

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: August 16, 2024

RE: Prefiling Conference on the Request for a Residential Planned Unit Development (PUD) with Necessary Exceptions; a Rezoning of 155 Pfingsten Road from I-1 Office Research Restricted Industrial District to R-5 General Residence District; and an Amendment to the Comprehensive Plan to Allow the Residential Development of the 155 Pfingsten Road property.

The purpose of a prefiling conference is to provide the applicant feedback and input prior to the public hearing.

Subject Property

The subject property consists of a three-story L-shaped office building of approximately 119,888 square feet (approximately 40,000 square feet per floor). The building is currently occupied by multiple small office tenants with a vacancy rate of approximately 60% and expected to be 75% by 2025. This property was approved as a Planned Unit Development in the I-1 Office, Research, and Restricted Industrial District in 1986 (Ordinance 0-86-50 dated October 6, 1986). The office building was constructed in 1987. The subject property is approximately 7.3 acres. The last time this development was in front of the Village for a zoning matter was in 2021 regarding a request for an amendment to the sign plan for the property to add a wall sign to the building (Ordinance 0-21-06 dated March 2, 2021).

Surrounding Land Use and Zoning of Parkway North PUD:

North (across Pfingsten Road): P-1 Public Lands – Brickyards public park (13-acre public park with soccer field, playground equipment, picnic area, rental pavilion

and basketball court)

Northwest (across Pfingsten Road): R-3 Single Family Residential District – single-family homes – Bristol Place subdivision and Bristol Estates subdivision

South: I-1 Office Research, and Restricted Industrial District – single and two-story office buildings

East: I-2 Limited Industrial District – self-storage facility and single-story office and industrial building.

West: (across Pfingsten Road): R-3 Single Family Residential District – single-family homes, Bristol Place subdivision.

Proposed Plan

Baum Revision, LLC is proposing to redevelop the subject property into a residential complex to be known as the Brickyards Lofts & Townhomes and will consist of loft apartment and townhomes. A total of 151 residential units are proposed for the property consisting of 112 loft-style apartments in the existing building, and 39 new townhomes on the north and east sides of the property.

Loft Apartments:

The existing office space is proposed to be converted into 112 loft-style apartments. Phase I is 93 units, and Phase 2 is 19 units for a total of 112 loft apartment units. The units feature 10'+ ceilings, oversized windows, in-unit washer/dryer, and stainless-steel appliances. The units range in size from 629 square feet for the 1BR/1BA to 1,142 square feet for the 2BR/2BA. The developer has indicated that that majority of the units will be 885 square feet 2BR/2BA efficient units.

The apartment conversion of the building is scheduled to start in 2025 and will be phased to accommodate existing office tenants with Phase I converting approximately 80% (93 apartment units) of the building. During Phase I, the development is proposed to be mixed-use as the existing office tenants will remain in approximately 20,000 square feet. Phase II (additional 19 apartment

units in the building) will begin after the expiration of all the remaining leases in 2031. The level 1 floor plan shows the location of the office tenants in the east portion of the building. The building elevation drawings of the existing building indicates that the new windows and frames are proposed as part of the plans for the conversion of the office building to residential units.

Townhomes:

The developer is proposing 39 new townhomes on the north and east perimeter of the property. The townhomes will be 3 stories with slab-on-grade construction. The units will offer 2,320 to 2,508 square feet of space and feature 3 bedrooms, 2 full bathrooms, 1 powder room, in-unit washer/dryer, stainless steel appliances, a second-floor balcony, and an attached 2-car garage.

Townhome construction is also planned to start in fall 2025 with completion approximately 12 months later.

The proposed amenities in the development include 4 electric car charging stations, private fitness center, business center, gathering lounge, secure indoor bicycle storage, Wi-Fi throughout, outdoor patio amenity space with seating and pergola including outdoor cooking grill station and dining area at the north side of the building, an amenity terrace at the south end of the building, a pet friendly community with a dog park and pet wash. The developer's building elevation drawings indicate the exterior materials and colors for the proposed 3-story townhomes. The drawings show a cast stone base, cement panel siding (colors A, B & C), metal balconies, and metal coping.

Affordable Housing Ordinance

The petitioners will be providing affordable housing units as required by Village's affordable housing ordinance.

Access

Vehicular access to the property is provided from an existing private driveway along the south end of the property that provides an access point to Pfingsten Road on the west, and Deer Lake Road (a public road) on the east side of the

property. The access points to the property are proposed to remain in their current locations.

Comprehensive Plan

The Future Land Use (attached) plan designates the 155 Pflingsten Road property as office use. Also attached is Section 3.2 Future Land Use regarding future development/redevelopment management, and Section 3.3 Housing. The Comprehensive Plan future land use plan would need to be amended to allow the 155 Pflingsten Road property to be developed as multi-family residential.

Zoning Conformance

In order to accomplish the project, the developer would need to seek approval of the following zoning actions:

Rezone Property from I-1 to R-5.

In order to accomplish the proposed residential project, the developer would need rezone the property from current I-1 zoning to R-5 which allow multiple family development. After Plan Commission input on the proposed use and the site plan at the pre-filing conference, staff will be discussing with the Village Attorney on how to best handle the existing office use that is proposed to remain on the property until the expiration of all remaining office leases in 2031 and what zoning mechanism is best to handle this matter. The R-5 zoning district does not allow office uses.

Rezoning Standards

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.

The petitioners will have to provided written responses to the Rezoning standards in their submittals.

Approval of a Residential Planned Unit Development

Baum is seeking approval of a Preliminary Development Plan for a Residential Planned Unit Development (PUD), including the necessary exceptions. Planned Unit Developments are done in 2 steps, a preliminary PUD and a final PUD. The final PUD would come back to the Plan Commission if the petitioners receive approval of the Preliminary PUD from the Board of Trustees. A Residential PUD is only allowed in the R-5 zoning district.

Residential Planned Unit Development

The Planned Unit Development (PUD) standards are below. The petitioners will have to provided written responses to the Planned Unit Development standards in their submittals.

Article 12.09-D,2,c 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 the 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.

Below is an Analysis of How the Proposed Development Complies with the Requirements of a Residential Planned Unit Development (Article 12.02):

Minimum Size of Site

Required: A minimum gross area of one (1) acre is required for consideration of a residential PUD.

Proposed: The subject property is 7.43 acres in size.

Minimum Land Area Per Dwelling Unit

Required: In a Residential PUD in the R-5 General Residence District, the following land area per dwelling unit is to be provided: 4,000 square feet for each four (4)

bedroom unit in multi-family structures; 3,500 square feet for each three (3) bedroom unit in multi-family structures; 3,000 square feet for each two (2) bedroom unit in multi-family structure; 2,500 square feet for each unit with one or no bedrooms in multi-family structures.

The developers are proposing a total of 151 multiple family units consisting of 112 loft apartment and 39 townhomes on the property when Phase II is completed. The bedroom count of the 151 units will be: 7 one-bedroom units, 105 two-bedroom units, and 39 three-bedroom units.

3 Br Multiple Family Dwellings: 39 units x 3,500 square feet of land area for each 3 br. unit = 136,500 square feet.

2 Br Multiple Family Dwellings: 105 units x 3,000 square feet of land area for each 2 br. unit = 315,000 square feet.

1 Br Multiple Family Dwellings: 7 units x 2,500 square feet of land area for each 2 br. unit = 17,500 square feet.

Total land area required based on unit bedroom mix: 469,000 square feet of land area which is 10.7 acres required.

Proposed: 323,651 square feet or 7.4 acres is the size of the property. An exception is required for the minimum land area per dwelling unit.

Minimum Lot Area and Lot Width

No minimum lot area or minimum lot width shall be required.

Minimum Setbacks

The following minimum setbacks shall be provided and maintained in a Residential Planned Unit Development in the R-5 General Residence District:

Between Buildings

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

Proposed: The petitioner will need to have the Deerfield Bannockburn Fire Protection District review and approve the site plan for emergency vehicle accessibility, and a letter will need to be submitted for the public hearing.

Perimeter Setback

The petitioner is proposing to rezone the property from I-1 to the R-5 district and obtain approval of a Residential Planned Unit Development. The setbacks of the Residential Planned Unit Development that are explained below will have to be met unless the petitioner is granted an exception for setbacks that do not meet the requirements.

Required: A yard of not less than 25 feet, plus one (1) foot for each one (1) foot by which the building exceeds thirty (30) feet in height, shall be provided and maintained along the exterior boundaries of the Residential PUD. This perimeter yard shall be kept free of buildings and parking and shall be maintained in landscaping. The height of the proposed townhouse buildings will be 35 feet from grade to the top of the building. This height will determine the required perimeter setback. Therefore, a 30 foot minimum perimeter setback is required (25 minimum, plus an additional 5 feet equals 30 feet required perimeter setback).

Proposed: The perimeter setback on the north, east, west sides of the property are met. The perimeter setback on the south side of the property has an existing driveway and existing parking located in the setback and would require an exception under the new residential PUD to be established on the property.

Maximum Lot Coverage

Allowed: The total ground area occupied by all principal and accessory buildings shall not exceed thirty (30) percent of the gross area of the site.

Proposed: 22% lot coverage

Minimum Usable Open Space

Allowed: Not less than 20 percent of the gross area of a Residential PUD shall be devoted to permanent usable open space. The Zoning Ordinance defines usable open space as an area of land or water or a combination of land and water, which may include complimentary structures and improvements within the site, excluding space devoted to parking, designed and intended for common use and enjoyment.

Proposed: 29% usable open space

Building Height

Allowed: The maximum allowable building height is 35 feet. The Zoning Ordinance defines height as the vertical distance as measured from the pre-development grade for a property, to the highest point of the coping of a mansard roof or a flat roof, to the highest point of a hipped roof, to the highest gable of a pitched roof, to the ridge of the gable or hip roof, or to the highest point of a turret or ornamental tower, whichever point is higher. If no pre-development grade is available, the grade to be used as the base point shall be determined by the Director of Community Development and the Village Engineer. Chimneys and stack pipes are excluded in determining the height of a building. Predevelopment grade is defined as the vertical elevation of a property prior to any demolition of buildings on the property, prior to the construction of any buildings on the property, or prior to any construction which increases the footprint of a building on the property which serves as the base point for measuring the allowable height of a building. The pre-development grade is whichever of the following base points is at the highest elevation: (i) the average

pre-development grade of the property at the front face of the building; (ii) the average pre-development grade of the property at the corner side face of the building; or (iii) the average pre-development grade of the property at the front or rear face of the building on a thru-lot. The pre-development grade for a property shall be established by a topographic survey. The topographic survey must show the topography of the property prior to any demolition of buildings on the property and/or prior to any construction which increases the footprint of the building on a property. If no pre-development grades are available, then the grade to be used as the base point shall be determined by the Director of Community Development and the Village Engineer. Where there is a grade change along the front of the building, the pre-development grade is the average of the elevations at the two front corners of the building.

Proposed: The townhome buildings are approximately 35 feet at the highest point as shown on the building elevation drawings.

Parking

Required: Efficiency and one bedroom units are to provide one and one-half (1.5) parking spaces for each dwelling unit, and two or more bedroom units are to provide two (2) parking spaces for each dwelling unit.

Phase I (residential and remaining office):

Based on 132 residential units in the first phase (93 apartment lofts in the existing building and 39 new townhomes) of the development and office space to remain until the leases expire, a total of 344 parking spaces would be required:

6, one-bedroom units x 1.5 parking spaces = 9 spaces

126, two or three-bedroom units x 2 parking spaces = 252 spaces

20,809 s.f. of office = 83 parking spaces

Total Required: 344 spaces (261 spaces for residential and 83 spaces for office)

Proposed: 326 total parking spaces (248 surface spaces in the parking lot and 78 garage spaces for the new townhomes.) Parking exception needed for Phase I.

Phase II (all residential):

7, one-bedroom units x 1.5 parking spaces = 10.5 spaces

144, two or three-bedroom units x 2 parking spaces = 288 spaces

Total Required: 299 spaces

Proposed: 326 total parking spaces (248 surface spaces in the parking lot and 78 garage spaces for the new townhomes.)

The size of the existing parking spaces on the property is 9' feet wide by 19' deep which meets Village code. The drive aisles on the property are 24 feet wide as required.

The driveways in the development are currently private and they will remain private, and the other improvements (water mains, sanitary sewer, and storm sewer) in the proposed residential development are proposed to be private.

Loading

Required: For a multiple family residential development, one loading area is required at least 12 feet wide by 50 feet long, but for a Special Use PUD, the Village can determine the number and size of loading facilities.

Proposed: The petitioner has identified areas for purposes of loading/temporary resident moving. They have indicated the operations staff will coordinate dates and times with residents for their move-ins/move-outs. The loading plan indicates one loading area at the west end of the loft apartment building, and five more loading areas for the townhome buildings.

Traffic Study

The petitioners retained KLOA to conduct a traffic impact study dated July 31, 2024 for the proposed residential development. The traffic impact study indicates that the residential development will significantly reduce generated traffic, trip generation, and parking use when compared to office use. The tables

on page 6 of the study indicate the Phase I, Phase II, and previous office development generated traffic volumes. The petitioners are requesting a waiver of a full traffic study for the proposed residential development.

Landscaping Plan

The petitioner's landscape plan indicate the landscaping that will be provided for the new development. The plantings will consist of deciduous shade trees, ornamental trees, shrub, and groundcover, perennials & ornamental grasses as shown on their plans. The existing shade trees and evergreen trees to remain are shown on the plans. The Village encourages the use of native landscape plantings. The landscaping looks mostly native. The plant quantities will be provided on the landscape plan for the public hearing.

Tree Preservation

The Village's tree ordinance applies to residentially zoned properties. Any tree over 8 inches in diameter at 4 ½ feet above the ground is considered to be a protected tree. The petitioners would be required to replace (mitigate) the protected trees they remove. The amount of tree replacement is dependent upon the species and condition of the trees to be removed as outlined in the Village's tree manual. The petitioner's plan shows the trees that will be removed as a result of the proposed residential development. The Village's tree ordinance is administered by the Village's Engineering and Public Works Department they will be reviewing the landscape plan for compliance with the Village's tree ordinance.

Signage

One (1) identification entry sign at each entrance into the PUD. Such sign shall indicate only the name of the development and an identifying symbol of the development. The gross surface area of the sign face shall not exceed 27 square feet and the signage cannot be closer than 25 feet from any property line. Directional signage (under 2 square feet in area and non-illuminated) is also allowed.

The petitioner's signage plan for the property will need to be provided for the public hearing. Their intent is to add ground signage to identify the development and directional signage as needed.

A brick ground sign with the content "155 Pfingsten" currently exist at the Pfingsten Road and Deer Lake Road entrances. The petitioner will need to indicate if these signs will be reused for the residential development, or if these signs will be removed and new signage is proposed.

Site Lighting

Required: The Zoning Ordinance requires that all exterior lighting be directed away from adjoining highways, streets, and properties and not spill over the property line.

Proposed: The petitioners will need to submit a lighting plan for the property for the public hearing. Any changes to the existing parking lot lighting will need to be indicated on the lighting plans.

Rooftop HVAC/Mechanical Screening

Any roof or ground HVAC/mechanicals need to be screened from view. For the public hearing, the AC units will need to be indicated on the petitioner's plans and how they will be screened.

Storm Water Drainage and Utilities

The petitioners will need to work directly with the Village's Engineering staff for stormwater and utilities as a result of the proposed renovations to the subject property. The petitioners have submitted a utility narrative.

For stormwater, they have indicated that based on their preliminary review by their civil engineer, the site will not be required to change storm water detention because it meets the requirements of the Lake County Watershed Development

Ordinance. They have indicated the proposed development will not increase the impervious areas from the existing conditions. The proposed townhomes will be constructed where existing parking lot pavement exists and therefore the stormwater run-off from the site is proposed to be equal or reduced from existing conditions. The existing storm sewer system will be extended and rerouted as necessary to provide the proper drainage for the proposed redevelopment conditions.

Connectivity to Brickyards Park and Village Bike Route

The Zoning Ordinance requires that, where appropriate, all multi-family developments in the R-5 General Residence District have to provide for bicycle storage, safe and smooth internal circulation, and connections to adjacent developments and bike paths. The petitioner's plans indicate that indoor and exterior bike storage (near the building entrance) will be provided on the property. Staff has asked the developer to consider how pedestrians and bicyclists from this new residential development will access Brickyards Park located to the north of the subject property, and the Village's bike route leading to Brickyards Park located on the west side of Pflingsten Road (see Figure 3.7 Comprehensive Plan Bicycle Plan). The developer is proposing a new crosswalk at the northwest corner of the subject property (as shown on the site plan) for pedestrian and bike access to Brickyards Park. To enhance safety at the crossing, the developer is suggesting the crosswalk across Pflingsten Road be equipped with rapid rectangular flashing beacons with yellow signs that has button activated pedestrian controls.

Sustainability

The petitioner's material has provided a statement on the sustainable aspects of this development, see top of page 2 of their project narrative.













Fire District

The petitioner will need to submit a letter from the Deerfield Bannockburn Fire Protection District that the site plan is approved for emergency vehicle accessibility.

Village of Deerfield 2024 Zoning Ordinance Map

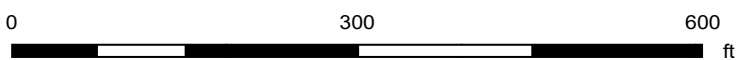


Subject Property

	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
	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



Subject Property



Print Date: 8/16/2024

Notes

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

COMPREHENSIVE PLAN

1. Future Land Use Map – Figure 3.1
2. Section 3.2 Future Land Use
3. Section 3.3 Housing
4. Bike Plan – Figure 3.7



Deerfield Comprehensive Plan

FUTURE LAND USE CATEGORIES (MAP INDICATES UPDATES THROUGH JULY 5, 2023)

- 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 Briarwood Country Club.

VILLAGE CENTER

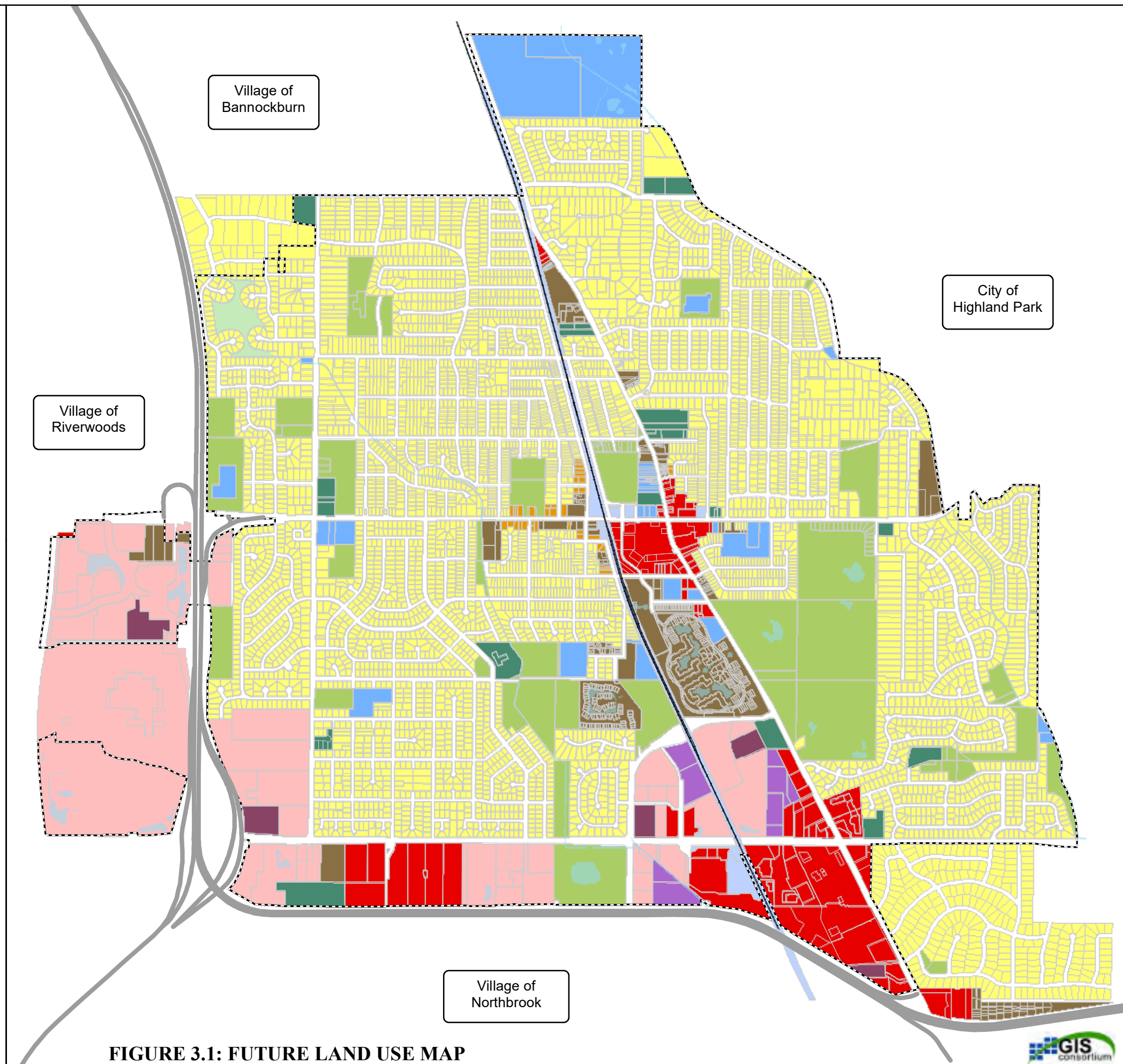
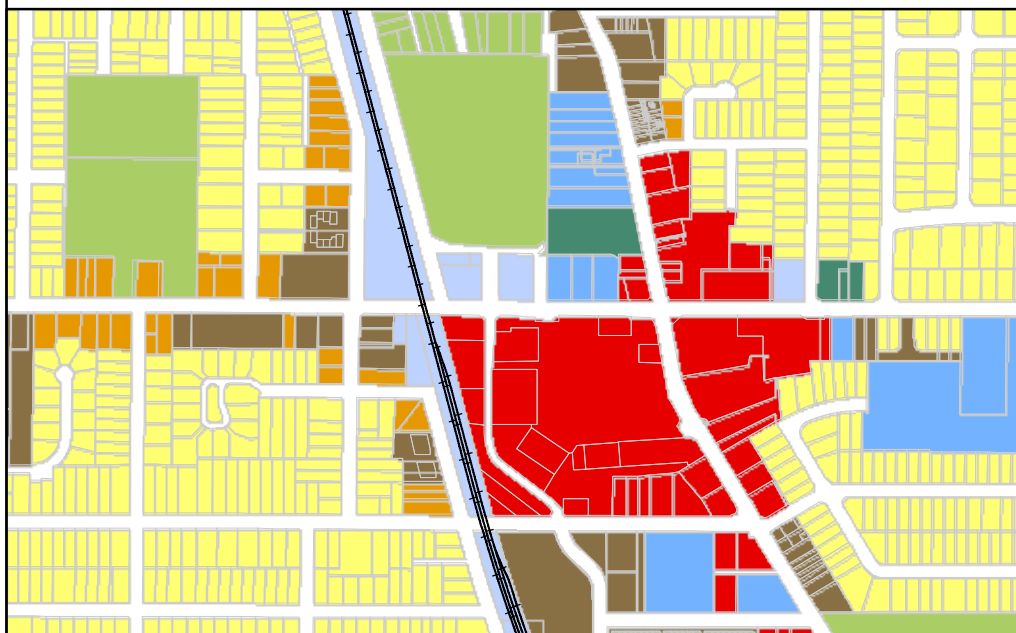


FIGURE 3.1: FUTURE LAND USE MAP

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.

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>

3.3 HOUSING

The purpose of this element of Deerfield's Comprehensive Plan is to document the present and future housing needs within the Village of Deerfield, including affordable and special needs housing. The condition of the local housing stock has been considered in developing the strategies, programs, and other actions to address Deerfield's housing needs, and provide current and future residents with a range of housing options.

AFFORDABLE HOUSING

Given the full development of the Village and the derogation of local land use planning and zoning powers provided by the Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, *et seq.* (the "Act"), it is determined that compliance with the Act is impractical and not in the best interests of the Village; therefore, pursuant to its home rule powers, the Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, *et seq.*, will not apply within the Village of Deerfield and shall be superseded within the Village by the Zoning Ordinance and Comprehensive Plan of the Village of Deerfield.

The Village recognizes the need for affordable housing within the Village and the region in which the Village is located and will give due consideration to those needs and to the opportunity to accommodate new affordable housing options within the Village when opportunities are presented to develop or redevelop significant parcels for residential uses in the Village of Deerfield. The enforcement of federal and state fair housing laws shall be and remain a priority for the Village.

Goal: *Maintain the variety of the existing housing stock and supplement it in suitable locations with safe, well-constructed housing of a density*, scale* and character compatible with adjacent housing.*

Objectives	Policies
<p>Help maintain the desirability of Village neighborhoods.</p>	<p>Encourage maintenance of the existing housing stock.</p> <p>Endeavor to increase the variety in the housing stock, so that there will be types and prices of housing to satisfy the needs and preferences of a wider variety of residents, while maintaining the single-family dwelling as the basic form of housing unit in the Village.</p> <p>Protect residential areas from incompatible uses through effective land use controls, proper screening and buffering.</p> <p>Maintain streets, parkway trees, sidewalks, street lighting and other community facilities in good condition.</p> <p>Encourage good architectural and site design, individuality and character in new housing.</p>
<p>Accommodate new housing in a manner that does not adversely impact the residential character of the Village.</p>	<p>Encourage only those developments which conform to the Land Use Map and which are thoughtfully designed with respect to traffic generation, traffic patterns, topographical and drainage conditions and small scale* of existing developments.</p> <p>Apply Deerfield's impact fee ordinance to residential development.</p> <p>Encourage redevelopment that is designed to be compatible with adjacent developments.</p>

* - Term defined in the Glossary.

BIKE ROUTES

- East to North Route - 3 Miles
- West to North Route - 2.5 Miles
- Southern East/West Route - 4.6 Miles
- North/South Route - 2.4 Miles
- East/West Route: North Side of Deerfield Road
- East West Route: South Side of Deerfield Road
- Total East/West Route - 3 Miles
- Internal Connections
- Pedestrian and Bicycle Bridge

LEGEND

- Library
- Police Station
- Metra Station
- Fire Station
- Open Space
- Municipal Boundary
- Other Municipal Boundary

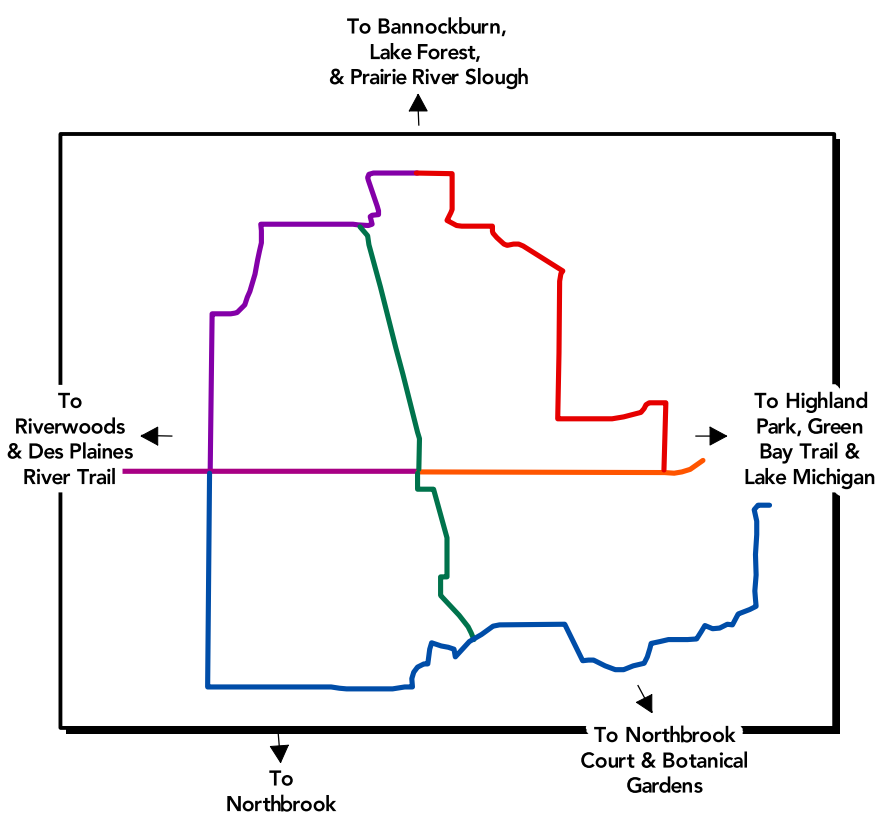
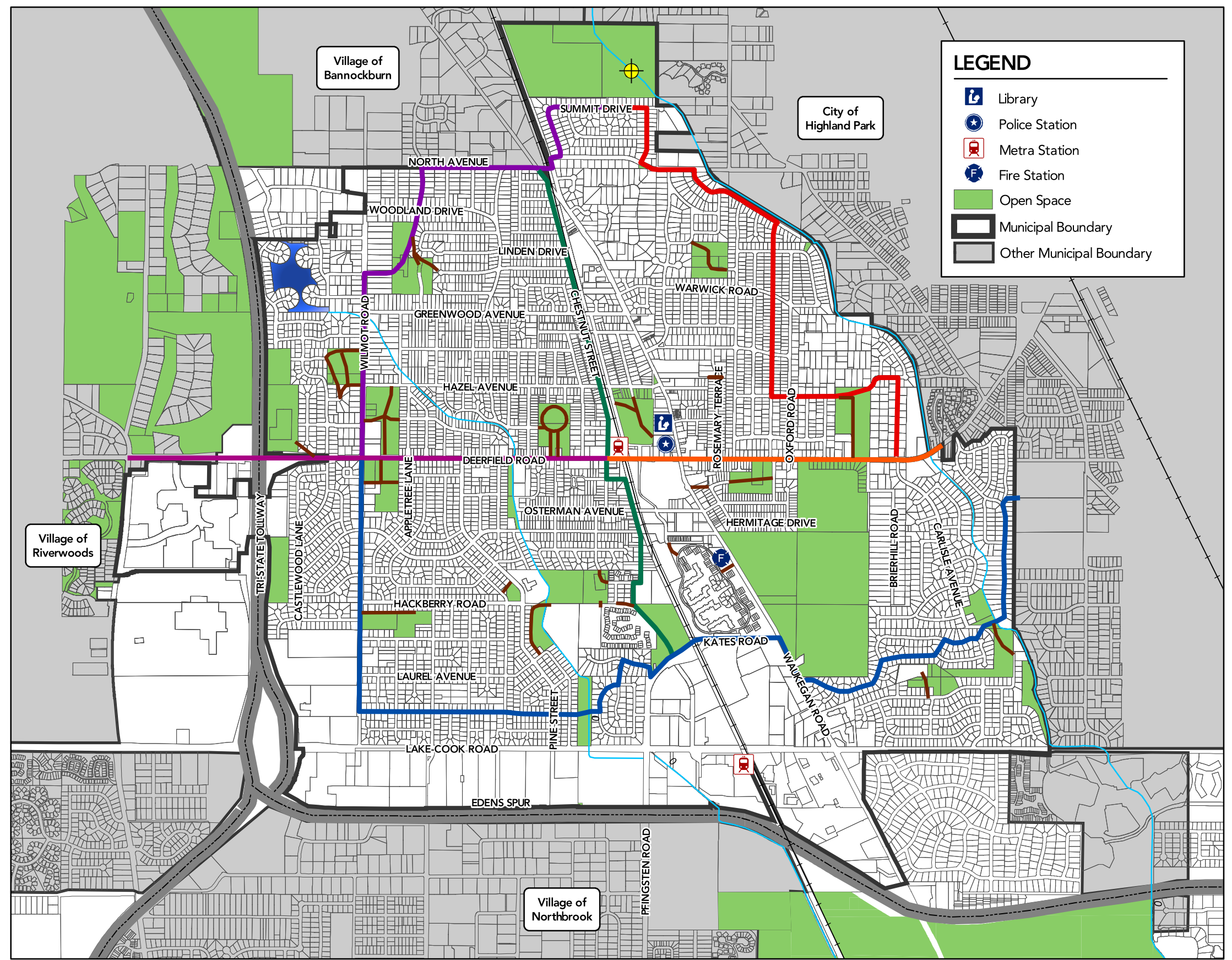


FIGURE 3.7: BICYCLE PLAN
DEERFIELD COMPREHENSIVE PLAN

