joseph said he grew up in Deerfield and explained this center has been on their radar for a long time. The existing tenants struggle because there is not a regional draw to the center. They are targeting a user that will bring people into the center who will also patronize the other tenants. This is an exciting opportunity that will draw from 50+ miles away and will be a huge traffic generator for the Village. Mr. Firsell noted Hall Equities is under contract to purchase the former Hobby Lobby and The Dump properties.

Mr. Mark Hall provided a background on himself, his company and the project. He has been an entrepreneur since college and has owned, operated and developed a multitude of property types throughout his career. Hall Equities Group has a nationwide footprint including regional shopping center, apartment buildings, storage, industrial, office buildings and 50 hotels. Recently they formed a new business unit called National SportsMall Realty. Their first location is in Northern California and are working on other sites. They also have a business called Copa Innovation Laboratories specializing in sports technology and training devices. They are an owner operator in youth sports training and sports training business as well as a real estate owner.

Mr. Hall explained that with him this evening is: Chuck Davis, Sr. VP of Development, is focused on the engineering and entitlement, Dan Germaine, inhouse Director of Design, working with Brian Zerwinski, and Charlie Campbell, former professional athlete and coach.

SportsMall grew out of Mr. Hall's involvement in developing regional shopping centers. They were looking at how to repurpose large, retail spaces into an alternative use that is feasible and harmoniously integrated. SportsMall is a shopping center of sports training. Mr. Hall commented that sports training puts more bodies in a building learning skills rather than game play. He added that it is tougher to make economics work with game play rather than training. Training is an activity that families engage in a few times a week and allows parents to drop their children off for 40-60 minutes then pick them up after training. This will create an opportunity for the parents to shop the adjacent retail stores. Mr. Hall's company purchased a newspaper printing plant in Northern California to determine if the sports mall concept would

survive. Within five years, the SportsMall was completed and nine best-in-class training facilities moved into this space. It was convenient for families as everything was in one location and each business had their own customer lists. This synergy equation allowed each business to expand. Within 24 months, the tenants have more than doubled their revenues. This was in 2019. Then the pandemic hit. They are now ready to look into expanding to Deerfield, Colorado and the East Coast. The SportsMall is a multi-tenant best-in-class human performance hub centered primarily on youth sports training with complementary uses including music and arts, as well as accredited youth education.

Mr. Joseph explained the SportsMall operates similar to a regular shopping center with clusters of independently-owned businesses. The SportsMall concept is unique because they identify and prioritize best-in-class operators across 12+ sports. They design and demise the premises based on their tenants' needs. Tenants are signed to long-term leases with personal guarantees. The SportsMall is layered in amenities to further strengthen the ecosystem.

Mr. Joseph explained they currently have 15,000 – 16,000 families coming in multiple times a week with about 50,000 visits per week. Once they have a strong foundation of training, they will start adding game play and tournaments.

Commissioner Stolman asked about other training facilities within a 20-mile radius. Mr. Joseph explained there are training facilities usually run by professional athletes. SportsMall is building young people rather than professional athletes. They are not focused on the elite level of highest talent. Commissioner Stolman asked if some of the local businesses joined SportsMall. Mr. Joseph explained the furthest company that joined SportsMall was about 10 miles from the location. They identified the strongest operators and tried to encourage them to join. Over time, they will be able to continue to improve the standard. They have ongoing discussion with the local pro soccer team, and their head coach was formerly with COPA, which they work with. Their training is very unique and high-level. Other businesses see what is going on and want to up their game.

Ch. Bromberg asked about the size of the proposed SportsMall in Deerfield. Mr. Joseph explained it is very close to their California location at 230,000 square feet. They are trying to create a district that will grow and evolve over time. Once established, it will attract more business around the SportsMall. In California, they now have an accredited education facility and housing in conjunction with their sports training.

Ch. Bromberg noted Hobby Lobby and The Dump would be repurposed, not torn down. Mr. Joseph added they would grow and add other facets around it. They propose a phased approach with the second phase including hospitality, retail, an onsite academy model, and tournament growth which provides an increased demand for hotels. Initially, SportsMall proposes having soccer, gymnastics, baseball/softball, swimming, volleyball, taekwondo, basketball, yoga, soccer, sports performance and food and beverage.

Mr. Campbell discussed key factors including the importance of a drop-off/pickup zone, utilization of subterranean parking, adjacency of neighborhood grocery-anchored retail, room to expand, regional freeway accessibility and identity. He feels the SportsMall concept will be a shot in the arm for the other businesses in the area. They are a demand driver. In their current location, everyone has been in business more than 20 years. They are all proven businesses that decided to cluster into the SportsMall. They look for best-in-class businesses for long-term

leases creating a diversified rental and financial stability. They have met with multiple potential tenants in the Deerfield area already and have a lot of interest. The initial floorplan features 14 different sports uses. To accommodate basketball, they will need to expand in the rear of Hobby Lobby building. They will also need a pool, as swimming is a life skill and an important “feeder tenant”.

Commissioner Schulman questioned where parking would be accessed. Mr. Campbell explained they would have parking upfront near the main entrance to the Dump. There will be a second entrance near The Dump and another entrance at Hobby Lobby. They propose using the underground parking garage and adding another elevator in the rear of the garage to access the SportsMall. Safety is very important as they are dealing with little kids. They envision the access and drop-off area as of the SportsMall as the center of the hub which would be in the front of the Dump building. It is important that this area is safe. They also want to layer in amenities including a private school, food and beverage, sports medicine, co-working spaces, sports retail, etc. They want to boost the ecosystem and make it more powerful.

Commissioner Stolman asked if they would reach out to our local businesses such as Rootz. Mr. Campbell explained in California, all their tenants came within a 10-mile radius, which is their ideal tenant if they are best-in-class operators and are financially stable. Their ideal tenant will also be a sophisticated business with a focus on skill training.

Mr. Campbell explained this project is an investment in the community that will touch thousands of kids in the community. They are also getting into arts and music

Commissioner Keefe asked about the schooling. Mr. Hall explained the school concept is evolving. They are going into their second year of private education. He noted AI is going to have a huge impact in education and it is possible it can be disruptive to traditional education models. It will change the cost structure, flexibility and ability to personalize education to individual students. They are trying to integrate education with sports and socialization. Mr. Hall noted that young people are hiding behind technology and do not engage as much as they used to and teaching socialization and education is a big part of it. Financially, the mall is a large piece of infrastructure that is vacant when public schools are in session. They think if they incorporate education into their overall model, this will allow for more utilization of the infrastructure. Commissioner Keefe asked about the number of students. Mr. Hall explained in their Walnut Creek location, they have between 300 and 400 students. They believe their education needs to be so good that people will go there irrespective of the sports. They anticipate adding a housing component so some students can stay there. Commissioner Schulman suggested they could also have extra classes during school breaks, similar to a camp.

Commissioner Keefe asked about the proposed location of the school. Mr. Hall explained that portion will evolve organically. This center has gone through a lot of change and they expect a similar thing will happen in the sports district over time. They want a flexibility to evolve over time. Phase 1 is the SportsMall. Then in a future phase they anticipate adding education and a hospitality component. Mr. Hall believes those uses are complimentary to where this is going. They will generate demand for hotel rooms and other shelters.

Ch. Bromberg explained the Plan Commission is looking at phase 1 and can provide brief feedback on other phases, but there will not be anything concrete in front of Plan Commission to provide substantial feedback.

Commissioner Lubezny asked about scheduling at the current facility and whether the tenants work together. Mr. Hall explained scheduling is something they are focused on. Each tenant runs their own business and work their own schedules. The tenants work collaboratively but there isn't an integrated reservation system that can schedule all tenant training in one software program. They are looking at a mall-wide app that can schedule the training for all of their tenants.

Commissioner Schulman thinks this is a great idea and will be a great public amenity. He believes phase 1 sounds great but expressed concern about the parking ratio for phase 2. He noted there is a new place in Bannockburn that is being built by the Women's pro soccer team. Mr. Hall believes this will be positive noting professional teams like to be associated with SportsMall as a way to generate fan engagement. SportsMall does not see this as a competitive thing as the pro site is more interested in the elite players. SportsMall focuses on training and player development. Over time in California, all the youth clubs were working on a joint deal to use COPA's infrastructure and it is working very well.

Commissioner Rauen believes the presentation team did a great job explaining the business model. He would like to know more about the other phases and what it could look like. Mr. Hall emphasized any development is never forever. Good planning always anticipates the future will change and evolve. He would like the Commission to know this will be a magnet that attracts a lot of different uses. It is important that they are prepared for it. They want to focus on the existing improvements in phase I. In additional phases, they will come in when they have a better handle and know more about the business in Deerfield and their surge demand periods or periods when there will be a lot of people on site. He realizes the surge demand periods (and what is driving those demands) will be an important consideration of the Plan Commission. He is hesitant to plan for the entire sports district and try imagine what will happen in 5-8 years. They do plan to do some design charrettes to show possibilities as to what things may look like in the front (along Waukegan Road). He hopes to have those designs in the next few weeks. Mr. Hall commented that it is premature to jump on the next phase right away but they have made a deal with Core Acquisitions to acquire the extra outlot parcel that they don't technically need within the parking ratios they have for the first phase. He added that having that parcel will be a positive in the long term.

Commissioner Crist asked about their optimal time frame for opening. Mr. Hall explained it would depend on two factors. They first need to get their critical tenants under contract. COPA is coming in and will break the ice with other tenants. He has had a good response from other sports tenants throughout the region but needs face-to-face contact with everyone.

Ch. Bromberg asked about the hours of operation. Mr. Campbell explained they would be open between 7 and 8 am for pre-k activities. Their peak time is somewhere between 3 and 9 pm and they would have adult leagues until midnight. On weekends, they would be open from 8 to 1. They hope their basketball tenants will host tournaments 46 weeks per year. They will also host birthday parties during the afternoons. Chairman Bromberg expressed concern about traffic for the apartments behind the property. Mr. Campbell explained they host 50,000 people, but there are multiple kids in each car.

Ch. Bromberg noted the concern about safety. The Plan Commission will want to know how the drop off and pick up works. Mr. Hall explained they will have a new elevator installed near the gymnastics and swimming areas primarily for younger kids. Ch. Bromberg noted some kids may ride bicycles to the site, which would need to be accounted for.

Commissioner Keefe explained there is severe weather in this area and the applicant will need plans for these events.

Chairman Bromberg believes the commissioners are excited about this proposal. Chair Bromberg asked about a public hearing date. Mr. Ryckaert explained a pre-filing conference is needed prior to the public hearing. Mr. Ryckaert noted tonight's meeting is a very preliminary meeting to provide feedback before the pre-filing conference.

DOCUMENT APPROVAL

Commissioner Crist moved, seconded by Commissioner Lubezny to approve the minutes from the April 23, 2026 Plan Commission meeting. Commissioner Schulman asked for a clarification to the minutes and staff will check the tape and make the correction. The motion passed unanimously on a voice vote.

Items from the Staff

Mr. Ryckaert reported the next meeting will be a Public Hearing on June 11. The Walden Public Hearing will be on July 9th.

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 Crist, to adjourn the meeting. The motion passed with a unanimous voice vote. The meeting was adjourned at 9:16 P.M.

Respectfully Submitted,

Jeri Cotton
Secretary