

PLAN COMMISSION AGENDA
Village of Deerfield
2nd Floor Franz Council Chambers
January 22, 2022 at 7:30 PM
Workshop Meeting

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

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

DOCUMENT APPROVAL

1. 833 Deerfield Road Text Amendment and Special Use Recommendation
2. January 8, 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: January 16, 2026

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



VILLAGE OF DEERFIELD

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. Floor & Decor is a specialty retailer of hard surface flooring and flooring accessories. In 2024, the petitioner was granted approval of a Special Use for a 40,850 square foot indoor playground and trampoline park for Sky Zone. Also in 2024, Continental Properties was granted approval of a 254-home multifamily development consisting of 8-three story residential buildings offering both surface off-street parking and garage spaces including a community clubhouse and leasing center, swimming pool, fitness center, pet playground, and outdoor activity areas. In all, the residential apartment development occupies the rear 10.79 acres of the Deerbrook Shopping Center.

Other pertinent approvals include: In 2017, the petitioners were granted approval of major renovations to the middle portion of the shopping center between Hobby Lobby and the vacant Art Van Furniture space resulting in 534,757 square

feet to Deerbrook Shopping Center; a Special Use for a Stein Mart store (now Marshalls) and renovations to the pylon signs along with new signage criteria for the shopping center.

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

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

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

East: (across Waukegan Road): C-2 Outlying Commercial District and unincorporated Cook County – North Shore University medical offices, Chick-Fil-A, and other retail uses, and Glenbrook Countryside Estates subdivision (single family residential)

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

Proposed Use

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

The proposed signage will be compliant with Deerfield signage requirements. No modifications will be made to the exterior façade, landscaping on the property, the existing rooftop mechanical equipment, parking lot lighting or parking lot. The petitioner's material indicates their business will have more clients during nice weather and holidays and less clients during bad weather. Staff has asked the petitioner for estimates on the number of clients they will see on a daily basis as well as during their peak times. The petitioner is asking for a waiver of the parking and traffic study.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a nail salon of 6,900 square feet in the C-2 Outlying Commercial District as a Special Use. At the present time, a nail salon of not more than 2,100 square feet is a Special Use in the C-2 Outlying Commercial District. If a proposed use is not listed as either a Permitted or a Special Use in a zoning district, it is not allowed. Therefore, a nail salon of over 2,100 square feet is not currently allowed. The Board of Trustees placed the 2,100 square foot maximum restriction on nail salons in 2015 in the C-2 Outlying Commercial District when a previous nail salon use was approved in the C-2 district, due to concerns about non-sales tax space and the trends for nail salon uses at that time.

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

In addition to the text amendment, the petitioners are also seeking approval of a Special Use for a nail salon of 6,858 square feet for a Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerbrook Shopping Center. The Special Use standards are attached.

Parking for Deerbrook Shopping Center PUD

Required Parking for Deerbrook Shopping Center:

In 2001, Ordinance O-01-39, approving the renovations to Deerbrook Shopping Center granted a parking variation for Deerbrook (3,814 spaces were required when calculated on a use-by-use basis, and 2,804 spaces were provided according to Village records, a 26% reduction). In 2001, the Plan Commission (and Board of Trustees) believed the parking variation was warranted. The Village believed that the shared parking for Deerbrook had merit as the demand for parking will vary throughout the day based on the mix of businesses at the shopping center (e.g. retail busier during the day and restaurants busier in the evening). The Village believed that if all the uses were the same type so that their peak hours (busiest times) of operation coincided, then the maximum number of parking spaces would be needed, but that was not the case. Since the different uses in Deerbrook have varying peak parking demand times, the Village believed that the maximum amount of parking required by the Zoning Ordinance was not necessary. In 2005, the Village granted a further parking variation to Deerbrook to accommodate the vehicular cross access interconnection plan with Deerfield Park Plaza (which was the only part of the 2005 plan that was implemented).

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

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

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

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
		60/120*	224.88
Starbucks	2,110		
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail/Service			
Marshalls (Former Steinmart)	34,558	200	172.79
Vacant (Former Hobby Lobby)	51,350	200	256.75
Sleep Number	2,550	200	12.75
Ulta (Not Built/Future Retail)	10,570	200	52.85
Sky Zone	41,926	200	229.00
Floor & Décor (Former Carters)	6,267	200	31.34
Floor & Décor (Former Mens Warehouse)	5,875	200	29.38
Floor & Décor (Former Bed Bath & Beyond)	47,000	200	235.00
Mattress Firm	4,000	200	20.00
Vacant (Former Vitamin Shoppe)	3,500	200	17.50
Vacant (Former T-Mobile)	1,700	200	8.50
The Dump	135,855	1/1000; 1/300**	451.00
Retail A (Not Built/Future Retail)	9,350	200	46.75
Office Depot	15,000	200	75.00
Proposed Gloss Nail Bar (north of Marshalls)	6,858	150	45.72
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)			2,263
Parking Exception			11%
Year	2,026	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,263	3,327	3,814
Parking Exception	11%	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.Per Approved 2017 Site Plan

Proposed Parking at Deerbrook:

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

Signage

Signage will be proposed for the building exterior. The petitioner has indicated that the signage for this tenant space will comply with the Zoning Ordinance and the Deerfield Square sign criteria. The petitioner will have to meet with the Appearance Review Commission for approval of the signage.

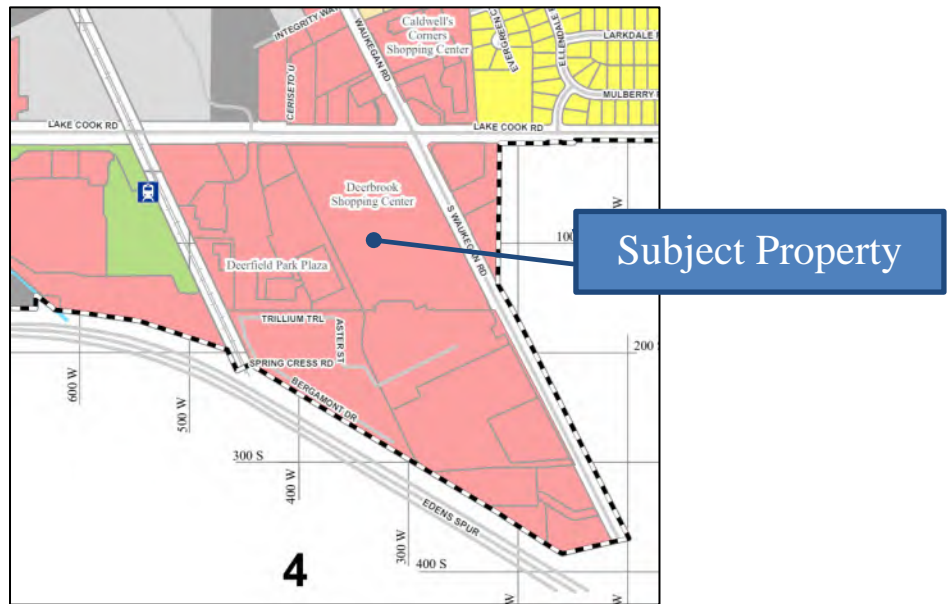
Appearance Review Commission













The Appearance Review Commission (ARC) will have to approve the exterior wall signs and any other exterior changes to the building and site.

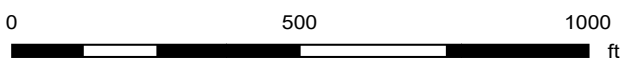
Submittal List

Attached is a submittal list provided to the applicant.

Village of Deerfield 2025 Zoning Ordinance Map



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



Print Date: 1/16/2026

Notes

SPECIAL USE CRITERIA

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

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

December 22, 2025

Text Amendment for a Special Use Nail Salon Over 2,100 SF in the C-2 Outlying Commercial District and Approval of a Special Use for a Proposed Nail Salon at Deerbrook Shopping Center Submittals

A nail salon under 2,100 square feet is a special use in the C-2 Outlying Commercial Zoning District.

Below is a list of the submittals that would need to be provided for the Plan Commission pre-filing conference and public hearing for the proposed Text amendment and Special Use.

Pre-filing Conference (workshop meeting) Submittals

Two (2) sets of plans are due three (3) weeks prior to the pre-filing conference for staff review and comments. Three (3) sets of paper plans and one electronic copy are due 2 weeks prior to the pre-filing conference meeting.

A pre-filing conference (an informal workshop meeting) with the Plan Commission will provide feedback, input and direction prior to the public hearing. For a pre-filing conference, the following submittals will be needed: a detailed written project description (see below comprehensive written description) of the proposed renovations, a scaled site plan with data table, scaled building elevation drawings including proposed wall signage, and the traffic and parking analysis (sometimes preliminary analysis is submitted if the traffic and parking study is not ready). You can ask for a waiver of the parking a traffic study. In order to do this you must provide adequate information to the Plan Commission that your business will not have a traffic and parking impact on neighboring businesses. This is done by providing data on your peak parking demand (maximum number of people in your space at one time) during the peak hours of the shopping center.

Public Hearing Submittals

Two (2) sets of plans are due three (3) weeks prior to the public hearing for staff review and comments. Four (4) sets of paper plans and one electronic copy are due 2 weeks prior to the public hearing meeting.

- A comprehensive written description of the business which is proposed at the location. Describe *all activities* to occur on the premises such as:
 - Days and hours of operation of the proposed nail salon.
 - Total square footage of the business and company background (if you have a brochure, please include it in the packet)
 - All product and product types to be sold etc.
 - The anticipated busiest times

- Number of employees (full and part time, and the maximum number working at one time)
- A Traffic and Parking Study prepared by a professional consultant. The parking study needs to be able to convince the Plan Commissioners that there is adequate parking and the impact of traffic from the proposed use will work. The consultant will have to testify at the public meetings.
- A scaled site plan detailing the proposed tenant location of the use (please label existing tenants on the site plan). If there are any changes to the site plan (landscaping, exterior lighting, etc.) indicate on the site plan.
- A scaled floor plan showing how the proposed space is to be used.
- Scaled building elevation drawing with the proposed wall sign that meets the sign criteria, if any, for the shopping center. The maximum size allowed for a front wall sign is 8% of the wall area, or 80 square feet. Please keep in mind this is the maximum allowable, but the Village may be more restrictive in order to make sure the sign is in keeping with the shopping center.
- Address the Special Use in writing. The Special Use standards are attached.

Two sets of public hearing materials must be submitted three weeks prior to the Plan Commission meeting date for staff to look over and provide you with comments. Three sets of plans and an electronic copy of the plans are due two weeks prior to the meeting date for distribution to the Plan Commission.

The Village has an Appearance Review Commission (ARC), which must approve the exterior elements of the project (e.g. signage, awning, exterior building changes, landscaping, etc.). The Village has an Appearance Code that applicants use in their design of exterior signage and other improvements and this is the code that the ARC uses to evaluate projects. The Appearance Code is available online by clicking [here](#). The contact for the ARC is Liz Delevitt at (847) 719-7483. Please begin to coordinate with Liz at this time about the ARC review process and application. ARC feedback on exterior modifications and exterior signage needs to be done early in the process and will feed into the Plan Commission meetings.

The Plan Commission is a recommending body of the Village Board of Trustees. The Village Board of Trustees will consider the recommendation and has a final decision on the matter. If the Village Board approves the Text Amendment and Special Use, an ordinance is prepared by the Village Attorney that goes through one (1) reading at the next Board meeting. Only after the reading of the ordinance is passed, is the Text Amendment and Special Use approved. In addition to being present at the Board of Trustees meeting where the Plan Commission recommendation is considered, representatives for your proposal must also be present at the reading of the ordinance to answer any additional questions that might come up. After approval of the ordinance, a building permit can be turned into the Building Department for review. Review time varies depending on the time of the year but sometimes the building review time can run up to four to six weeks.

The Plan Commission application is attached. The applicant is always the current property owner and they must sign off on the application. The current property owner must submit the most current plat of survey and proof of ownership (a deed and a title policy) with the Plan Commission application.

December 22, 2025

Special Use

Daniel Nakahara, AICP
Planner II
Village of Deerfield
850 Waukegan Road, Deerfield, IL 60015
847.719.7480

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

Dear Mr. Nakahara

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

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

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

THINH TO

BUSINESS OWNER & BUILDER



SUMMARY

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

Contact Information

Mobile: (815) 608-6443

Email: thinhto@yahoo.com

thinhto@gmail.com

8808 Harvest Hills Trail

Rockford, IL 61114

EXPERIENCE

Business Owner & Builder

Salon Locations Build and Owner

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

Salon Locations as Builder

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

SKILLS

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

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

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

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

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

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

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

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

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

SPECIAL USE CRITERIA

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

1. Compatible with Existing Development

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

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

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

2. Lot of Sufficient Size

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

3. Traffic

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

4. Parking and Access

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

5. Effect on Neighborhood

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

6. Adequate Facilities

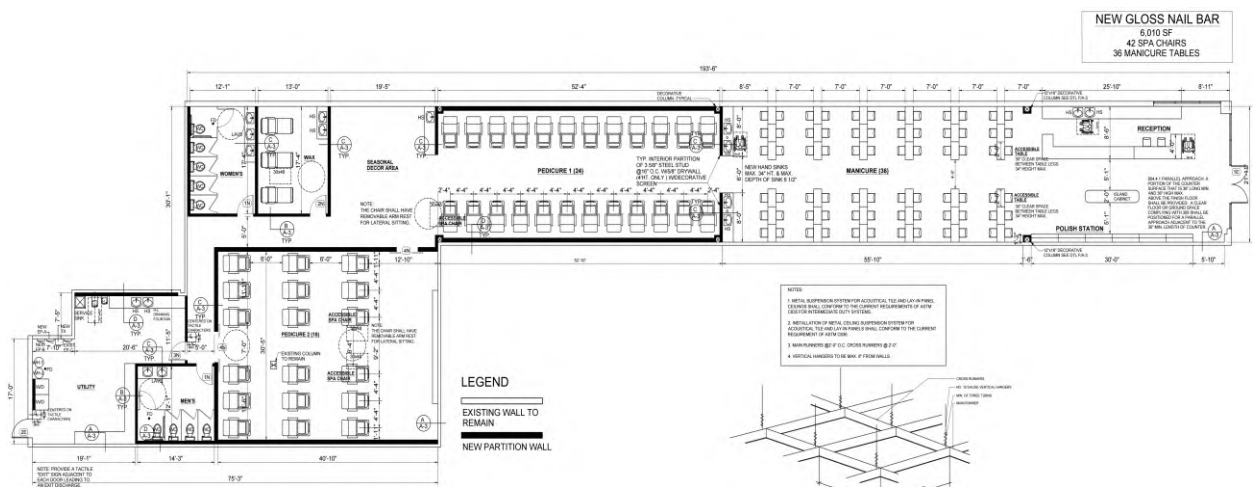
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

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

7. Adequate Buffering

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

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

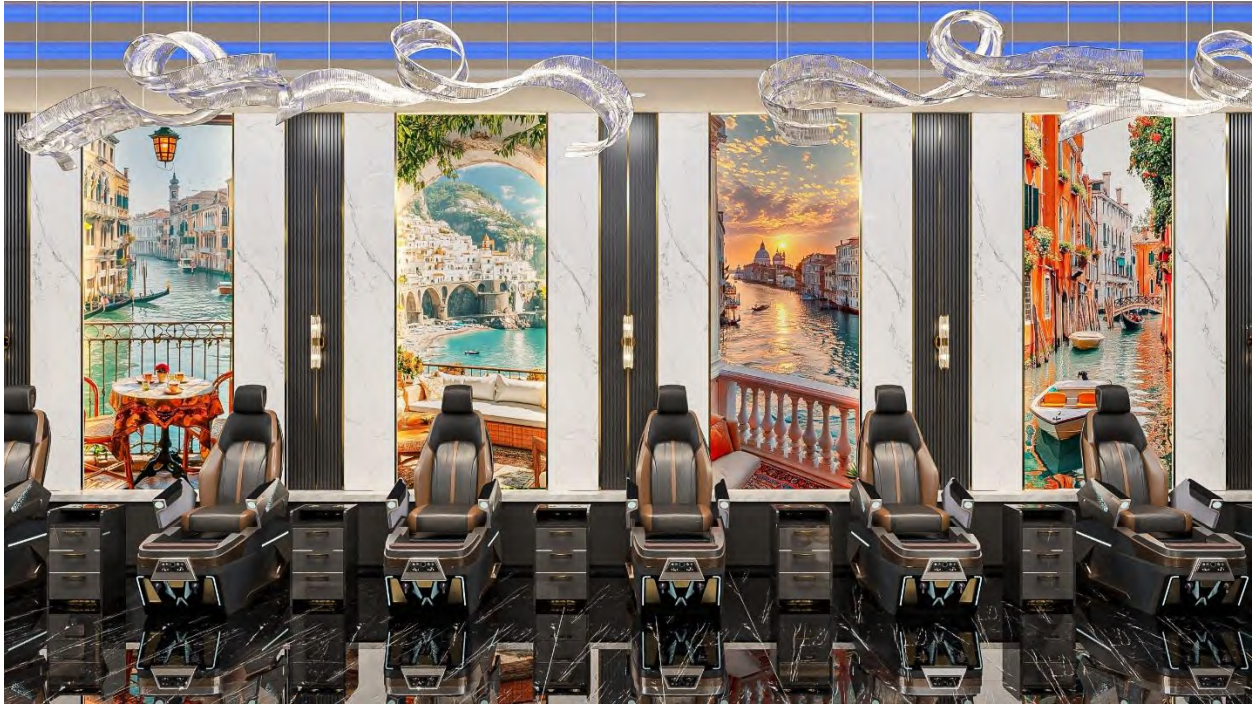


















RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: January 8, 2026

RE: Request for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and Approval of a Special Use for an N. Family Club Child Care Center at 833 Deerfield Road in the Deerfield Square Shopping Center



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: December 11, 2025

Public Hearing Publication Date: December 18, 2025

Public Hearing Date: January 8, 2026

Zoning Actions

The Deerfield Plan Commission conducted a public hearing to consider a request for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and approval of a Child Care Center Special Use for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for a Text Amendment to the Deerfield Zoning Ordinance for a Child Care Center in the C-1 Village Center District and approval of a Child Care Center Special Use for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center. The Plan Commission held a public hearing on January 8, 2026. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of the 17-acre Deerfield Square Planned Unit Development, which is bounded by Deerfield Road to the north, Waukegan Road to the east, Osterman Avenue to the south, and the railroad tracks to the west. The specific area under consideration is 833 Deerfield Road, which abuts Metra railroad tracks and formerly occupied the Warehouse and the Rhapsody Café restaurants. Vehicular access to Deerfield Square is from three signalized intersections (two on Deerfield Road and one on Waukegan Road) and at the Robert York Avenue and Osterman Avenue intersection, and at secondary access points along Osterman Avenue. The setbacks, access points, lot coverage, open space, site landscaping, parking lot lighting, sign criteria, and storm water management for this Planned Unit Development were previously approved when this development was approved by the Village (ordinances O-98-34, O-99-12 and O-99-51).

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

North (across Deerfield Road): C-1 Village Center District and P-1 Public Lands District – retail, public parking lots, AT&T building, and commuter parking lot

South C-3 Limited Commercial District: medical office building, and across Osterman Avenue: C-1 Village Center District, P-1 Public Lands District and R-5 General Residence District - Post Office, One Deerfield Place senior housing apartment building, and South Commons multiple-family residential development

East (across Waukegan Road): Deerfield Village Centre mixed use retail, office, and residential development

West (across train tracks): P-1 Public Lands District, R-5 General Residence District, R-4 Single and Two-Family District – Metra parking, multi-family residential, and two-family residential

Proposed Use

Note: A summary of the changes the petitioner has made from the Prefiling Conference Meeting to the Public Hearing can be found on page 6 of the petitioner’s plans.

The petitioners are proposing to establish a N. Family Club child care center consisting of 13,153 square feet of interior space (in the former Warehouse and Rhapsody Café restaurant spaces) and two outdoor play areas; one on the roof of the 833 building and one at-grade area directly to the west of the 833 building at the existing service drive. The roof-top play area will be accessible from via stairways and the existing elevator. Both play areas will be enclosed by PVC privacy fencing and in a neutral color to match the building. An eight-foot tall fence will enclose the play area on the roof and a six-foot fence will enclose the infant play area on the west elevation. The building floor plan will include ten playrooms, a kitchen, lounge, breakroom, restrooms, director’s office and storage areas. Child ages will range from 6 weeks to toddlers to pre-Kindergarten ages.

Meals and snacks will be prepared in-house and meal times with key educators are used as further opportunities for educational experiences. Lunch will be served at 11:30 AM for the younger children and at 12 PM for older children, and dinner is served at 4:00 PM. A snack bar is available throughout the day.

N Family Club will be open from 6:30 AM until 6:00 PM Mondays through Fridays. Upon full enrollment, approximately 153 children (total capacity) will be on site during peak operating hours supported by 35-40 team members resulting in a range of 1:6 team member to child ratio, after excluding clerical and other support staff. Parents will be required to walk their child into and out of the facility, sign their child in and out, and take the child directly to and from his/her classroom. No drop-offs or picks-up outside the premises will be allowed.

Exterior building modifications planned to the storefront will match the existing storefront with respect to color, style, mullion sizes, and layouts. Navy blue spandrel glass will be added to select above-ceiling level storefronts to conceal mechanicals. All new clear glazing systems will match existing glass. The petitioner is not proposing any changes to the existing landscape plan. Signage is proposed for the exterior of the building comprising of a wall sign on the building's south elevation and one blade sign on the far east side of the north elevation.

Sixty-three parking spaces are currently provided in the 833 parking lot and shared with the shopping center. With the proposed child care center plans, the service drive area on the west side of the building will be redeveloped to create a play area. New six-foot high PVC privacy fencing will be added to enclose the play area. The existing trash enclosure on the north side of the service drive will be relocated to the south end of the service drive. The petitioner has also taken the Plan Commission suggestion (from the Prefiling Conference Meeting) had have added a cross walk within the parking lot leading from the 833 building's main entrance as shown in Exhibit B of the petitioner's materials.

There will be no drop-off lane for vehicle stacking in the parking lot as parents will be required to walk their child into and out of the facility, sign their child in/out, and take the child directly to and from his/her classroom. No drop-offs or picks-up outside the premises will be allowed.

Traffic and Parking Study

The petitioners have submitted a Traffic Impact Study dated December 23, 2025 prepared by traffic consultants, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.). The purpose of the study was to examine background traffic conditions, assess the impact that the proposed facility will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed child care center at 833 Deerfield Road in the Deerfield Square Shopping Center.

KLOA conducted peak traffic period counts to determine current traffic condition within the study area. Traffic counts were performed on Tuesday, December 2, 2025 during the weekday morning peak period (7:00 AM to 9:00 AM) and weekday evening peak period (4:00 PM to 6:00 PM) at the Deerfield Road/Robert York Avenue intersection and the Robert York Avenue and Deerfield Square/site access drive intersection. Traffic count results show that the weekday morning peak hour of traffic generally occurs from 8:00 AM to 9:00 AM and the weekday evening peak hour of traffic generally occurs from 4:45 PM to 5:45 PM. The existing traffic volumes are illustrated in Figure 4 on page 7.

The directional distribution of how traffic will approach and depart the proposed day care center was based on existing travel patterns, the existing roadway characteristics, and the traffic controls surrounding the site. Figure 5 on page 9 illustrates the estimated directional distribution for the proposed day care center traffic.

The volume of traffic estimated to be generated by the proposed development is based on trip generation rates published by the Institute of Transportation Engineers (ITE) in its 12th Edition of the *Trip Generation Manual*. The anticipated total trips by the development for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are shown in Table 2 on page 10. Table 3, also on page 10 shows the trip generation comparison between the former (restaurants) use and the proposed child care facility and indicates that the proposed child care facility will have 11 percent and 15 percent less traffic during the weekday morning and weekday evening peak, respectively and 58 percent less traffic daily.

The traffic study estimated the projected parking demand of the proposed development based on the Village of Deerfield Village Code requirements (1 space/employee and 1 space/for every 10 students; 40 employee spaces + 15.3 spaces = 56 required parking spaces) and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition. Based on information published in the ITE *Parking Generation Manual*, 6th Edition, child care facilities have an estimated peak parking demand of 0.25 parking space per student. Therefore, the estimated peak parking demand will be 39 parking spaces.

The study concludes that the provided 63 parking spaces for the child care facility will meet both Village code and the ITE Parking Generation Manual.

It should also be noted that the Traffic Study specifically addressed the drop-off and pick-up operations for the proposed child care center. Most children will arrive at the facility by personal vehicle, transported by their parents or other guardians. Children will be driven to the facility, the vehicle parked, and then the children will be walked into the building. Once dropped off, the driver will return to the vehicle and leave the site. To depart, the children are assumed to be walked out of the facility by their respective parent or guardian to the parked vehicle which will then leave the site. With 63 parking spaces located to the south of the subject building and with up to 40 staff members, the traffic study indicated that there will be approximately 23 parking spaces available for drop-off and pick-up activities. Drop-off/pick-up for the child care center will occur within the vicinity of the main entrance on the south side of the 833 building.

The traffic study indicates that based on a survey of a similar facility with an enrollment of 150 children and an observed maximum of 10 children being dropped off at the same time, they estimate that the proposed facility will experience a maximum of 10 children being dropped off at the same time. Due to the ongoing nature of drop-off and pick-up activities, with the process for each vehicle taking approximately three to five minutes, the 23 available parking spaces during the peak period will provide adequate parking to accommodate both parked vehicles for staff and for drop-off/pick-up activities.

The drop-off and pick-up analysis concludes that the proposed site will adequately accommodate drop-off and pick-up activities, with the parking lot configuration minimizing conflicts and congestion on-site and any potential for traffic backups onto area roadways.

Overall, the traffic study, concluded that the proposed access system will provide flexible and efficient access to the site, traffic estimated to be generated by the proposed day care center will not have a significant impact on area roadways, the proposed 63 shared parking spaces will exceed the Village of Deerfield code and meet ITE demand and will be adequate in accommodating the projected parking

demand and the proposed child care use will generate less traffic than the previous restaurant land uses.

Vehicular Access to the Deerfield Square PUD

Access to the proposed child care facility will be provided via the existing Deerfield Square shopping center access system. Deerfield Square has two signalized access points off of Deerfield Road both east of the day care center, and one signalized access point off of Waukegan Road southeast of the facility. The existing access points to Deerfield Square will remain unchanged and consists of the following: the signalized north Deerfield Square access drive on Deerfield Road allows full movements in and out of the shopping center; Robert York Avenue at the north provides access to Deerfield Road and allows full movements in and out of the shopping center under signalized control. Robert York Avenue at the south provides access to Osterman Avenue and allows full movements in and out of the shopping center under all-way stop sign control. The signalized easternmost Deerfield Square access drive on Waukegan Road allows full movements in and out of the shopping center.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a child care center in the C-1 Village Center District as a Special Use. At the present time, a child care center is not a Permitted or Special Use in the C-1 Village Center District. If a proposed use is not listed as either a Permitted or a Special Use in a zoning district, it is not allowed. In order to allow the proposed use in the C-1 Village Center District, a text amendment would have to be made to the Zoning Ordinance for a child care center to be allowed as a Special Use in the C-1 Village Center District. The Plan Commission shall not recommend the adoption of a proposed text amendment unless it finds that the adoption of such a text amendment is in the public interest and is not solely for the interest of the applicant.

The petitioners are also seeking approval of a Special Use for the N. Family Club Child Care Center at 833 Deerfield Road. The Special Use standards are attached.

Parking

Required: The required parking for child care centers that are open to the general public is one (1) parking space for each teacher and employee, plus one (1) parking space for each ten (10) students.

Proposed: N. Family Club will have up to 40 employees and a maximum capacity of 153 students. The child care facility will require 56 parking spaces (40 spaces for N. Family Club employees + 15.3 spaces for parents/students = 56). The petitioner will provide 63 parking spaces in the parking lot to the south of the 833 building for the child care facility which will meet Village code requirements.

Signage

Signage is proposed for the exterior of the 833 Deerfield Road building comprising of a wall sign on the building's south elevation and one, double faced blade sign on the far east side of the north elevation. Deerfield Square has an approved sign criteria for the entire development. The signage for this building complies with the Zoning Ordinance and the Deerfield Square sign criteria. The petitioner will have to meet with the Appearance Review Commission for approval of the signage.

Fire Department Approval

The petitioner has obtained approval from the Deerfield-Bannockburn Fire District for the proposed changes to the site plan and specifically the elimination of the 833 building west service drive and there were no objections provided that the at-grade play area is ADA compliant and meets OFSM (Office of the State Fire Marshal) standards for child care facilities.

Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall signs and any other exterior changes to the building and site. The petitioner is scheduled to meet with the ARC on Monday, January 26, 2026.

CONCLUSIONS

Request for Approval of a Text Amendment to the C-1 Village Center District to Allow a Child Care Center as a Special Use

The Plan Commission is not in favor of allowing a Text Amendment to the C-1 Village Center district to allow a child care center to be a Special Use. The Plan Commission finds that the proposed use as a child care center is not an appropriate use for the C-1 Village Center District. The Plan Commission finds the use is not in the public interest to allow a child care center in the C-1 Village Center zoning district. The Plan Commission finds it will not be a benefit to allow a child care facility in the C-1 Village Center zoning district, which is shown as red on the Deerfield zoning map. The Plan Commission finds that there are other zoning districts in the Village that are more appropriate for a child care center use. A child care center is currently allowed in the C-2 Outlying Commercial District and the I-1 Office, Research, and Restricted Industrial District as a Special Use.

Special Use for Proposed Child Care Center in the C-1 Village Center District

Compatible with Existing Development

The Plan Commission finds that the proposed child care center will not be compatible with existing development and will impede the orderly development and improvement of surrounding properties. The Plan Commission finds that the proposed use will not be an amenity to the shopping center being in close proximity to the train line which brings concerns with air and noise pollution. They find the child care center is not a good use for the property and will not be compatible with the existing development in the area. The Plan Commission finds the child care center will have an adverse impact on surrounding properties. The Plan Commission finds the rooftop play area may be a detriment to the adjacent roadway network due to safety concerns, such as children throwing objects down onto the roadway below.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the proposed child care center use, but they find that the property is not suitable for the proposed use and will create a negative impact on surrounding properties.

Traffic

The Plan Commission finds that the traffic generated by the proposed use during daily morning and evening peak periods will have an adverse impact on traffic on the property and create safety concerns for children and their caregivers during drop off and pick up. The Plan Commission finds the rooftop play area will be a detriment to the surrounding properties bringing about safety concerns for children and the adjacent roadway network. The petitioner proposed to install a crosswalk from the main entrance to the main parking island at the suggestion of the Plan Commission, but the benefit of the new crosswalk did not outweigh the safety concerns of the Plan Commission.

Parking and Access

The Plan Commission reviewed the parking study prepared by the petitioner and finds the parking currently works well on the property as different uses have different peak hour demands. The petitioner's parking study indicates that adequate parking will be available throughout the day on the subject property for the proposed business. The Plan Commission was not convinced there is adequate parking for the proposed child care center during the daily morning and evening peak drop off and pick up periods and with the large number of child care center employees. The Plan Commission finds that the proposed use is not appropriate for subject property. The petitioners indicated that there is flexibility to have employees of the child care center park in a different parking lots in the shopping center if parking becomes a problem in the immediate subject area.

The existing vehicular access point to and from this development on Deerfield Road will not be changed for the proposed child care center.

Effect on Neighborhood

The Plan Commission finds the proposed child care center use will be significantly detrimental to the health, safety, or welfare of the public and injurious to the other property or improvements in the neighborhood and may diminish or impair property values in the surrounding area. The Plan Commission finds the proposed use will have an adverse impact on surrounding properties. The Plan Commission finds that the proposed child care center is not a good use for this vacant space, will not be an asset to the shopping center and the Village, and is not a desirable service business to have at this location.

Adequate Facilities

Adequate facilities (utilities, access roads) will be provided on the subject property, but the Plan Commission finds that the proposed use is not appropriate at this location.

Adequate Buffering

The Plan Commission believes that the existing buffering on the subject property is adequate.

Not Injurious to the Character of the C-1 Village Center District as a Retail Center

The Plan Commission finds the proposed child care center would be injurious to the character of the C-1 Village Center District as a retail center, is not a good fit at this location, and does not create or support a pedestrian shopping environment in the C-1 Village Center District and does not support the existing shopping synergy in Deerfield Square. The Plan Commission finds the use is not a good fit in this location. The proposed use does not contribute to pedestrian shopping activity. Deerfield Square currently benefits from a complementary mix of retail and related uses that work together to create a strong and vibrant shopping center. The proposed use would not add to that synergy and reduce opportunities for visually engaging storefronts that draw customers into Deerfield Square.

Public Comments from Other Day Care Operators

At the hearing, several day care operators with existing locations in the Village provided testimony about the impact that the applicant's business may have on their businesses due to the current demand for day care services and their ability to compete for a limited pool of day care employees. The Plan Commission determines that these concerns are not relevant to the standards in the Code and the effects of increased competition in the marketplace are not considered in making this recommendation.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Text Amendment to the Zoning Ordinance for a child care center as a Special Use in the C-1 Village Center District, be approved.

Ayes: (3) Crist, Schulman, Bromberg

Nays: (4) Keefe, Lubezny, Rauen, Stolman

Motion Fails.

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Text Amendment to the Zoning Ordinance for a child care center as a Special Use in the C-1 Village Center District, be denied.

Ayes: (4) Keefe, Lubezny, Rauen, Stolman

Nays: (3) Crist, Schulman, Bromberg

Motion Passes.

Accordingly, it is the recommendation of the Plan Commission that the request for approval of a Special Use for the proposed child care center for N. Family Club to be located at 833 Deerfield Road in the Deerfield Square Shopping Center, be denied.

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

Nays: (2) Crist, Bromberg

Motion Passes.

Respectfully submitted,

Al Bromberg, Chair

Deerfield Plan Commission