

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: February 17, 2023

RE: RE: Prefiling Conference on Request for Approval of an Annexation, Rezoning, a Special Use for a Preliminary and Final Development Plan for an Industrial Planned Unit Development for Two Industrial Buildings; a Concept Plan for a Recreation Center/Field House, and Any Necessary Exceptions for the 101-Acre Property Located at 1 Baxter Parkway (located to the north of Horizon Therapeutics, and south of Parkway North Center on Saunders Road)

The purpose of a prefiling conference is to provide the applicant with input, direction, and feedback on their proposal prior to the public hearing.

Subject Property

The subject property consists of the 101 acre Baxter Headquarters property at 1 Baxter Parkway developed in the early 1970's and currently improved with a series of office buildings totaling just over 645,000 square feet. The subject property is located in unincorporated Lake County. The parcel is zoned partially G.O. (General Office) at the perimeter on the north and west, and L.I. (Limited Industrial) at the central portion of the property. The property is subject to a boundary agreement with Northbrook that allows Deerfield to annex the subject property.

Surrounding Land Use and Zoning

North: Parkway North Center office park, zoned I-1 Office, Research, and Restricted Industrial District in the Village of Deerfield

South: Horizon Therapeutics campus, zoned I-1 Office, Research, and Restricted Industrial District in the Village of Deerfield

East: Illinois Tri-State Tollway

West (across Saunders Road): Village of Riverwoods – Thorngate Subdivision, single family homes, R-1 PUD; 3 office buildings, O & RC Office & Research Compatible; Center for Holistic Medicine, Center for Enriched Living, R-1 Residential; Discover Financial Services, O & R-1

Proposed Plan

Bridge Industrial

Bridge Industrial is the contract purchaser of the 1 Baxter Parkway property which is located in unincorporated Lake County. Bridge is proposing to have the property annexed into the Village of Deerfield and the site would be developed for industrial and recreational use.

The petitioner is proposing to demolish existing structures and redevelop the property with three buildings. The proposed plan includes an 896,522 square foot, speculative, multi-tenant industrial building (186 exterior docks and 396 car parking spaces); a 228,369 square foot, speculative, multi-tenant, industrial building (50 exterior docks and 256 car parking spaces); and a 156,600 square foot recreational facility (287 parking spaces). The two industrial buildings would be able to accommodate a variety of uses including warehouse, distribution, assembly, and light manufacturing. The configuration of the 2 industrial buildings face inward to conceal the truck docks, and the building bump outs on the ends of the industrial buildings are done to help screen the building truck docks. The petitioner's material indicates that the industrial buildings would be available for use 24 hours a day, seven days a week, but that these type of buildings have minimal overnight usage. The nearest proposed industrial building on the site is located approximately 900 feet to Saunders Road. The petitioner has provided a visual representation of the line of sight from Saunders Road, from Hawthorne

Lane (to the north), and from Horizon Way (to the south) in their submitted materials.

The petitioners have designed the proposed landscaping around the perimeter of the property to buffer sight lines from the buildings. The proposed landscaping along Saunders Road will consist of an existing natural wooded and wetland area with walking path and a mixture of evergreen, shade trees on landscaped berms with prairie grasses. The proposed stormwater detention facilities basins throughout the property will have native plantings. Shade trees and planting will be in the parking lot islands and on the property's perimeter.

Deerfield Park District

The Deerfield Park District has expressed a high level of interest in leasing the recreational facility, which has been designed to meet their programming needs. The conceptual recreational facility is proposed with a full-size indoor soccer field, an indoor youth baseball field and 6 outdoor pickleball courts. The recreational facility would be designed such that it could be converted to industrial use if the recreational facility does not materialize.

Vehicular Access

Access to the subject property is from the existing access point on Saunders Road, and an existing access point on Hawthorne Lane. On Saunders Road, there is an existing signalized intersection at Baxter Parkway. The other access point along Saunders Road is via Hawthorne Lane, which is under stop sign control at its intersection with Saunders Road. Hawthorne Lane also provides access to the Village underground water reservoir and a communications tower near the Tollway. Hawthorne Lane is a Village of Deerfield right-of-way while Saunders Road is under the jurisdiction of Lake County Highway Department.

Traffic Study

The petitioners conducted a Traffic Impact Statement dated, February 9, 2023 for the proposed development. The purpose of the evaluation is to determine the impact of the traffic generated by the proposed development on the area roadway system and the adequacy of the proposed access.

Table 1 on page 4 shows the estimated vehicle trip generation for the weekday morning (7:45AM -8:45AM) peak hours and evening (4:30PM-5:30PM) peak hours as well as daily traffic. The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). The Warehousing (Land-Use Code 150) rate was used for the proposed warehouse/distribution buildings while Soccer Complex (Land-Use Code 488) was used for the indoor sports complex. Table 2 on page 4 compares the amount of traffic generated by Baxter office building at full occupancy with the trips estimated for the proposed industrial buildings and the indoor sports complex. The amount of traffic generated by Baxter at full occupancy was estimated utilizing trip rates published by ITE for Corporate Headquarters Building (Land-Use Code 714). Table 2 of the petitioner's materials shows that Baxter, at full occupancy generates approximately four to five times more trips during the peak hours and approximately twice the amount of traffic on a daily basis than the proposed uses. The petitioner's analysis concludes that the reduction in the number of trips will result in a significantly lower traffic impact on the area roadways, allowing for additional reserve capacity at the impacted intersections to accommodate future increases in traffic resulting from regional growth and/or other potential developments in the area.

The traffic evaluation analyzed the main access road to the warehouse/distribution buildings; the existing signalized intersection of Baxter Parkway with Saunders Road; and secondary access which is the unsignalized intersection of Hawthorne Lane with Saunders Road, and concluded that both access points will be adequate in accommodating traffic entering and exiting the

site. It should be noted that Hawthorne Lane at Saunders Road is the main access to the indoor sports complex. The study recommends that truck traffic be restricted from using Hawthorne Lane and signage and internal design features should be provided to enforce the restriction.

Table A in the Appendix summarizes the hourly truck trip generation for the proposed warehouse/distribution buildings based on ITE rates. The petitioner's study indicates that given the type of potential tenants that are anticipated to occupy the proposed buildings, the anticipated truck traffic will be lower than shown in Table A. The amount of trucks on an hourly basis, as indicated in Table A, are estimated at a maximum of 69 trucks occurring at 11:00 A.M., which is outside the roadway system's peak traffic hours. This volume of truck traffic can be accommodated by the area roadway system including the signalized access off Saunders Road. The study recommends that in order to ensure that the impact of truck traffic is minimized on Deerfield Road, all trucks should be restricted to travel to and from the site by utilizing Lake Cook Road and its interchange with I-294. The petitioner's study recommends that signage should be provided at the access road directing truck traffic to the south and tenants should direct all inbound trucks to arrive from the south on Saunders Road. Also all truck traffic should be prohibited from using Hawthorne Lane to access the site.

Comprehensive Plan

The Village's Comprehensive Plan designates the subject property as a priority annexation area. The 101-acre site is currently located in unincorporated Lake County and is zoned Light Industrial (LI) and General Office (GO).

The following sections of the Village's Comprehensive Plan are attached:

- Section 3.2 Future Land Use including Figure 3.1: Future Land Use Map and Future Development/Redevelopment Management; and Unincorporated Areas Within Deerfield's Planning Jurisdiction; and Annexation including Figure 3.2: Annexation Policy Plan

The Comprehensive Plan will need to be amended to change Figure 3.1 Future Land Use Map from Office to Industrial.

Boundary Agreement with Riverwoods

In 1985, the Villages of Deerfield and Riverwoods entered into a boundary agreement with Saunders Road as the boundary line between the communities. No use restrictions were put into this agreement. The duration of the agreement was 40 years.

Boundary Agreement with Northbrook

In order for the subject property to be developed in Deerfield, the corridor/boundary agreement with Northbrook will have to be amended. Currently, the boundary agreement does not allow industrial, it only allows the property to be developed with offices of the height, type, and intensity of that which exists on the property. The boundary agreement with Northbrook will need to be amended in order to allow the proposed industrial development on the property. The changes to the boundary agreement are in the purview of the Board of Trustees.

Background – Summary of Lake-Cook Road Corridor (Boundary) Agreement Between Northbrook and Deerfield

In 1995, the Village of Deerfield and Village of Northbrook entered into a Corridor Agreement which dealt with future annexation of the unincorporated areas along Lake Cook Road. A total of 8 properties were involved in the Corridor/Boundary Agreement between Northbrook and Deerfield and the term of the agreement was 50 years. The boundary agreement has been amended 3 times since 1995.

In 2002, the Boundary/Corridor Agreement was amended at the request of Northbrook to allow for changes to the principal uses for the LaSalle and

Surrounding Parcels to allow a hotel and restaurants, and changes to the maximum height, and floor area ratio.

In 2005, the Corridor Agreement was amended at the request of Deerfield to allow for changes to the principal uses on the Baxter South (Takeda) parcel to allow a day care center and product packaging within enclosed buildings, and changes to the maximum height, and floor area ratio.

In 2012, Deerfield requested the boundary agreement be amended to remove a property developed with a restaurant at 350 Waukegan Road from the boundary agreement in order to allow that property to be developed with a medical building (currently Northwestern Medical). Also, in 2012, Deerfield and Northbrook agreed to remove a few properties from the boundary agreement because these areas were annexed into either Deerfield or Northbrook and the properties were nearly fully developed and the character of these areas was clearly established. The properties that remain in the boundary agreement are properties that haven't been annexed into either community. The Baxter North Parcel (Baxter headquarters property) remains in the boundary agreement and Deerfield can annex the property according to the boundary agreement. The property to the south (Horizon, formerly Takeda) has been annexed by Deerfield, and is referred as the Baxter South parcel. Baxter South was one of the properties removed from the boundary agreement in 2012.

Zoning Actions Requested

The petitioner will be requesting the following:

1. Annexation of 101 acres of property currently known as the Baxter property location at 1 Baxter Parkway to the Village of Deerfield.
2. A rezoning of the property from R-1 Single Family Residential District to the I-2 Limited Industrial District. The Zoning Ordinance requires that all properties that are annexed into the Village are automatically zoned R-1 Single Family District, the Village's most restrictive zoning district. The

petitioners will need to rezone the property to I-2 Limited Industrial District, the most appropriate district for the proposed development. Attached are the rezoning standards. The regulations in the I-2 Limited Industrial District are available online (see Article 6.02 I-2 Limited Industrial District).

3. Approval of Text Amendments to the I-2 Limited Industrial District to allow this development in the I-2 District. The proposed Text Amendment is to allow a warehouse and distribution facility in the I-2 District. Currently, a distribution facility with a motor freight terminal isn't allowed in the I-2 Limited Industrial District. The proposed Text Amendment to the I-2 district will allow the proposed use at this location. (See Article 12.08 in the Zoning Ordinance)
4. Approval of a Special Use for an Industrial Planned Unit Development.
5. Approval of a combined Preliminary Development Plan and Final Development Plan for the industrial portion of the proposed Industrial Planned Unit Development as depicted in the petitioner's plan.
6. Approval of a concept plan for a recreational facility for indoor soccer and baseball and outside pickleball courts. The petitioner will have to come back to the Village for approval of specific development plans for the future recreation facility.
7. Approval of the following the necessary exceptions from the Deerfield Zoning Ordinance requirements for an Industrial Planned Unit Development:
 - a. A building height of up to 48 feet 6 inches feet from the maximum height of 35 feet in the I-2 Limited Industrial District.
 - b. An exception to the perimeter setbacks of the development to allow 10 feet 3 inches in lieu of 25 feet on the south (side yard setback).
 - c. An exception to the perimeter setbacks of the development to allow 31 feet 6 inches in lieu of the 100 feet on the north (corner side yard setback).
 - c. The development may require a parking exception. See Parking Section for more information.

Zoning Conformance for an Industrial Planned Unit Development

The property will need to be developed as a Planned Unit Development (PUD). The petitioners will be seeking approval of an Industrial Planned Unit Development (PUD). Attached are the PUD standards.

Text Amendment to the Zoning Ordinance

A Text Amendment is needed to the Zoning Ordinance to allow the petitioner's proposed use in the I-2 Limited Industrial District as the current regulations for warehouse and distribution facilities are restricted so to prohibit motor freight terminals. The Text Amendment for the proposed use will be written so it applies to a larger property (over 75 acres) adjacent to the Tri-State Tollway as the 3 smaller properties in the existing 1-2 Limited Industrial District in the area between Waukegan Road and Pfingsten Road are not appropriate for a large distribution facility.

Proposed Text Amendment to the I-2 District, 6.02-B Permitted Uses:

Warehousing and distribution operations which involve motor truck terminal operations provided such use is developed as part of an Industrial Planned Unit Development, and the Industrial Plan Unit Development on which the use is located shall be a minimum of seventy-five (75) acres in size and is located adjacent to the Tri-State Tollway.

The standard for a Text Amendment is that it must be in the public interest and not solely for the interest of the applicant.

Industrial PUD Requirements:

Minimum size of site:

Allowed: 5 acres

Proposed: 101 acres

Minimum lot area:

Allowed: 2 acres

Proposed: Petitioner's are proposing to resubdivide the property. More information will be available at the Public Hearing.

Minimum lot width

Allowed: 75 feet

Proposed: Exceeds requirement. Measurement information needed for the Public Hearing.

Minimum Setbacks:

Perimeter Setbacks

Allowed: The minimum yard requirements of the underlying district are applicable only to the exterior boundaries of the Industrial PUD (in the I-2 District, the minimum front yard setback and corner side yard setbacks are 100 feet, the side and rear yards require a minimum of 25 feet). The perimeter setback shall be kept free of buildings, structures, and parking and shall be maintained in landscaping.

Front yard (west, Saunders Road):

Required: 100 feet

Proposed: Exceeds requirement. Measurement information needed for the Public Hearing.

Corner side yard (north, Hawthorne Lane):

Required: 100 feet

Proposed: 31 feet 6 inches to Recreation Parking Lot, and 48 feet 3 inches to the East/West Drive Aisle North of Building C – Exception Needed

Side yard (south, Horizon Way):

Required: 25 feet

Proposed: 10 feet 3 inches to East/West Drive Aisle - Exception Needed

Rear yard (east, Tollway):

Required: 25 feet

Proposed: Exceeds requirement. Measurement information needed for the Public Hearing.

Between Buildings

Allowed: The setback between buildings and structures within the site shall take due consideration of public safety especially with regard to fire hazards, traffic sight lines and access for emergency equipment.

Proposed: The Deerfield-Bannockburn Fire Protection District will have to approved the proposed site plan for emergency vehicle accessibility.

Usable Open Space

Allowed: Not less than 10 percent of the gross area of an Industrial Planned Unit Development shall be devoted to usable open space. The Zoning Ordinance defines usable open space as an area of land or water or combination of land and water which may include complementary structures and improvements within the site, excluding space devoted to parking, designed and intended for common use and enjoyment.

Proposed: Exceeds requirement. Measurement information needed for the Public Hearing.

Maximum Lot Coverage

Allowed: The total ground area occupied by all principal and accessory buildings shall not exceed forty (40) percent of the gross surface area of the site.

Proposed: Less than 40%

Maximum Building Height

Allowed: The maximum building height allowed in the I-2 District is thirty-five (35) feet to the top of a flat roof (the roof deck) plus the mechanical appurtenances, elevator bulkheads, parapet walls, energy collecting devices, roof gardens and skylights which may exceed the maximum building height by not more than 12 feet.

Proposed: The industrial buildings range in height from 44 feet 8 inches to 49 feet 6 inches from grade to the top of the building. The petitioner is seeking a height exception for the proposed industrial buildings.

The conceptual Park District recreation center is shown at 55 feet in height on the line of sight drawings.

Parking

Industrial Parking Required:

The Zoning Ordinance requires warehousing to provide two parking spaces for every three employees, or one parking space for every 900 square feet of gross floor area, whichever is greater, plus one parking space for each vehicle used in the conduct of the business. The required number of parking spaces if both industrial buildings were occupied by a warehouse user would be 1,250 parking spaces (1,124,891 square feet/900 square feet = 1,249.88 or 1,250 parking spaces). It should be noted that the required parking calculation based on the

number of employees is not used because the number of employees is not known as the tenants are not known at this time.

The Zoning Ordinance requires a manufacturing facility to provide two parking spaces for every three employees, or one parking space for every 600 square feet of gross floor area, whichever is greater, plus one appropriately sized parking space for each vehicle used in the conduct of the business. The required number of parking spaces if both buildings were occupied by a manufacturing user would be 1,875 parking spaces (1,124,891 square feet/600 square feet = 1,874.82 or 1,875 parking spaces). It should be noted that the required parking calculation based on the number of employees is not used because the number of employees is not known as the tenants are not known at this time.

The Deerfield Zoning Ordinance does not define warehousing, manufacturing or distribution centers. Staff believes that the buildings that are being proposed is not a typical warehouse in which goods are stored for long periods of time (3-6 months or more), but more of a hybrid between a warehouse/distribution center and motor freight terminal in which goods are stored with a shorter turnaround time before the goods are distributed. This model allows for greater efficiency of the use of space and increased volume of goods. The Deerfield Zoning Ordinance defines a motor freight terminal as “a building or area in which freight brought by motor truck is received, assembled or stored and dispatched for routing by motor truck which may include motor truck storage”.

The Deerfield Zoning Ordinance does not have a specific parking requirement for a distribution facility or a motor freight terminal and therefore Staff surveyed parking requirements from surrounding communities for distribution centers and motor freight terminals. We have also included the parking calculation from the Institute of Traffic Engineers ITE Manual for a Warehouse, Land-Use Code 150 (Per the petitioner’s traffic consultant, Warehouse is the industrial use used in the ITE Manual). The findings of the survey are illustrated on the following page.

Survey of Industrial Use Parking Requirements				
	Warehousing	Manufacturing	Distribution	Freight Terminal
Buffalo Grove	Not Defined	2 spaces per every 3 employees Employee Data Not Available	Not Defined	Not Defined
Glenview	1 parking space for every 2 employees. Employee Data Not Available	1 parking space for every employee. Employee Data Not Available	Not Defined	1 parking space for every 2 employees, plus 1 parking space for each vehicle maintained on the premises. Employee Data Not Available
Highland Park	0.5 space per 1,000 square feet gross floor area plus any required spaces for offices, sales, etc. (563 spaces)	2 spaces per 1,000 square feet gross floor area plus any required spaces for offices, sales, etc. (2,250 spaces)	Not Defined	Determined by Zoning Administrator
Lake Bluff	1 parking space for each 1,000 square feet of the total floor area of the building(s), or one space per officer, employee, director, and user, whichever is greater; provided further, that said ratio shall be 1 parking space per 600 square feet for office areas in warehouses serving the particular warehouse. (1,125 spaces + office)	1 parking space for every 600 square feet of the total floor area of the building(s) buildings erected on the lot. (1,875 spaces)	Not Defined	Not Defined
Lake Forest	1 for each employee Employee Data Not Available	Not Defined	Not Defined	Not Defined
Libertyville	1 for each 1,000 square feet of floor area up to 20,000 square feet plus 1 for each 2,000 square feet of floor area in excess of 20,000 square feet up to 40,000 square feet plus 1 for each 4,000 square feet of floor area in excess of 40,000 square feet. (302 spaces)	Not Defined	Not Defined	Not Defined
Northbrook	1 parking space for every 900 square feet of floor area (1250 spaces)	1 parking space for every 600 square feet of floor area (1,875 spaces)	Not Defined	Not Defined
ITE Manual	0.39 spaces per 1,000 square feet of floor area. (439 spaces)	Not Defined	Not Defined	Not Defined
Deerfield	1,250 spaces	1,875 spaces	Not Defined	Not Defined

() = Required parking based on Petitioner's 2 industrial buildings with a total of 1,124,891 square feet.

There is no definitive answer on the parking requirements gathered from this survey, but the parking requirement will depend on a number of factors, such as the size and type of industrial building (and how it is anticipated to be used), and the number of employees. The petitioner has found that tenants who need more employee parking can reconfigure the site to increase parking by reducing the number of exterior docks and truck trailer positions on the site.

Article 8.02-E of the Deerfield Zoning Ordinance notes that parking requirements for land uses that are not listed shall be recommended by the Plan Commission and approved by the Village Board. Staff believes that the Plan Commission should obtain feedback from the petitioner on the anticipated uses for the proposed buildings at this location to determine what the parking requirements they want to use.

Recreational Parking Requirement:

The parking requirement for a recreational use is 1 parking space for each 3 patrons based on the design capacity of the facility in terms of the largest number of patrons on the premises at one time.

Provided Parking

Proposed:

- 939 car parking spaces (652 car parking spaces for the 2 industrial buildings and 287 spaces for the proposed recreational facility)
- 236 exterior truck dock spaces (shown on site plan)
- 283 truck trailer parking spaces/positions (shown on site plan)

When the Deerfield's warehouse and manufacturing parking requirement is used for the industrial buildings and the recreational parking requirement is used for the recreational building, a parking exception would be needed.

Size of Parking Stalls and Aisle Width

Required: Perpendicular parking spaces must be a minimum of 9 feet wide by 19 feet in length. A minimum aisle width of 24 feet is also required.

Proposed: The petitioner's site plan shows this requirement is met.

Size of Parking Stalls and Aisle Width

Required: Perpendicular parking spaces must be a minimum of 9 feet wide by 19 feet in length. A minimum aisle width of 24 feet is also required.

Proposed: The petitioner's site plan shows this requirement is met.

Signage

Article 9.02-E of the Deerfield Zoning Ordinance are the sign regulations for an I-2 PUD. Also, directional signs are also allowed at under 2 square feet and non-illuminated.

Ground Sign

Permitted: Not more than one ground sign is permitted for each frontage. Where a PUD has a frontage on a public street or right-of-way in excess of five hundred (500) feet, one additional ground sign shall be permitted on that frontage. Such signs shall contain only the name of the building or the name of the development. Said sign may include the address of the development. The maximum surface area for a ground sign shall not exceed 45 square feet for each sign face nor exceed an aggregate surface of 90 square feet. Such signs shall not have more than two exposed face.

Proposed: The sign plan also indicates a stone and precast base with illuminated channel letter on an aluminum face. The double faced ground sign of

approximately 79 square feet (17.3 foot long x 4.52 foot tall) for each sign face and a total of 158 square feet on a 13 inch stone base. The petitioners have indicated that individual tenants will not be listed on the ground sign to avoid clutter. The proposed ground sign will require an exception from the Zoning Ordinance.

Wall Signs

Number:

Permitted: Limited to one sign for each wall which fronts on a street, right-of-way, easement for access or parking. Said sign shall only contain the name of the building, or the name of tenant, or the name of the development. Such signage may include a logo.

Proposed: The petitioner has submitted a sign plan consisting a 19.32 square foot (9.66 feet long x 2.00 feet tall) wall sign in the upper left hand corner of the west elevation for proposed Building B, and a 19.32 square foot (9.66 feet long x 2.00 feet tall) wall sign in the upper right hand corner of the west elevation for proposed Building C. The plan indicates a placeholder for the numerical address of the building. The petitioner is not proposing individual tenant wall signs. If future tenants desire wall signage, they can request this in the future.

Area:

Permitted: The maximum surface area shall not exceed one percent (1%) of the gross surface area of the wall to which it is affixed, or 100 square feet, whichever is *lesser*. (Note: The sign is measured by placing a box around all of the sign elements as required by the Zoning Ordinance)

Proposed: The proposed wall sign for each building meets the requirement.

Location:

Permitted: Wall signs may be located on any principal building fronting on a street, right-of-way, easement for access, or parking area.

Proposed: On the west wall of each industrial building facing a parking area.

Height:

Permitted: Wall signs shall not be located higher than the parapet line (roof deck) of the roof of the building.

Proposed: Clarification of the roof deck of the roof of the building is needed from the petitioner.

Landscape Plan

As part of a preliminary development plan, the petitioners are required to provide a landscaping plan for the subject property. The petitioners have designed their proposed landscaping around the perimeter of the property to buffer sight lines from the buildings. The proposed landscaping along Saunders Road will complement the existing natural wooded and wetland area with a mixture of evergreen, shade trees on landscaped berms with prairie grasses. Native plantings are proposed for the stormwater detention facilities basins throughout the property. Shade trees and planting will be in the parking lot islands and on the property's perimeter. The petitioner is currently conducting a tree survey that will be ready for the Public Hearing and expects to meet the Village Tree Ordinance.

Loading

For a Planned Unit Development, the Plan Commission can recommend loading berths adequate in number and size to serve the proposed use. The petitioner's

plans indicate a total of 236 exterior truck loading docks for the industrial buildings.

Trash Areas

The Zoning Ordinance requires that all refuse containers be fully enclosed by a screening fence or landscaped screening of a height sufficient to screen the containers from view from adjoining properties and public or private ways.

The trash areas are not indicated on the petitioner's plans. Further clarification on trash locations will be needed for the Public Hearing. Any exterior trash areas would need to be fully screened.

Subdivision

If the petitioners are proposing to subdivide the property into separate lots and they will need to submit a plat of subdivision for the property.

Preliminary Engineering

The petitioner's plans showing the proposed method of storm water management. In developing the site, the petitioner will have to meet all of the Lake County Storm Water Management Watershed Development Ordinance (WDO) requirements. . The petitioner has been in discussion with the Village Engineers on the proposed stormwater management and utilities. All other utilities (electrical/power lines, telephone lines,) will be located underground

Lighting/Photometrics Plan

The petitioners will need to submit a lighting plan for the Public Hearing showing the size of the light poles and the lighting output and no lighting spillover beyond the property line is allowed,

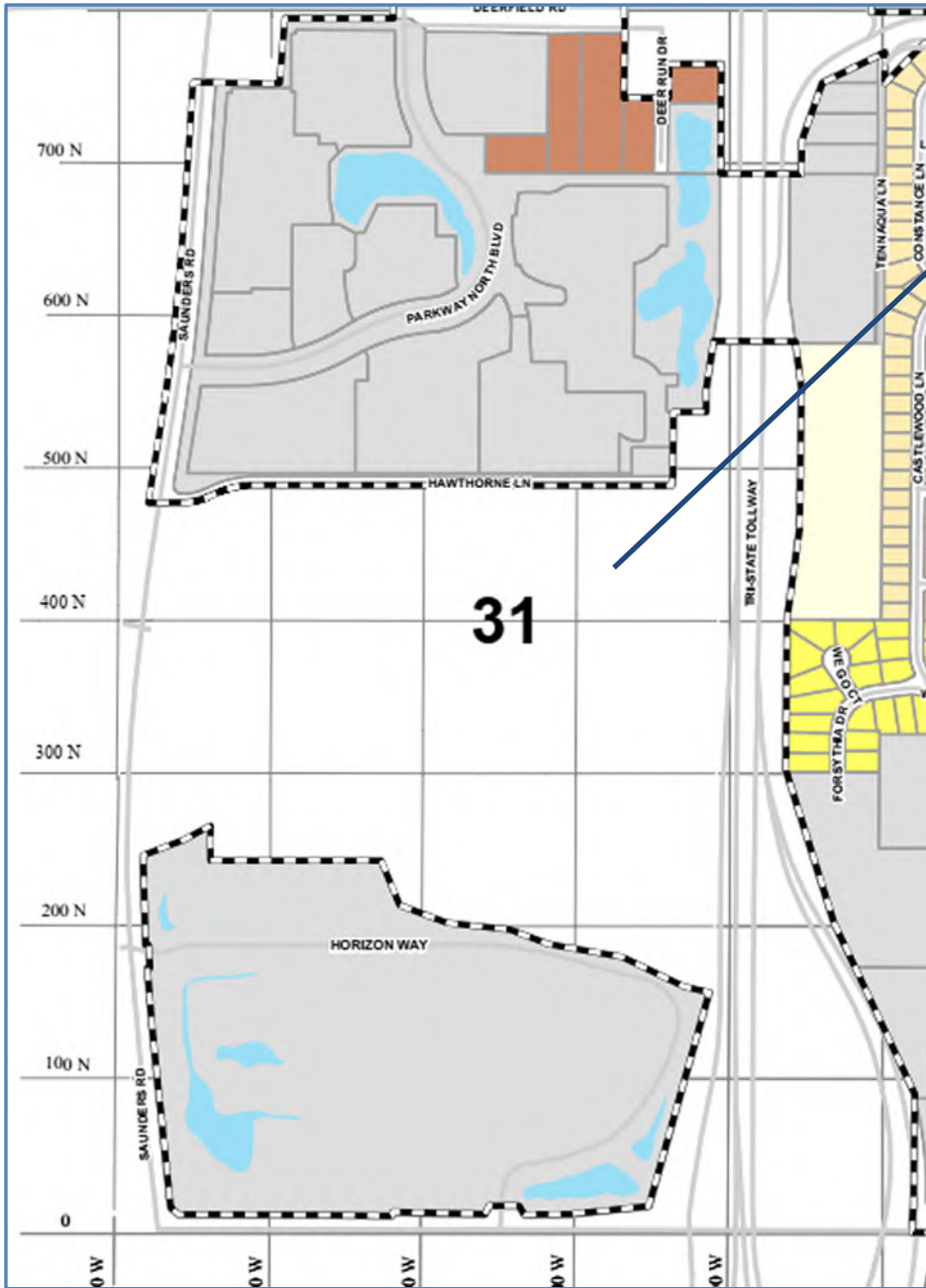
Screening of HVAC equipment

The petitioner's plan indicates that the rooftop HVAC equipment /mechanicals will need to be screened with screened walls from view.












Submittals

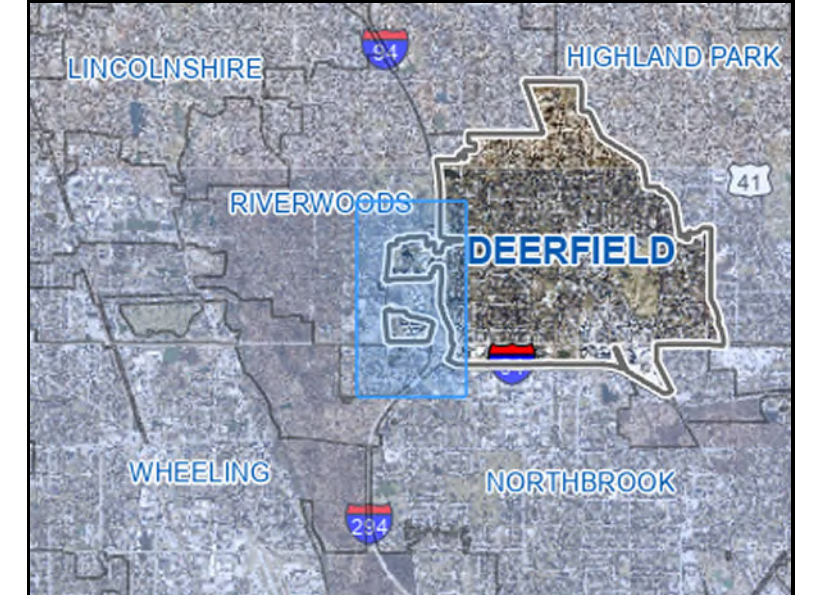
Staff has provided the petitioner a list of submittals for this project, see attached.

Village of Deerfield 2022 Zoning Ordinance Map

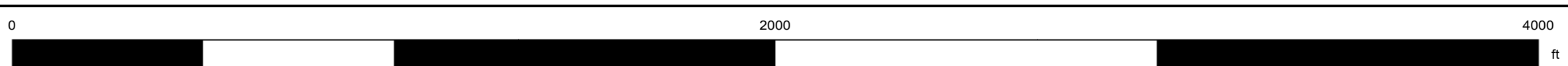
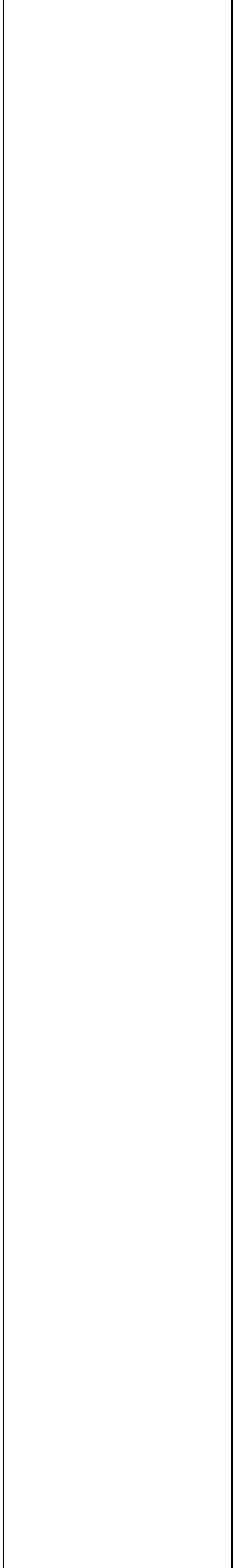


Subject Property

	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
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



Legend



Print Date: 2/17/2023

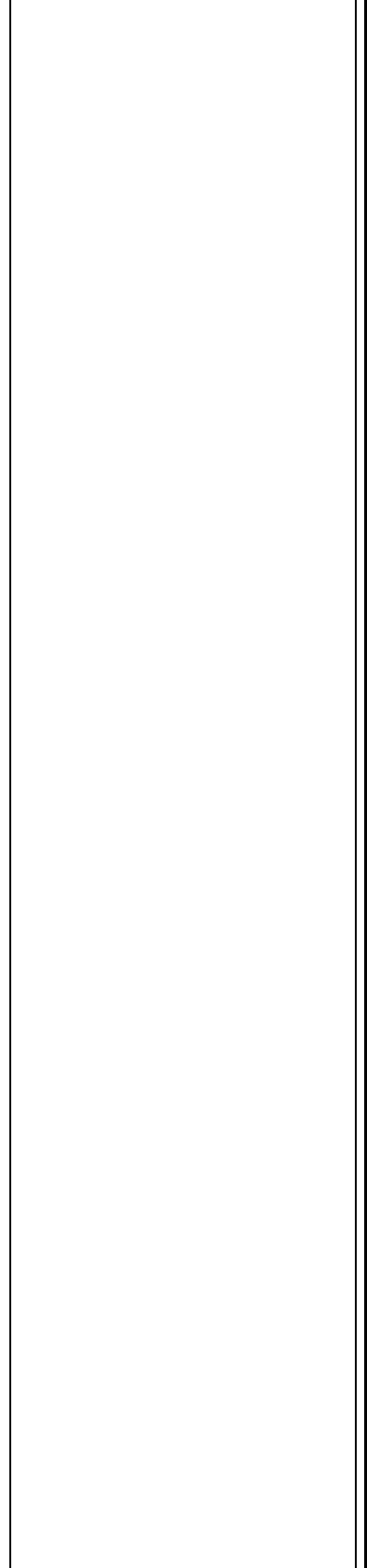
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Notes





Legend



Notes

0 1000 2000 ft

Print Date: 2/17/2023

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COMPREHENSIVE PLAN

3.2 Future Land Use Policy Plan

- Figure 3.1 Future Land Use Map
- Unincorporated Areas Within Deerfield's Planning Jurisdiction
- Annexation
- Figure 3.2 Annexation Policy Plan

VISION STATEMENT	Deerfield strives to be a community with pride in its past and an eye toward thoughtful evolution.
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3.2 FUTURE LAND USE

Deerfield’s pattern of land use is not expected to change significantly over the next 20 to 25 years. A comparison of *Figure 3.1: Future Land Use Plan* and *Figure 2.1: Existing Land Use Map* shows only a few instances where change is anticipated. For the most part, such change involves new development on the few remaining vacant parcels, and accommodating anticipated future expansion of parks and other public uses.

FUTURE DEVELOPMENT/REDEVELOPMENT MANAGEMENT

It is important to anticipate the future needs of the Village and its residents. Periodically, the Village should review all long-range projections as well as current trends. Those reviews should be used as the basis for formulating plans for meeting anticipated needs and for reviewing development and redevelopment proposals.

There are very few parcels of land within Deerfield or within Deerfield’s Planning Jurisdiction that are undeveloped. Most of those parcels have previously received approval from the Village for some type of development but the development has not as yet taken place. In some cases that approved development may not be as desirable as it once was from the Village’s or the property owner’s viewpoint. Opportunities to consider and evaluate alternative developments for such undeveloped parcels should be undertaken with care. Proposals for the redevelopment of areas of the Village that have reached the stage in their economic lives where their redevelopment is possible should not adversely impact the surrounding areas and the Village as a whole.

The Village should be continually seeking to maintain a safe, livable, and beautiful environment. As development and redevelopment proposals are presented to the Village, they should be critically evaluated.



Deerfield Comprehensive Plan

FUTURE LAND USE CATEGORIES

(MAP INDICATES UPDATES THROUGH JANUARY 20, 2021)

-  Single-Family Residential - Areas that contain or are appropriate for single-family residential development.
-  Two-Family Residential - Areas intended to accommodate a mix of single-family and two-family development.
-  Multi-Family Residential - Areas that contain townhouse developments, condominiums or other large multi-family buildings.
-  Retail Services - Areas intended to accommodate consumer-oriented retail services and commercial uses. Within the Village Center this land use category may include mixed-use developments with residential above the ground floor. Within the C-2 Outlying Commercial District, for a commercial planned unit development over 40 acres in size, this land use category may include multiple-family rental apartments and townhomes.
-  Hotel - An establishment that provides lodging and services for travelers and other paying guests.
-  Office/Research - Areas intended to accommodate various types of office uses.
-  Light Industrial - A wide variety of employment-oriented land uses are included under this land use category such as: light manufacturing uses, warehousing, distribution, data processing/telecommunications and related office uses.
-  Public - This category identifies the major public uses including schools, Village facilities, library, and post office.
-  Institutional - Identifies quasi-public facilities in the Village, including private schools and places of worship.
-  Transportation/Parking/Utilities - This land use category includes commuter rail facilities, commuter parking and utilities.
-  Open Space - Both public and private open space is included in this land use category. Major land owners include the Village, the Deerfield Park District and

VILLAGE CENTER

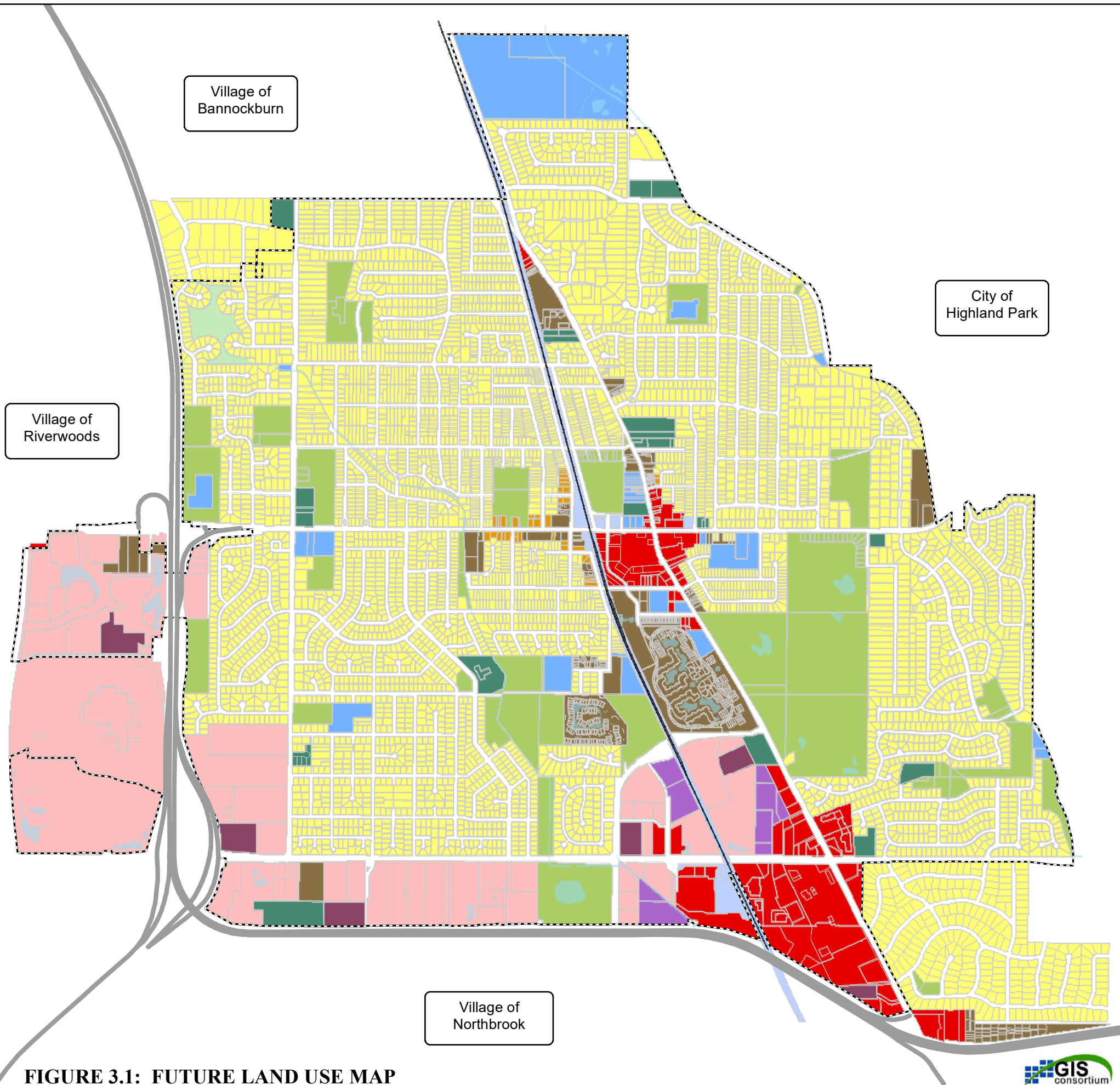
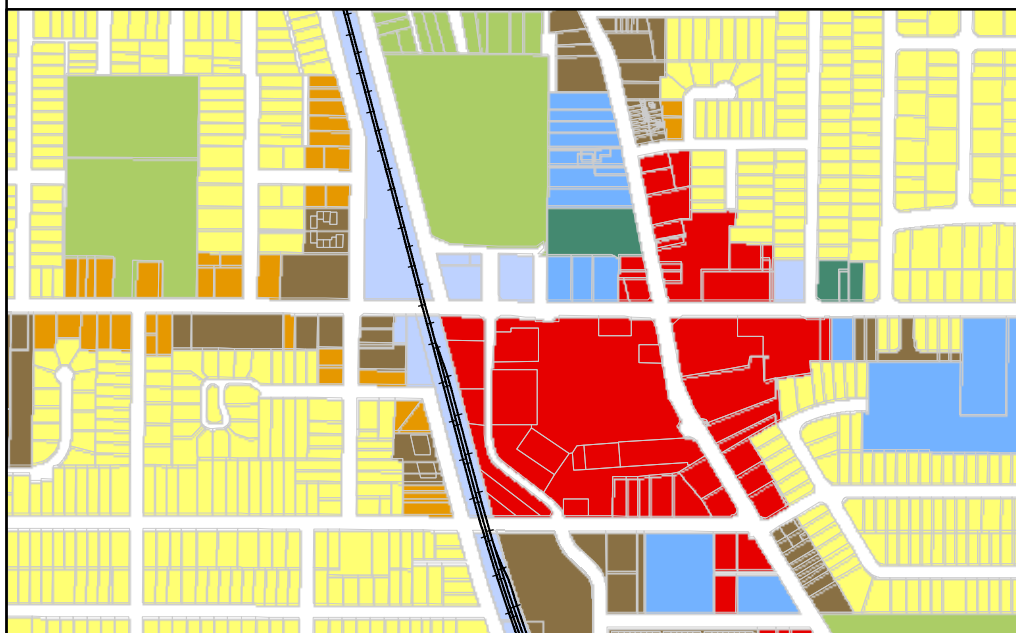


FIGURE 3.1: FUTURE LAND USE MAP

Goal *Guide future growth within Deerfield’s Planning Jurisdiction so that public facilities and amenities can be effectively and economically provided, and that such growth does not adversely change the village.*

Objective	Policies
<p>Carefully consider proposals for development or redevelopment of development sites.</p>	<p>Consider approval of development and redevelopment plans when the uses and structures proposed have been planned so that they will be suitable for the area in which they are to be located and they are not a substantial adverse impact to surrounding properties.</p> <p>Consider approval of development or redevelopment proposals when the Village is satisfied that parking demand and the traffic generated by the project will not cause undue burdens to surrounding properties or the Village as a whole.</p> <p>Direct developments and redevelopments to include pedestrian facilities.</p> <p>Ensure that the development or redevelopment can be adequately provided with utilities and other Village services without creating an undue burden on those utilities and services.</p> <p>Require that the impact of any development on the Village’s schools, parks, library, fire department and the Village itself has been adequately addressed through land donations.</p>

Unincorporated Areas within Deerfield's Planning Jurisdiction

There are some areas that are outside the Village's corporate boundaries but are within one and one-half miles of the Village and are presently unincorporated. Some of these areas are now vacant, but most are partially developed to some degree. It is the Village's desire that these areas be developed or redeveloped consistent with those uses so designated on *Figure 3.1: Future Land Use Plan*.

The Village of Deerfield and the Village of Northbrook have entered into a boundary agreement in order to provide for responsible and compatible land use planning for certain properties along or near Lake Cook Road and Waukegan Road. This agreement reflects the desire of each community to limit and mitigate the potential adverse impacts of the development or redevelopment of those properties. The Village also has a boundary agreement with the Village of Riverwoods that sets Saunders Road as the boundary between the two communities. There is no unincorporated land between the Village of Deerfield and the City of Highland Park.

The locations and identification of these unincorporated areas that are within Deerfield's Planning Jurisdiction and that could be annexed into the Village of Deerfield are shown in *Figure 3.2: Annexation Policy Plan*, along with the Village's relative interest in future annexation.

Goal: *Influence development in those unincorporated areas within one and one-half miles of the Village limits.*

Objective	Policies
<p>Limit and mitigate the potential adverse impacts of development or redevelopment of unincorporated property within Deerfield's planning jurisdiction.</p>	<p>Encourage continued residential use of Glenbrook Countryside Estates.</p> <p>Encourage continued residential use of the Picardy East Townhouse Development Parcel.</p> <p>Encourage continued commercial use of the Brookside shopping center/Hanekamp funeral home parcels.</p> <p>Encourage limited industrial development of the Waukegan Road triangle parcel.</p> <p>Encourage residential, institutional and/or office development of the LaSalle and surrounding parcels.</p> <p>Encourage continued office use of the Baxter North parcel.</p> <p>Consider residential, institutional or office uses for the Takeda (Baxter South) parcel.</p> <p>Encourage continued single-family residential use, with provision for limited institutional use of the area north of Lake Eleanor and west of Wilmot Road.</p>

ANNEXATION

The annexation of lands surrounding a municipality is seen as a means to augment the tax base and control the development and use of the land. Wherever possible, the lands annexed to the Village should simultaneously be annexed to the Deerfield Park District.

To further the Annexation goal, the Village is stating its desire to annex the following properties and extend the Village boundaries to those shown on *Figure 3.2: Annexation Policy Plan* if the benefits of control and tax revenue are not outweighed by the cost of service to the properties:

- The area north of Lake Eleanor.
- The properties located in the area bounded by Lake Cook Road, Saunders Road, Deerfield Road, and the Tollway.

It is recognized that the owners of these properties may at some time desire annexation to the Village of Deerfield. The Village’s interest in these properties is twofold: To control development and continued use of these properties in a manner consistent with the goals of this Plan and to augment the tax base.

Goal: *Seek to annex unincorporated properties only if their annexation is in the best interests of the Village and they can be adequately and conveniently supplied with services without excessive burden in cost or quality of service to the remainder of the Village.*

Objective	Policies
<p>Augment the local tax base and control the development and use of land.</p>	<p>Annex properties if the benefits of control and tax revenue are not outweighed by the cost of service to the properties.</p> <p>Wherever possible, work to ensure that lands annexed to the Village are simultaneously annexed to the Deerfield Park District.</p> <p>Actively pursue annexation of the Baxter and Takeda property.</p> <p>Ensure that property annexed to the Village is compatible with adjacent uses.</p>







PRIORITY ANNEXATION AREAS

- A** Unincorporated Baxter Property
- B** Takeda Pharmaceuticals (Baxter South)

POTENTIAL ANNEXATION AREAS

- C** Unincorporated area North of Lake Eleanor
- D** Unincorporated property west of the Tri-State Tollway and south of Deerfield Road

LEGEND

-  Priority Annexation Areas
-  Potential Annexation Areas
-  Unincorporated Area
-  Municipal Boundary
-  Other Municipal Boundary
-  Metra Station

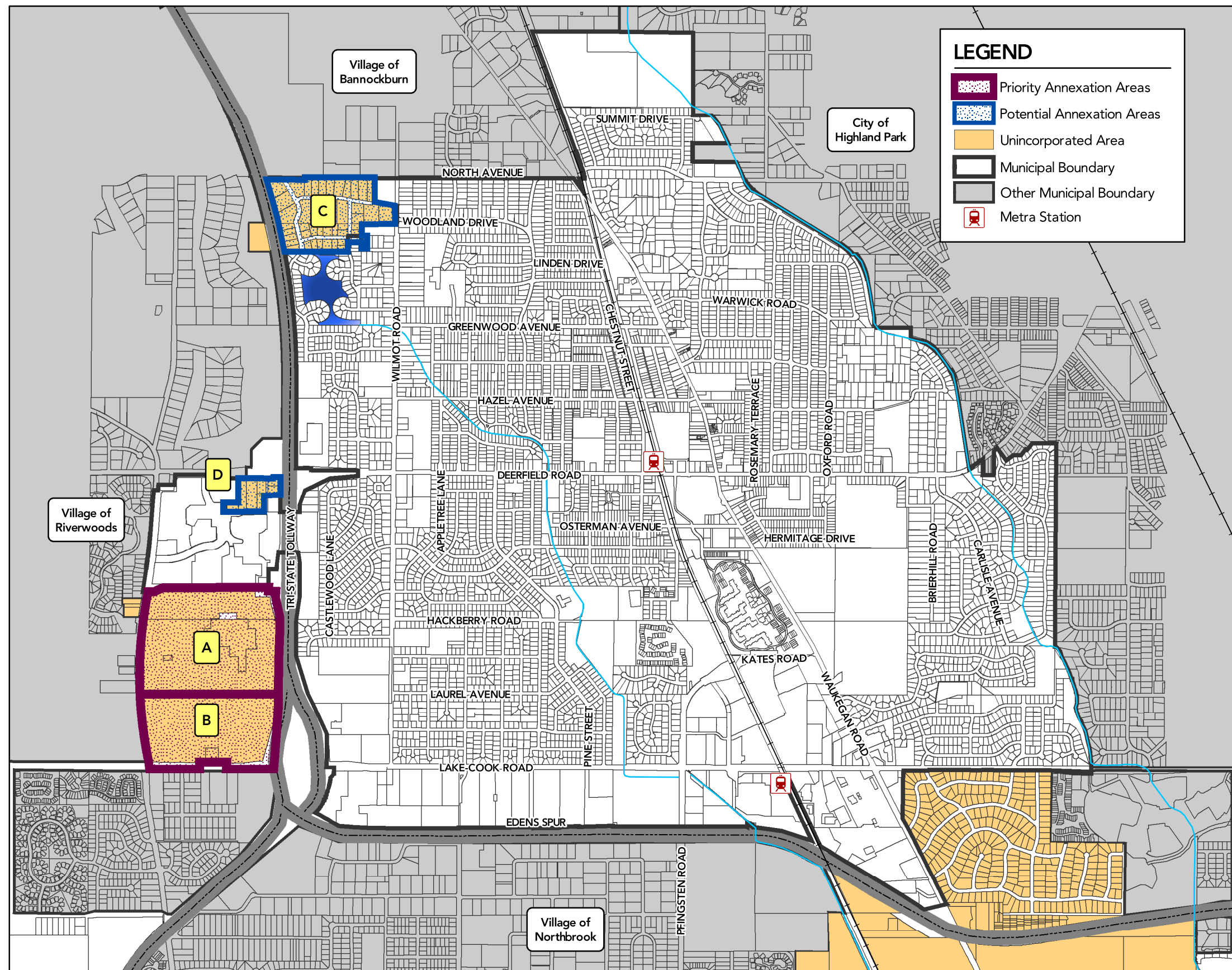
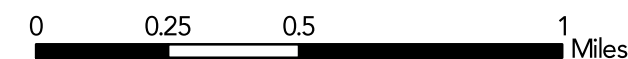


FIGURE 3.2: ANNEXATION POLICY PLAN

DEERFIELD COMPREHENSIVE PLAN



PLANNED UNIT DEVELOPMENT STANDARDS

PLANNED UNIT DEVELOPMENT STANDARDS

Deerfield Zoning Ordinance

Article 12.09-D, 2.(c) Required Findings

A Planned Unit Development shall not be recommended for approval unless the Plan Commission shall find the following:

(1) Effect on Community

That the proposed Planned Unit Development will not be significantly or materially detrimental to or endanger the public health, safety or general welfare of the community. This shall include consideration of the impact of the development upon physical development, tax base, and economic well-being of the Village.

(2) Effect on Neighborhood

That the proposed Planned Unit Development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor will it diminish or impair property values within the neighborhood.

(3) Effect on Development of Surrounding Property

That the proposed Planned Unit Development will not impede the normal and orderly development and improvement of the surrounding property.

(4) Adequacy of Utilities and Facilities

That the applicant has demonstrated that adequate sewer and water, access roads, drainage and other necessary facilities are present or will be provided.

(5) Adequacy of Ingress and Egress

That the applicant has demonstrated that adequate means of ingress and egress designed to handle the traffic contemplated are present or will be provided.

(6) Conformity to Regulations

That the proposed Planned Unit Development meets all the regulations of this Ordinance except as such regulations may in each instance be modified by the Board of Trustees.

REZONING STANDARDS

REZONING STANDARDS

Deerfield Zoning Ordinance

Article 13.10-D Findings

Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. Existing Uses

Existing uses of property within the general area of the property in question.

2. Current Zoning in Area

The Zoning classification of property within the general area of the property in question.

3. Suitability of Present Zoning

The suitability of the property in question for the uses permitted under the existing zoning classification and the proposed classification.

4. Trend of Development

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

**PETITIONER'S
SUBMITTAL LIST**

Prefiling Conference (workshop meeting with Plan Commission)

2 Sets of paper plans need to be submitted 3 weeks prior to the prefiling conference (held with the Plan Commission) for staff review and comments. Four (4) sets of paper plans and an electronic version of the plans must be submitted for the Plan Commission prefiling conference 2 weeks prior to the public hearing. A prefiling conference (an informal workshop meeting) with the Plan Commission will provide the applicant with feedback, input, and direction prior to the public hearing.

Submittals Due for Prefiling Conference:

- Detailed written project description/narrative of all the proposed uses including the hours of operation, and the improvements planned for the property. Include in the written description how the project will be phased for the entire property. Also, a complete description of all the activities of the Park District facility needs to be submitted along with an explanation of how this facility will be accessed by the patrons using this facility. It is staff's understanding that the Park District will come back through the zoning process for approval of the specific plans for the facility and only conceptual approval of the Park District facility will be sought at this time.
- Scaled site plan with data table (see Article 12.08-D through 12.08-K in the Zoning Ordinance for data needed on the site plan. Be sure to include aisle width and parking stall size on the site plan). The Deerfield Zoning Ordinance is on line.
- Scaled building elevation drawings.
- Preliminary scaled landscaped plan.
- A description of the proposed storm water management plan and utilities.
- Scaled sign plan for ground and wall signs (if available),
- Traffic and parking analysis (a preliminary report).

Public Hearing with Plan Commission for Preliminary Development Plan for a PUD:

Submittals for a public hearing for a preliminary PUD would include the following from Article 12.09-C (in bold below) from the Deerfield Zoning Ordinance. Planning staff has gone through the list of submittals in Article 12.09-C and made additional comments where necessary for each required submittal item:

Submittals Due for Preliminary Development Plan (Article 12.09-C)

- 1. A Preliminary Development Plan is required of any applicant for approval of a Planned Unit Development. The Preliminary Development Plan shall include as a minimum, the following:**

- a. **An accurate topographic and boundary line map of the project area and a location map showing its relationship to surrounding properties.**
 - Show the existing roadways and driveways on adjacent properties so the Plan Commission can see how the existing and proposed driveways relate to each other.
- b. **An accurate legal description of the entire area within the Planned Unit Development.**
- c. **The pattern of public and private roads, driveways, and parking facilities and intended design standards.**
 - Item c is to go on the site plan. Please make sure dimensions are put on the site plan for the buildings, roads, parking spaces, and lot lines.
 - Also include on the site plan: sidewalks and paths, ground signs, fire lanes, loading areas and loading docks, retaining walls, fences, light poles, benches, bike racks, and traffic control signs. Show the location and size (width) of any access points including any turning lanes. Show driveways of adjacent properties on the site plan so the Plan Commission can see how the vehicular access points are lined up.
- d. **The size, arrangement and location of lots or of proposed building groups.**
 - Item d is to go the site plan. Please make sure dimensions are put on the site plan for the buildings, roads, parking spaces, and lot lines.
- e. **General description of proposed landscaping.**
 - A scaled landscape plan needs to be submitted. The location, quantity, type, and size of the plantings (at the time of installation) must be indicated on the plans. Any berms should be shown at 1-foot contours. The perimeter of the parking lots must be screened according to code (see Article 2.04-1,2) and landscaping islands within the parking lot should be provided to create a visually attractive parking lot. The landscaping cannot block driver sight lines in the parking lot or at the access driveways to the parking lots. Please see the Village's Appearance Code pages 26 to 33, which is online at the Village's website. The subject property is not within the jurisdiction of the Appearance Code as this Code applies to the properties zoned C-1 and C-2. The Appearance Code provides good design principals for parking lots. Any existing trees on the property to be removed, or which will stay will need to be indicated on the landscape plan. A separate document showing the inventory of existing trees on the site has to be provided. Trees that are removed will need to be mitigated. Please use the Village's tree ordinance (on the Village's website) as a guide to tree mitigation. The tree ordinance is administered by the Village Engineering Department, please reach out to them with questions about the Village's tree preservation ordinance.

f. Use, type, size and approximate location of structures.

- Item f is to go on the site plan. Please make sure dimensions are put on the site plan for the buildings, roads, parking spaces, and lot lines.

g. The location of sewer and water facilities.

- Items g and j are preliminary engineering (utility plans and grading plans). A written narrative of the preliminary engineering needs to be submitted. Please have your civil engineering consultant begin discussions with the Village's Engineering Department regarding the water, sanitary sewer, and storm water management plans for the entire property. The Village sells water to the Baxter property through a water agreement dated September 3, 1996. It appears that this agreement was good for about 10 years and expired on March 9, 2006, but the Village Engineering Department should have more information as water service is in their purview. Please communicate with the Village's Engineering Department regarding the water agreement as well as the design of the proposed water service for the property. If it is determined that the existing water agreement has expired and a new agreement needs to be put into place, now would be the time to create a new water agreement during the land use approval process. Planning staff believes there are currently some existing wells on the property and we assume with the redevelopment of the property the existing wells will be closed according to all regulations that apply. If you wish for any existing wells to continue with the new development on the property, please discuss this matter with the Engineering Department as this may not be allowed. When the Takeda property was annexed into the Village in 2005, it was done through an annexation agreement that created a recapture ordinance in the event a user on the Baxter property connected to any of the water lines installed on the Baxter property. The Village owns the some of the water main on the Baxter property (as described in #17 in the Takeda annexation agreement). Planning staff believes that the sanitary sewer is not provided by the Village, but is in Special Service Area #5 which has to approve the plan. The Village's Engineering Department probably has a contact for this SSA. Please work with the Village's Engineering Department to determine what documents they will need to review for the proposed sanitary sewer system. For the storm sewer, the Village has adopted the Lake County Watershed Development Ordinance with all of its updates including the update a couple of years ago that required a significant increase in storm water detention requirements. Please work closely with the Village's Engineering Department on the storm water management plan for the property and they will need to review and approve the storm water management plan for the property.

Put finished floor elevations on the engineering plans. Please consider making above ground storm water retention facilities a site amenity for the property to the greatest extent possible. Show any proposed retaining walls on the preliminary engineering plans (as well as the site plan). The Engineering Department needs to comment on all the civil engineering plans and any necessary revisions need to be made to the plans prior to the submission of preliminary engineering plans for the Plan Commission meeting.

Submit a demo plan showing the existing pavement, structures and buildings to be removed on the property.

Submit a dimension and striping plan for the project.

- h. Architectural drawings and sketches illustrating the design and character of proposed structures.**
- Item h is the scaled elevation drawings for all sides of the building. All exterior material and colors must be indicated on the materials list (i.e. specific brick type, etc.). Roof screens must be shown on the elevation drawings. Indicate the location of the top of the roof deck (with a dashed line) on the building elevation drawings. You must present colored elevation drawings of all sides of the building at the meetings. Material and color samples of all exteriors used must be in your presentation materials. Some developers bring the actual sample exterior material boards and color palette to the meetings on a presentation board and some developers show the proposed exterior materials and colors in a PowerPoint presentation. All development in Deerfield needs to reflect the high standards of visual quality and compatibility. The new buildings need to be of a modern design that is warm and inviting and will also work well with the existing development and be compatible with the existing development in this area.
- i. The location and size of recreational and open space areas and areas reserved for public uses such as schools, parks, etc., and open space to be owned and maintained by a property owners' association.**
- Item i is to go on the site plan. Please make sure dimensions are put on the site plan for the buildings, roads, parking spaces, and lot lines.
- j. Existing topography and storm drainage pattern and proposed storm drainage system showing basis topographic changes and proposed method of compliance with the Village's storm water detention ordinances.**
- k. Statistical data on total size of project area of open space, density computation and proposed number of residential units by type, and any other similar data pertinent to a comprehensive evaluation of the proposed development.**

- Item k is the data table to go on the site plan. Include the gross square feet of the buildings, lot coverage, usable open space (as defined in Zoning Ordinance) as well as the number and size of all parking spaces in the data table. If there is any active recreation space provided (ball fields, volleyball court, etc.), indicate on the site plan what the activities will be. Any storm water retention facilities also need to be shown on the site plan. Walking paths need to be shown on the site plan along with the width of these paths. It is hoped that paths on the site will create a campus type atmosphere to the extent possible for an industrial site. Also, please try to incorporate shaded outdoor break areas for employees where outdoor seating areas and benches are to be provided.
See Article 12.08 for relevant information to put in the site plan data table in addition to the parking data, including size of site; lot area; open space (note definition of usable open space in the zoning ordinance); lot coverage; and building height.

- i. A copy of the intended organizational structure related to property owners' association, deed restrictions and provisions of services. The contemplated maintenance of common open space areas and of provisions relating to future use of private property (additions, expansion, changes in use, etc.) shall be fully set forth in such documents.**

- m. A statement of the applicant's plans with regard to the future selling or leasing of all or portions of the Planned Unit Development, such as land areas, dwelling units, building sites, etc.**

- n. A development schedule indicating the approximate date when construction of the Planned Unit Development or stages of the Planned Unit Development can be expected to begin and be completed.**
 - An explanation of how the project is phased needs to be provided. If this property is to be developed all one phase, that needs to be explained. If you are going to phase this development, then you need to create a Master Plan for the entire site with future development shown on the Master Plan. The Master Plan has to be a plan with future buildings (including gross square footages of the buildings) and parking lots shown (including number of parking spaces). It cannot be a plan with only future uses shown/labeled on a plan. Staff can share a Master Plan for a larger property, if needed to show the level of detail needed. When a Master Plan for a PUD is approved, future phases have to come back to the Village and go through the prefilling conference, Preliminary Development Plan, and Final Development Plan. If this development is phased, the only phase that is obtaining preliminary and final approval is the first phase of the plan where all of the details in this list have been submitted for a Preliminary Development Plan and a Final Development Plan. Only conceptual site

plan approval of the remainder of the Master Plan would be granted and the owner would need to come back through the Preliminary Development Plan and the Final Development Plan at the time they are ready to proceed with the future phases. It is staff's understanding that the proposed detailed plans for the Park District field housing building, outdoor pickleball courts, and parking spaces will be a future phase approved with specific plans for this facility and only conceptual approval is sought at this time. Note: For a phased development, the traffic study, storm water management system, parking lot design, and traffic circulation on the site all need to take into account the future phases shown on the Master Plan.

- o. A traffic survey setting forth and analyzing the effects of the proposed Planned Unit Development. Such survey shall not be limited to the effect on adjacent streets but shall extend to all of the surrounding areas affected and shall indicate the anticipated points of origin, the direction and volume of traffic flow to and from the Planned Unit Development.**
 - Item o - Any proposed off-site roadway improvements must be indicated in the traffic study with the appropriate level of detail. In addition to the usual items in a traffic study (existing traffic volume, trip generation, traffic assignment, and level of service), your consultant should review the site plan for on-site circulation and safe and efficient traffic flow with-in and through-out the development. In addition to the traffic study, your consultant will need to do a parking analysis to demonstrate to the Village that the proposed parking will be adequate for the development.
- p. Statement of the manner, if any, in which the Planned Unit Development varies from the regulations of the Zoning Ordinance and Subdivision Ordinance and an explanation of the reasons for such variations.**
- q. A tax impact report.**
 - Item q is the fiscal impact study that shows the recurring costs and revenues for each of the taxing districts. This fiscal impact study has to be summarized as part of the presentation to the Plan Commission at the public hearing. Example fiscal impact analysis can be provided.
- r. A market analysis, feasibility report and statement of proposed financing.**
 - Item r is the marketing study and method of proposed financing. The market study will need to be summarized at the public hearing. Example market studies can be provided.
- s. A preliminary improvement plan which indicates the extent of the various improvements contemplated by the PUD which are to be publicly owned and maintained, and those to be privately owned and**

maintained. A statement shall accompany the improvement plan which details the manner, if any, in which the improvements contemplated vary from the provisions of the Deerfield Development Code and Deerfield Standards and Specifications Manual. (Ord. 0-93-53)

- Item s is a requirement of the Development Code which is on line at the Village's website. A preliminary development plan is a requirement of Section 3-101,A of the Development Code. The preliminary improvement plan is basically the site plan, but you must also submit a statement which indicates those proposed improvements which will be publicly owned and maintained, and privately owned and maintained.

Additional items to be submitted as part of the Preliminary Development Plan:

- Detailed written project description/narrative of all the proposed uses including the hours of operation, and the improvements planned for the property. Include in the written description how the project will be phased for the entire property. Also, a complete description of all the activities of the Park District facility needs to be submitted along with an explanation of how this facility will be accessed by the patrons using this facility. It is staff's understanding that the Park District will come back through the zoning process for approval of the specific plans for the facility and only conceptual approval of the Park District facility will be sought at this time.
- There is an existing Boundary Agreement with Northbrook that has been in place since 1995. This agreement has been amended 3 times in the past, the last amendment to the boundary agreement was 2012. To allow this industrial use on the property, the existing agreement has to be amended by Deerfield and Northbrook. When amendments were made to the boundary agreement for Takeda's annexation in 2004-05, the changes needed by Northbrook were made to the boundary agreement by the time the Preliminary Development Plan was in front of the Village Board for approval request.
- Dimensioned floor plans.
- The Deerfield-Bannockburn Fire Protection District will need to review and approve the site plan for emergency vehicle accessibility (fire lanes, turning radius, fire hydrants, water connections, underground parking structure requirements). You need to obtain a letter of approval from the Fire Protection District for the proposed site plan as part of your submissions. Submit a site plan directly to the Fire Marshall for approval and approval. The Plan Commission will need a letter from the Fire Department approving the site plan for emergency vehicle accessibility.
- A detailed lighting/photometrics plan. The location, height, and color of the poles need to be indicated. A drawing of the light fixture and the output in footcandles will need to be provided. Lighting cannot spill over the lot lines so output must be zero at the lot lines. The Village's Appearance Code has some good guidelines for lighting (see pages 20 to 24), even though this property is not in the

jurisdiction of the Appearance Code. The hours of the parking lot lighting/timing of the lighting needs to be indicated. Any lights on the buildings themselves must be indicated on the building elevation drawings. If any of the buildings will be lit up by flood lighting at night that needs to be indicated on the plans as well.

- The PUD standards (Article 12.09-D, 2, c) need to be addressed in writing. Examples can be provided if needed.
- A detailed signage plan. The scaled drawings must indicate the materials and colors for the proposed signage and the method of illumination. Color and material samples have to be brought to the meetings. Be sure to put the location of all ground signs on the site plan and landscape plan. Digital signs are not allowed in the Village with very few exceptions (e.g. gas station LED price signs, and drive-thru restaurant order boards). The current I-1 signage regulations in Article 9.02-C PUD I-1 Office, Research, and Restricted Industrial District are strict regarding the number, size, location, and height of signs and either text amendments or signage exceptions will need to be requested if the development's proposed signage is outside of these requirements. Signage needs to be kept to the minimum needed to adequately identify the uses on the property.
- If there are any exterior trash/refuse areas, they need to be fully screened on all sides from view and a scaled elevation drawing needs to be submitted of the structure showing the exterior materials and the height of the trash enclosures. The refuse areas need to be sized to accommodate recycling containers so they won't be sitting outside the trash areas unscreened.
- A roof plan will need to be submitted. The location of all rooftop equipment will need to be indicated on the plans and the rooftop equipment will need to be screened from view. Please show the roof screens on the building elevation drawings. If any rooftop telecommunication equipment is proposed the details of these devices needs to be submitted, and these devices would also need to be indicated on the roof plans.
- If you are proposing to resubdivide the property further, a preliminary plat of subdivision would need to be submitted showing any necessary dedications (if any) and necessary easements. Staff can provide an example of a plat of subdivision for a PUD, if needed.
- Pedestrian access needs to be provided for this development and shown on the site plan with sidewalks and/or walking paths of sufficient width.
- Bicycle facilities must be indicated on your site plan – Article 2.09-B, 1.,2., and 3. are the requirements of the Zoning Ordinance are the requirements for bike facilities. The nearest bike route to this property is the East/West Route on the north side of Deerfield Road, as shown in the Comprehensive Plan available at the Village's website, see Figure 3.7 Bicycle Plan.
- See also in Village Comprehensive Plan (available online), pages 21 through 27: Future Land Use; Future Development/Redevelopment Management; Unincorporated Areas Within Deerfield Planning Jurisdiction; Annexation; including Figure 3.1 Future Land Use Map and Figure 3.2 Annexation Policy Plan

(showing the Priority Annexation Areas), also see Office and Limited Industrial Areas on page 35 of the Comprehensive Plan.

- Please include any sustainable (green) elements in your written materials and on the plans. The Village encourages the use of green design elements in your plans to lessen the impact of the development on the environment and the use of sustainable practices to reduce greenhouse gases. The Village has a goal to reduce greenhouse gas emissions by 45% by 2030 and become carbon neutral by 2050. Please contact Andrew Lichterman, Assistant Village Manager and Director of Community Development, who was staff liaison to the 2022 Greenhouse Gas Reduction Ad Hoc Working Group for his input on this matter at 847-719-7403. Details of the solar roof need to be provided in your submittals, and Andrew can guide you on this matter and the submittals needed. The Village has an alternative energy ordinance for regulations for wind, solar and geothermal. These regulations can be found in Zoning Ordinance Article 2.10. Please attempt to use renewable energy sources in your plans, and include planning for EV infrastructure in this development.
- Please provide a 3-D graphic model of the proposed development using a program such as Google Sketch-Up or a similar program. The Plan Commission has found 3-D graphic models used for the previous development proposals to be very helpful to visualize the impact of the proposed new development on the surrounding properties. Surrounding neighbors also appreciate this.
- The Village encourages transit options for employees in the developments. Deerfield has 2 train stations and employees might desire to have the option of public transportation. The development will need to consider accommodations for public transportation as required by the Development Code. You will need to determine if the development will be made part of the Pace route/shuttle bus coming from the train station, and explain the transit options to be made available for the employees who work at this campus. Please go to the TMA of Lake Cook website at www.tmalakecook.org. The Transportation Management Association (TMA) is a public-private partnership between businesses, Metra, Pace to improve employees commutes to work. TMA provides transportation solutions for employers and employees. The TMA manages the shuttle bug program, a shuttle service between participating businesses and the Metra stations. This transportation initiative is driven by the private sector. Helping employees have easy access to the site will help the businesses in the development in the long run with filling jobs on the campus.

Additional Items:

- Note the definition of height in the Zoning Ordinance which explains how height of buildings and structures are measured.
- Village's fees are online at the Village's website, for more information go to Government → Annual Fee Resolution, fees are color coded by Department.
- Please see the Village's Development Code which is on line. The requirements in the Development Code applies to PUDs. Example Development Agreements (required by the Development Code at Final Development Plan) can be provided.
- Please provide this list of submittals to all of your consultants so they are aware

of the level of detail needed.

- Questions regarding building permits and building codes can be directed to Clint Case, Code Enforcement Supervisor, at (847) 719-7472.

NOTE: This list above doesn't include the list of Final Development Plan (FDP) submittals for a Planned Unit Development. If the Preliminary Development Plan is approved, then Staff will provide a list of FDP submittals for this project.

If you have any questions, please contact us:

Jeff: 847-719-7482, jryckaert@deerfield.il.us

Dan: 847-719-7480, dnakahara@deerfield.il.us

Sincerely,

Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

Final Development Plan Submittals for Plan Commission (see Article 12.09-F Final Development Plan)

a through g. This is the final site plan with the appropriate data table and signature blocks (we can provide you an example site plan with the appropriate signature blocks). Include the square footage, lot coverage, usable open space (as defined in Zoning Ordinance) as well as the number and size of all parking spaces in the data table. Please make sure all dimensions are put on the site plan for the buildings, roads, parking spaces, and lot lines. On the final site plan, please also include: sidewalks/paths/trails/walkways, fire lanes, loading areas and loading docks, retaining walls, fences, light poles, bike racks, benches, outdoor amenities, and traffic control striping and signs.

h. Final landscape plan. The location, quantity, type, and size of the plantings (at the time of installation) must be indicated on the plans. Any existing trees to be transplanted, or to stay will need to be indicated on the landscape plan. Any berms should be shown at 1-foot contours. The landscaping should not block driver sight lines at the entrance and exits and in the parking lot.

j. is final engineering plans, including any engineering review fees and letter of credit due to the Village Engineering Department. The letter of credit will be part of the development agreement between the property owner and the Village. The final engineering plans, engineering review fee, and letter of credit need to be approved by the Village's Engineering Department ideally at the time the Final Development Plan gets to the Board of Trustees, but no later the first reading of the ordinance with the Board of Trustees. By the time the proposal goes to the Plan Commission, the final engineering should be about 90 percent completed. For Plan Commission final engineering submittals, the Plan Commission will only want the final grading plans and final utility plans for the property to be submitted in their packets. You do not need to provide the voluminous final engineering and calculations to the Plan Commission. Instead, these detailed engineering documents go directly to the Village Engineering Department for review and approval.

Please work closely with the Village's Engineering Department on the final engineering plans; including the utilities because if any of the new water main lines will be publicly owned and maintained because this matter will need to be spelled out in the Development Agreement; and any easements needed for the utilities need to be put on a Plat of Easement or the Final Plat of Resubdivision (if the property is to be resubdivided); Your final engineering will also need to include any engineering review fees due, the letter of credit for this project, and any other fees due to the Village Engineering Department.

Final Development Plans require a Development Agreement, see item m. below.

k. This is the construction schedule – we can provide you with an example, if needed.

l. The final improvement plan is the site plan.

m. A Development Agreement (required by the Village's Development Code which is online at the Village's website) is required as part of the final development plan. The development agreement requires a letter of credit to be put up for the improvements and inspection of the improvements during the construction. The main purpose of the Development Code is to provide a financial guarantee for the private site improvements that are made to the property, and to provide inspection of the site improvements by an outside civil engineering firm to determine the site improvements are installed according to the engineering plans/specifications. The Development Agreement will need to be created by the Village Attorney to be reviewed by various Village Departments (Engineering, Planning, Administration) and then will be sent to the applicant for review and comment which comments will be reviewed by the Village Attorney and staff.

Additional Submittals for Final Development Plan:

Provide a list of all the changes from the Preliminary Development Plan to the Final Development Plan.

Final scaled building/structure elevation drawings of all sides of the building (including all exterior building materials.) All exterior material and colors must be indicated on the materials list on the plans. If HVAC is on the roof, then roof screens must be shown on the final building elevation drawings.

Final scaled signage plan for the ground signs and wall signage: The scaled drawings need to indicate the size, materials, colors, content, and illumination of the signage. Landscaping around the base of the ground signs should be shown on your landscape plan.

Please coordinate with Andrew Lichterman regarding the plans for the roof top solar farm panels to determine what level of detail is needed for this facility at this time. Usually, all details of the exterior components of these facilities are submitted for a Final Development Plan, but this level of detail may not be available for the roof top solar farm at this time.

Final lighting plan. A detailed lighting/photometrics plan. The location, height, and color of the light poles need to be indicated. A drawing of the light fixture and the output in footcandles will need to be provided. Lighting cannot spill over the lot lines so output must be zero at the lot lines. If the buildings will be lit up by flood lighting at night that needs to be indicated on the plans.

Final screening plan for HVAC and refuse areas. All new rooftop mechanical equipment must be screened from street view. Show all roof screening on the building elevation drawings. Also, the location of all rooftop equipment will need to be indicated on the roof top plan. If any telecommunication equipment is proposed, these devices would also

need to be indicated on roof plans and kept as unobtrusive as possible from the street view.

Any exterior trash areas have to be fully screened from view and an elevation drawing of the screening enclosure needs to be submitted. The refuse areas need to be sized to accommodate recycling containers so they won't be sitting outside the trash areas unscreened.

Fire Department approval of the final site plan. The Fire Department will need to review your site plan for emergency vehicle accessibility. Please provide a letter from the Fire Department approving your site plan for emergency vehicle accessibility.

The proposed development will be controlled by the Development Agreement and the necessary resolution(s) and ordinance(s) granting the zoning approvals necessary including: Annexation; Rezoning; necessary Text Amendment(s); Special Use for a Planned Unit Development including exceptions (variations) needed for the development, Uses that require Special Use approval, amendment to the Village's Comprehensive Plan; and other actions necessary per the Village Attorney.

The Village will be approving specific plans for this PUD. The approved plans are what needs to be constructed and the facility has to operate within the parameters explained in the representations to the Village. Once the detailed plans are approved by the Village, the Village requires adherence to these approved plans and operations. The final approved plans for the site plan, building elevations, signage, landscaping, etc. need to be provided to the construction company and your other contractors so they can create the detailed construction drawings that are in keeping with the plans the Village approved through the zoning approval process.

Questions regarding building permits and building codes can be directed to Clint Case, Code Enforcement Supervisor, at (847) 719-7472.

If you have questions, please contact us at:

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Thank you,
Jeff and Dan