

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: June 6, 2025

RE: 2nd Prefiling Conference on the Request for an Amendment to the Comprehensive Plan; a Rezoning of 155 Pfungsten Road from I-1 Office Research Restricted Industrial District to R-5 General Residence District; a Residential Planned Unit Development (PUD) with Necessary Exceptions to Allow a Residential Development and a Day Care Center; and a Preliminary Plat of Subdivision for the Property Located at 155 Pfungsten Road

The purpose of a prefiling conference is to provide the applicant feedback and input prior to the public hearing. The petitioners were in front of the Plan Commission last year for a prefiling conference that included new townhomes buildings. Under the revised plans, the townhome buildings have been removed and a day care facility is now proposed. Also proposed are new garages for the residential units at the north and east sides of the property.

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). 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 – 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 Estates subdivision.

Proposed Plan

Baum Revision, LLC is proposing to redevelop the subject property into a two lots. The first lot (250,467 square feet) is proposed as a multi-family residential complex known as the Brickyards Lofts consisting of 112 loft style apartments in the existing office building. The second lot (73,144 square feet) is a proposed Primrose day care center.

Loft Apartments:

The existing office space is proposed to be converted into 112 loft-style apartments. 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, and a 3BR/3BA at 1,231 square feet. The developer has indicated that that majority of the units will be 885 square feet, 2BR/2BA efficient units. Building amenities include fitness and entertainment spaces.

The proposed amenities in the development include 4 electric car charging stations, private fitness center, outdoor seating and cooking grill stations, sun terrace, wi-fi throughout, business center, pet-friendly community with dog Park & pet wash, secure indoor bicycle storage, smoke-free community, and gathering lounge. The developer will also construct 4, one-story garage buildings, 2 located on the north side and 2 located east side of the residential building. The garage buildings will provide 94 indoor parking spaces.

Day Care Center

The petitioner is proposing to sell the smaller parcel to national day care operator Primrose. Primrose will seek approval of a day care center and construct a 13,600 square feet of indoor space, complemented by a roughly 15,000 square feet of fenced, dedicated outdoor play areas to the east of the building. The center is designed to serve up to 195 children and will be staffed by approximately 30 qualified professionals to ensure a high standard of care and service. The petitioner's have submitted building elevation drawings and building renderings in the plans. There is also a sectional elevation drawing (E.L.1) in the plans.

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.

Zoning Conformance

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

Amend the Comprehensive Plan

The Future Land Use (attached) plan designates the 155 Pfingsten Road property as office use. Also attached is Section 3.2 Future Land Use regarding future

development/redevelopment management, and Section 3.3 Housing. For the residential lot, the Village's Comprehensive Plan future land use plan would need to be amended to allow the 155 Pfingsten Road property to be developed as multi-family residential. For the proposed day care lot, this use doesn't fit neatly into a category in the Comprehensive Plan, and a new category will be created for the future land use map: Multi-family residential and other uses that compliment the residential nature of the area.

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 Office Research and Restricted Industrial Zoning District to R-5 General Office District which allows multiple family development.

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 provide 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 provide 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 323,611 square feet or 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 112 loft apartment when the property is completed. The bedroom count of the units will be: 7, one-bedroom units, 105, two-bedroom units, and 1, three-bedroom unit.

3 Br Multiple Family Dwellings: 1 unit x 3,500 square feet of land area for each 3 br. unit = 3,500 square feet.

2 Br Multiple Family Dwellings: 104 units x 3,000 square feet of land area for each
2 br. unit = 312,000 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: 333,000 square feet of land
area which is 7.64 acres required.

Proposed: Multi-Family Parcel is 250,467 square feet and Day Care Center Parcel
73,144 square feet for a total size of 323,611 square feet or 7.43 acre 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 Office Research
Restricted Industrial District to the R-5 General Residence District and obtain

approval of a Residential Planned Unit Development for the entire property. 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 existing office building is 45 feet. This height will determine the required perimeter setback. Therefore, a 40 foot minimum perimeter setback is required (25 minimum, plus an additional 15 feet equals 40 foot required perimeter setback).

Proposed: The petitioner has provided a site plan with the measurements from exterior boundaries of the proposed Residential Planned Unit Development. The site plan shows the following setbacks will need exceptions:

West: The proposed day care building is 34'8" from the west property line and the existing parking lot is 38'5" from the west property line.

South: The existing parking lot in the southeast portion of the property is 23'8" from the south property line.

East: The proposed garage is 14'8" from the east property line and the existing parking lot is 28'11" from the east property line.

Exceptions would be needed to allow the above structures to be located in the required 40-foot required perimeter setback of this development based on the highest building height in the development.

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: 30% 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.

Proposed: The existing building is 45 feet in height. An exception is needed because the existing building exceeds the maximum height allowed for a residential PUD which is 35 feet.

Parking

Loft Apartments

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.

Based on 112 apartment lofts that will be built in the existing, a total of 221 parking spaces would be required:

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

105, two or three-bedroom units x 2 parking spaces = 210 spaces

Total Required: 220.5 or 221 spaces

Proposed: 255 total parking spaces on this lot (161 surface spaces in the parking lot and 94 garage spaces.)

Day Care Center

Required: 50 parking spaces are required when using the parking requirement of one parking space for each 10 students and one parking space for each teacher/employee (195/10 students + 30 teacher/employees = 49.5 or 50 spaces).

Total Required: 50 parking spaces

Proposed: 51 total surface parking spaces on this lot

Signage

Residential 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 existing ground signs are 4 feet 10 inches tall with an 8 inch limestone base and a 37.92 square foot sign face. The petitioner will need to indicate for the Public Hearing if these signs will be reused as part of their sign plan for the mixed use development, or if these signs will be removed and new signage will be proposed.

Day Care Center Signage

A text amendment is needed to the Zoning Ordinance for the signage for a day care center use in the R-5 General Residence District. In the R-5 Zoning District signage is only allowed for a child enrichment center and a day care operated at a house of worship. Therefore, Text Amendments will be needed for the child day care signage. Staff has recommended that petitioner refer to Article 9.02-C, 13 (attached) which is signage for private preschool facilities located in the I-1 Office, Research, and Restricted Industrial District as a guideline for their signage.

The signage for this development needs to reflect the high standards of visual quality and compatibility.

Traffic

The petitioner retained KLOA to conduct a Traffic Impact Statement dated May 28, 2025 for the proposed residential development and day care center. The traffic impact statement summarizes trip generation and site access evaluation.

Trip generation for the proposed development were based on the proposed land use, number of units, and trip generation rates published by the Institute of Transportation Engineers (ITE) in its 11th Edition of the *Trip Generation Manual*. The total trips anticipated by the development for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are shown in **Table 1** on page 6. Trip generation for the existing office building was estimated using data published in the ITE *Trip Generation Manual*, 11th Edition. The estimated trips generated by the existing land use for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are summarized in **Table 2**, also on page 6. Based on a review of Tables 1 and 2, the proposed development will generate approximately 10 percent less trips compared to what the existing office building would have generated at full occupancy. The Study also indicated that proposed development will have limited impact on the operations of the adjacent roadway network and the intersections (Lake Cook and Pfingsten Road as well as Lake Cook and Deer Lake Road) will have similar, if not, less of an impact than the previous office building traffic.

The overall evaluation concluded that the proposed development will have excellent accessibility to the adjacent area roadways given the direct access to Pfingsten Road and Deer Lake Road, which has a signalized intersection with Lake Cook Road; the estimated number of trips generated by the proposed development will be less than the trip estimated to be generated former office building; and the proposed parking supply will be adequate in meeting the parking needs of the proposed development under both Village of Deerfield and ITE parking requirements.

It should also be noted that the Traffic Impact Statement specifically addressed the drop-off and pick-up operations for the proposed Primrose Day Care Center to be located on the subject property. Drop-off and pick-up of children will generally occur over a two to three hour period in the morning and afternoon/evening. Therefore, the day care center will not generate a surge or peak queue of traffic that is typically seen at a traditional school with a fixed start and end time. Also, most children will arrive and depart by vehicle and parents and guardians will be required to sign a child in and out and therefore, will park their vehicle and walk the child to/from the building. Drop-off/pick-up for the day care will occur within the vicinity of the main entrance on the south side of the day care building.

Based on KLOA, Inc.'s experience with day care centers, the typical vehicle occupancy is one to two children and it typically takes three to five minutes to drop off/pick up a child from a day care facility. The KLOA Study indicated that based on a survey of a similar existing facilities with a daily enrollment of 150 children, typically there are three to five parents dropping off their children at any given time.

The maximum that was observed was 10 parents dropping off and picking up their children during the weekday morning and weekday evening peak hours of traffic. Assuming maximum capacity of the facility, the Study estimates that this facility will experience a peak of 13 children being dropped off at the same time. Conservatively, assuming that all 30 employees will be at the center at one time, the 51 parking spaces to be provided by the proposed day care center (resulting in a minimum of 21 parking spaces available for drop-off and pick-up) will be

sufficient to accommodate the parking for the employees and the drop-off/pick-up operation.

Based on the analysis and evaluation of the KLOA Traffic Impact Statement, the petitioners are requesting a waiver of a full traffic study for the proposed residential development and day care center.

Affordable Housing Requirement

The proposed 112-unit residential development will require compliance with the Village's Affordable Housing Ordinance (Ord O-21-38) and 10% or 11 of the units in this development will need to be affordable as defined by the ordinance. The petitioners will have to submit an Affordable Housing Compliance Preliminary Plan as required by the Ordinance at their Public Hearing for the Planned Unit Development.

Landscaping Plan

The petitioner's landscape plan indicates 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 is a combination of native and non-native plantings. The plant quantities will need to 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 and they will be reviewing the landscape plan for compliance with the Village's tree ordinance.

Sustainability

The Village has an alternative energy ordinance that regulates solar, wind, and geothermal systems. The Village encourages the use of renewable energy sources including the planning for EV infrastructure as well as the use of green design elements to lessen the impact of the development on the environment. The use of sustainable practices reduces greenhouse gases and the Village has a goal to reduce greenhouse gas emissions by 45% by 2030 and become carbon neutral by 2050.

The petitioner has provided a summary of the sustainable aspects of this development, see the "Sustainability" section on page 2 of their project narrative.

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 (photometric) 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 rooftop mechanical units indicated on the Child Care Center plans will need to be screened and shown on the building elevation drawings.

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 day care center 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 continue to be used to adequately drain the existing site along with the portions of the site being redeveloped with the proposed garages and day care center.

Pedestrian Plan

Connectivity to Brickyards Park and Village Bike Route

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 Pfingsten 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 Pfingsten Road be equipped with Rapid Rectangular Flashing Beacons with yellow signs that has button activated pedestrian controls. The petitioner has provided Preliminary Crosswalk Geometrics from their transportation consultant KLOA which illustrates the design and flashing rectangular rapid beacons as wells as "Sight Distance" measurements.

Pedestrian Circulation

As pedestrian circulation is an important element to any development, the petitioners have submitted a pedestrian circulation plan to show how pedestrians circulates/moves on the site and how this development integrates with the rest of surround area, and how a pedestrian accesses the Lake Cook Road train station (Note: Pedestrians can also access the Lake Cook Road train station through the 570 Lake Cook Road office building property where they can access a pedestrian overpass at the southeast corner of this property).

Bike Facilities

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 lobby) will be provided on the property.

Parking Space Size

Required: 9 feet wide by 19 feet deep for both exterior and interior parking spaces.

Proposed: Surface spaces are 9 feet wide by 18 feet deep, and garage spaces appear to be 9 feet wide by 18 feet deep. The parking width for garage spaces will need to be confirmed for the Public Hearing. An exception is required for parking space depth of 18 feet for both exterior and interior spaces in lieu of the required 19 feet.

Drive Aisle

Required: 24 feet wide drive aisle

Proposed: The dimensions of all drive aisles on the property will need to be provided. The drive aisles at the north end adjacent to the garages the property

are shown as 22 feet and 24 feet wide. Exception required for drive aisles that have a width of 22 feet in lieu of the required 24 feet width. Note: The drive aisles at the east side of the property adjacent to the garages appear to be smaller than 24 feet.

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 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 a loading space for resident moving. They have indicated the operations staff will coordinate dates and times with residents for their move-ins/move-outs. The plans indicates one loading area at the south end of the loft apartment building.

Fire District

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

Plat of Subdivision

The petitioner will be requesting approval of a Plat of Subdivision for the 155 Pfingsten Road property. The proposed resubdivision divides the property into 2 lots. The proposed resubdivision separates the multi-family residential property and daycare properties. The Preliminary Plat of Subdivision will be presented at the Public Hearing.

Trash Enclosure

A new trash enclosure is shown on the residential parcel at the south end of the property.













Prefiling Conference Minutes

The August 22, 2024 prefiling conference minutes from the first prefiling conference plans are attached. The proposed plans have changed, but the minutes have been provided as background information.

Village of Deerfield 2025 Zoning Ordinance Map

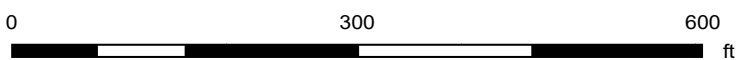


Subject Property

	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 FEBRUARY 3, 2025)

-  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

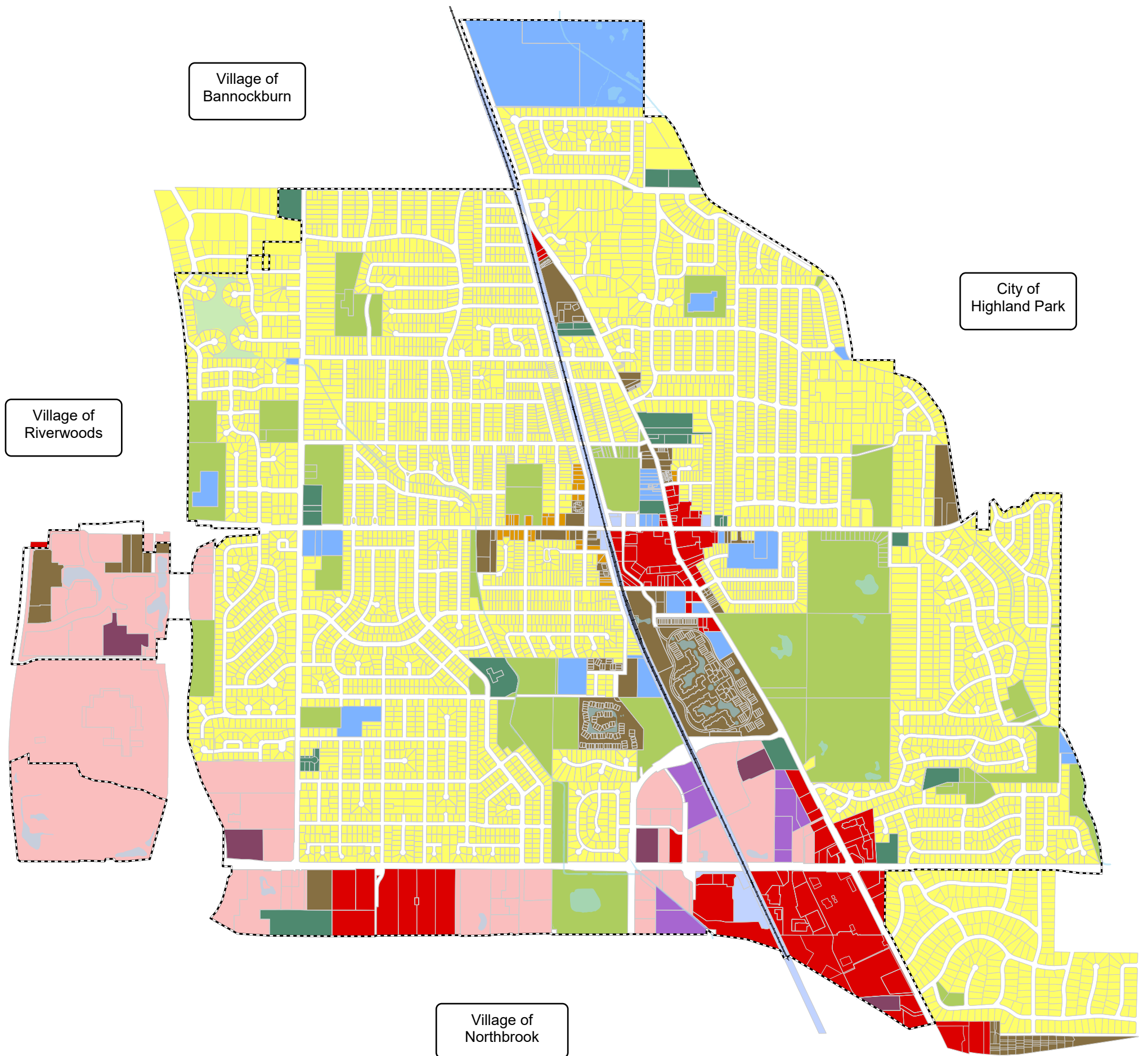
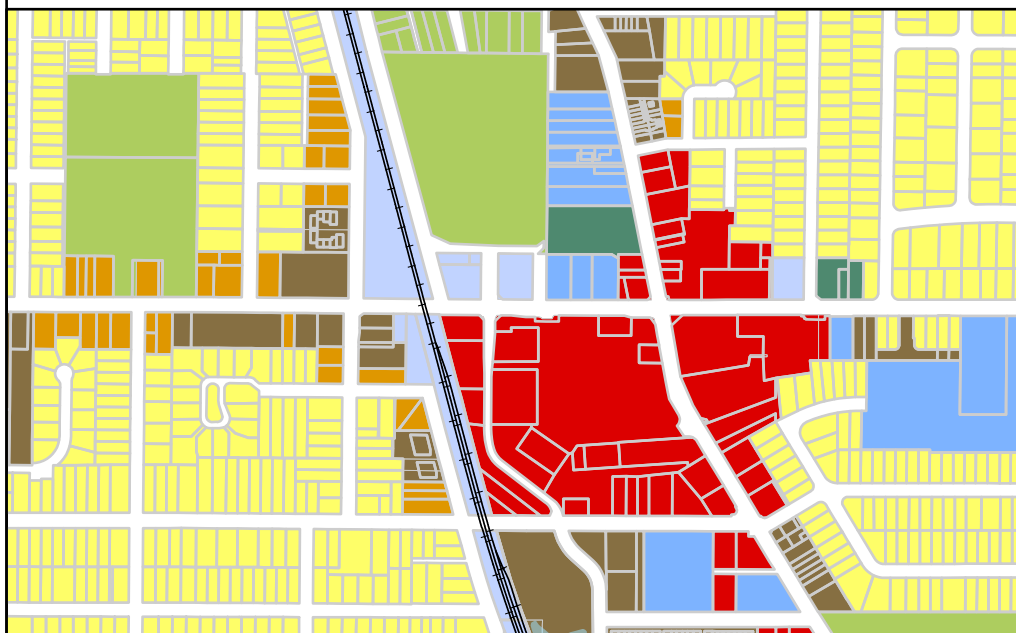


FIGURE 3.1: FUTURE LAND USE MAP

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

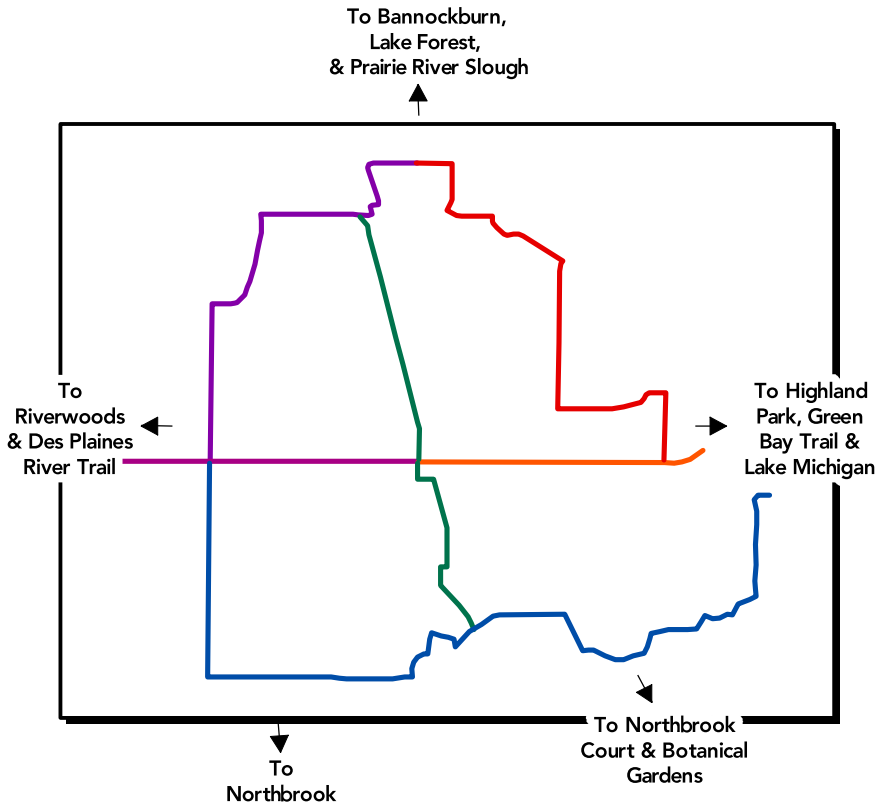
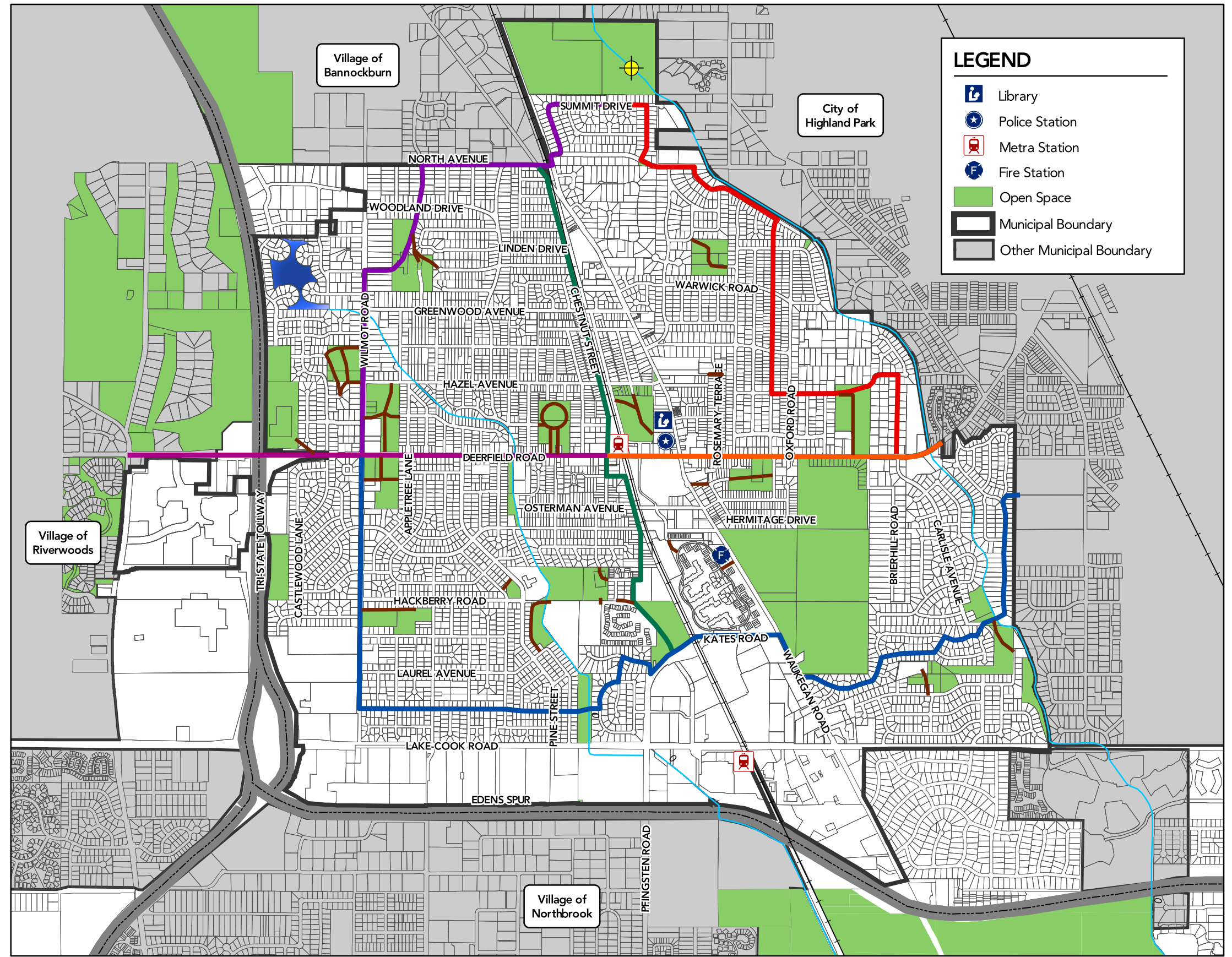


FIGURE 3.7: BICYCLE PLAN

DEERFIELD COMPREHENSIVE PLAN

Staff has referred the Day Care Center to these Text Amendments for their Signage:

9.02-C PUD I-1 Office, Research, Restricted Industrial District, Planned Unit Development

13. Signage for private preschool facilities located in the I-1 Office, Research, and Restricted Industrial District. (Ord. O-20-5)

a. Number and Content

(1) Wall Sign

Not more than two wall signs shall be permitted for a private preschool. Wall signs shall only contain the name and logo of the school.

(2) Ground Sign

Not more than one on-site ground sign shall be permitted for a private preschool. Ground signs shall only contain the name, logo, and address of the school.

b. Area

(1) Wall Sign

The maximum surface area of each wall sign shall not exceed 21 square feet in area.

(2) Ground Sign

The maximum surface area of each ground sign shall not exceed 33 square feet in area.

c. Location

(1) Wall Sign

A wall signs shall be located only on the wall of the principle building that fronts on a private road or on a wall with an entranceway to the private preschool.

(2) Ground Sign

An on-site ground sign may be located in a required front yard only if the location of the ground sign does not obstruct the sight line or other safety risks for entering and exiting vehicles and pedestrians.

d. Height

(1) Wall Sign

A wall sign shall not project higher than the roof deck or 16 feet from grade on the wall of the building on which it is placed, whichever is lesser.

(2) Ground Sign

An on-site ground sign shall project no higher than 5' 5-1/2" feet above grade.

e. Illumination

(1) Wall Sign

A wall sign may be illuminated.

(2) Ground Sign

An on-site ground sign may be illuminated.

FOR BACKGROUND
INFORMATION ONLY

how and when that property will be vacated. Mr. Getz stated that a separate document will be needed to vacate that portion of the property, and it was not on the plat due to the Village not being a party to the easement.

There were no public comments on this matter.

Chairperson Pro Tem Schulman stated that the Plan Commission has concluded public testimony and will deliberate on their recommendation on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees for final action on this matter.

Commissioner Keefe, seconded by Commissioner Crist, moved to approve the request for a finding of substantial conformance and approval of a Final Development Plan for a Residential Planned Unit Development (PUD) at 300, 302 and 304 Wilmot Road and the Walgreens daycare building at 202 Wilmot Road for Pulte Home Company LLC and a Final Plat of Subdivision for the Residential Planned Unit Development. The motion passed on the following vote:

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

Nays: None (0)

- 2) 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

Mr. Scott, attorney with Dykema Gossett, representing the petitioner Baum Realty, presented on the subject property at 155 Pfingsten Road. The subject property consists of 7.3 acres and is bordered on the north by Brickyards Park, to the west are single-family homes, and on the south and east are a mix of one- and two-story commercial/industrial buildings, as well as a self-storage facility. The subject property consists of a 120,000 square foot, three-story commercial office building with roughly 150 parking spaces. The building was constructed in 1987. At this point, the office building is nearly 60% vacant and is anticipated to be 75% vacant by the end of next year. The office building consists of an east wing and a west wing. There is a driveway along the southern end of the property that provides access to Pfingsten and Deer Lake Roads. The property is currently zoned I-1 Office, Research, Restricted Industrial and is overlaid with the planned unit development that was approved in 1986. The Comprehensive Plan designates this property for office and research uses which will need to be amended to designate it for the appropriate residential use. Mr. Scott noted the property is currently in foreclosure, a Lis Pendens has been placed on it and a receiver was just appointed. The petitioner is under contract with the lender to acquire the property for redevelopment. Mr.

Scott stated the property is currently underwater, meaning the remaining mortgage balance is higher than the value of the property and that it will be an uncontested foreclosure. He noted the petitioner is currently working with the bank and ownership to provide for a smooth transition. Mr. Scott stated the petitioner is here to present their plans and are looking for honest feedback on the proposal.

Howard Hirsch, the project architect from Hirsch MPG, outlined the site plan, amenities and sustainable features. They propose to redevelop the existing office building into one- and two-bedroom residential units. Additionally, their plan is to add three-story townhomes along the north and east sides of the property. The existing building will be renovated in two phases. The first floor east wing will remain office space during the first phase, due to the fact there are existing long-term leases. The west wing of the first floor, along with the second and third floors of both wings will be converted to 93 residential units. Phase one will include 87 two-bedroom units and 6 one-bedroom units. Phase two will consist of converting the remainder of the first floor into 19 residential units and additional amenities, for a total of 112 units. The two-bedroom units will be 800-1,000 square feet, and the two-bedroom units will feature a rear, borrowed-light bedroom. The depth of the existing building provides the opportunity to design smaller square footage units with more affordable rents, which would be a unique product for Deerfield. The Lake Cook Road Metra station is nearby to provide public transportation.

The townhomes will be three-bedroom units with various designs and sizes based on their location on the site. Most will feature two-car garages and a multi-purpose space on the ground floor. The second floor will feature the living room, dining room and kitchen. The three bedrooms, including the primary suite, will be located on the third floor. Balconies will be provided on the second floor level.

The parking to the north and east of the existing office building will be converted to streets lined by buildings to create the feel of a residential development. The proposal includes a large landscaped area to the north that will connect to the first row of townhomes to compliment a patio/gazebo and activity space. An additional landscaped plaza is proposed for the area to the south of the east wing of the building. The landscaped areas will be connected by walkways and a possible connection to the bike lanes across Pfingsten Road is under consideration. The petitioners are exploring different options to create a safe crosswalk. The existing loading dock on the west side of the building will remain as the primary loading position for the loft building. For the townhomes, areas have been identified for temporary loading purposes and trash collection. Curb cuts will be included for residents to place their refuse and recycling bins out for collection.

Elliott Haffarnan-Buck, landscape architect with Daniel Weinbach and Partners Ltd., stated the site has a number of large trees and they plan to preserve as many as possible. The current proposal includes the removal of four trees, one of which is in poor shape and one of which is already dead. The landscape plan includes adding trees to fill in areas along Pfingsten Road to increase the density for additional screening of the roadway. New hedges will continue along

Pfingsten and Deer lake Roads. The entrances to the development will feature ornamental shrubs, perennials and different grasses. The overgrown shrubs currently located along the southern entrance will be cleared out and replaced with ornamental shrubs and trees to create a vertical element for the southern plaza.

Mr. Scott discussed the timeline for the project. Their plan is to complete the entitlements process in early 2025 and begin demolition of the interior of the office building in late 2025. The construction of the townhomes would take place in late 2025, with delivery of the first units in late 2026. Phase two of the office building redevelopment would take place after the termination of the existing office space leases in 2031. The expected full buildout and delivery of Phase two units would take approximately nine months. The petitioner will be seeking a rezoning from I-1 zoning district to R-5 designation for a residential PUD. They will be seeking a number of exceptions, including one for the lot area per dwelling unit requirement. A strict application of the Village's zoning code would require the property to be 10.7 acres, rather than the 7.4 Acres on the site. An exception to the required 30-foot boundary to the setback will be required for the southern portion of the property. During Phase one, the 20,000 square feet of office space, combined with the residential use, would require 344 parking spaces, but only 326 spaces will be provided at that time. The office space will not be occupied continuously throughout the day, so they believe there will be a suitable amount of parking for the residential use. The full buildout will eventually result in a surplus of parking. The petitioner will be seeking an amendment to the Comprehensive Plan to allow a residential use in this location as well as a waiver of the required traffic study. Their traffic consultant has reviewed trip generation from a residential development compared to the existing office use and has concluded there will be a substantial reduction in trips generated. The traffic impact will decrease further after phasing out the commercial uses. Mr. Scott stated that they would like to use in-house resources for a market study to show the demand for this type of residential product. Mr. Scott stated the office building will be developed into apartments for rent, and that the townhomes could be rentals or a for sale product. The public benefits are a new diverse type of housing for Deerfield. There will be a reduction in the area of impervious surface at the site by adding additional landscaping in place of the existing parking. Sustainability features will include EV charging stations on site, energy-efficient appliances and outdoor amenity areas. The redevelopment will also increase the taxes generated from the site. Another feature is the proposed pedestrian crosswalk that will provide connectivity to bike paths.

Commissioner Rauen asked which features will be included in the crosswalk. Mr. Scott responded there will be signage to the north and south of the crosswalk, as well as flashing beacon lights to alert drivers. Commissioner Keefe asked about the demographic information regarding potential residents and how the development will affect the surrounding school districts. Mr. Scott stated they intend to reach out to the surrounding school districts to have discussions about potential impacts. Paul Fishbein, managing director with Baum Realty, pointed out the location of the proposed crosswalk will allow residents to access Brickyards Park to the north and will improve connectivity in the region for existing residents living to the

west. The crosswalk was placed on the site plan to provide a realistic, safe location for residents to cross Pfingsten Road. Mr. Fishbein noted that the main demographic for the apartments will be single adults and couples looking to downsize while still living in the area. The townhomes may appeal to young families which will result in an increase to the number of school-aged children. Mr. Fishbein stated that the site is appropriate for the number of units. He noted the townhomes have a larger footprint, but this type of housing product is in high demand. Commissioner Stolman asked if there is an affordable housing component to the development plan. Mr. Fishbein confirmed there will be an affordable housing component. Commissioner Stolman asked about the demolition during Phase two of the development plan in respect to impact on the existing residents. Mr. Fishbein stated that the buildout is similar to what would occur during the renovation of an existing office building. The demolition and subsequent renovation would take place while the remainder of the building is occupied. The renovation of the building will take place on different floors. Phase two construction will occur on the first floor, while residents will be living on the second and third floors, so construction will take place below their living spaces. The construction hours will be staggered to lessen the impact to residents above the construction space. Commissioner Stolman asked if the shell of the building will be maintained. Mr. Fishbein confirmed the shell will remain in place during the renovation. Chairperson Pro Tem Schulman asked about the HVAC and plumbing renovations. Mr. Fishbein reported the structure is a heat-pump building which allows for each unit to be controlled individually and is more energy efficient than a building-wide system. The cooling tower and boiler are already in place. The increased number of bathrooms will require a new water main for the apartment building and townhomes. There will also be a new sewer, water system loop and fire hydrants to achieve code compliance. Mr. Fishbein noted they have taken a thorough approach, and that the existing building is well-suited for an adaptive reuse.

Commissioner Stolman asked if they will be constructing a new pedestrian path to reach the Lake Cook Road Metra station. Mr. Fishbein reported there will be sidewalks connecting to Deer Lake Road, which has limited traffic and is easily walkable. He noted there is a signalized interchange to cross Lake Cook Road to access the Metra station. A crosswalk was considered for the southern edge of the property. The proposed crosswalk north of the Bristol Estates entrance was preferred. Commissioner Keefe asked about the sidewalk on the west side of Deer Lake Road. Mr. Fishbein reported that the sidewalk is set back and is nicely landscaped. It is a comfortable, safe sidewalk. Commissioner Crist asked how the rezoning will work with having residential and commercial uses in the same building at the same time. Mr. Ryckaert noted that the existing office use will become a nonconforming use, and a condition requiring the office leases to end at a certain date will be included in any development agreement. Mr. Schuster added that a condition of the development agreement would require the office leases not be renewed at the end of the current leases. He noted the Village has the ability to rezone the property, and that the office use would remain for the short term as a legal nonconforming use. Mr. Schuster reported that any zoning ordinance for this property would include a contingency that requires the building fully convert to residential use. Commissioner Crist asked if similar relief to the lot area per dwelling unit requirement has been given to other applicants. Mr. Ryckaert reported that similar reductions for land area per dwelling unit have been given to

other developers in the past. Chairperson Pro Tem Schulman asked if any of the current office leases have options to renew. Mr. Fishbein reported there is one tenant on the first floor that does have an option to renew. He noted that due to the legal status of the building they are unable to engage in conversations with the tenants. They would prefer to not have a phased development, but they are taking a realistic approach. He noted the renewal option would allow the tenant to remain until 2031.

Chairperson Pro Tem Schulman asked if there will be any zoning restrictions on the townhomes being rentals. Mr. Schuster reported there are no such restrictions. Mr. Ryckaert noted that the applicant's traffic consultant will have to demonstrate that the proposed crosswalk is viable, and that the Public Works and Police Departments may have issues that will need to be addressed. He noted that the Village may have to hire a consultant to further study the viability and design of the proposed crosswalk. Mr. Fishbein agreed that the crosswalk will need to be studied and they are willing to pay for a consultant to work with the Village in order to ensure the safety and traffic concerns. Commissioner Keefe asked about the sidewalk along the north side of the entrance located in the southeast corner of the property. He suggested making it a more accessible connection to the sidewalk on Deer Lake Road. Mr. Fishbein stated they will adjust the plan and incorporate that change in the next round of drawings.

Mr. Nakahara asked if there will be dumpsters on the property. Mr. Fishbein reported there will be dumpsters located near the southern end of the southernmost townhomes. There is currently a fenced area with dumpsters in that location, but they may be relocated to better serve the apartment building. The townhomes will have curb cuts for residents to place their bins out for collection and for the waste haulers to effectively service them. Mr. Nakahara asked how they will address snow accumulation in the parking areas. Mr. Fishbein noted they will have more than the required amount of parking following the Phase two renovations. He reported the western edge of the property has a wide band of area between the street and parking which could be used to store accumulated snow. Mr. Nakahara asked if the site's prior use as a landfill will create any concerns for the construction of the townhomes. Mr. Fishbein reported they have engaged geotechnical engineers and that borings have been done to analyze the site. They are aware of the conditions and are still working through their options. He noted the parking lot and existing building have held up extremely well, and that the landfill was a construction fill, not a garbage dump, so there should be fewer compaction issues.

Chairperson Pro Tem Schulman stated the Plan Commission will discuss the application. Commissioner Crist stated she is in favor of the reuse and her only concern is making sure that similar relief to the lot size per dwelling unit has been given to other applicants in the past. Commissioner Keefe has a similar concern about the density, but he added that the plan seems to make sense. Commissioner Stolman stated it is a well-thought out plan, and that he wants the project to be successful and see that the market study supports their plan. Chairperson Pro Tem Schulman agreed that it is a good plan for the location. He does not believe the proposal is overly dense and does not believe the requested exceptions will create any issues. Mr. Ryckaert noted there is an additional exception being sought regarding the height of the existing

building. The maximum height for a residential PUD is 35 feet, and the existing building has a height of 46 feet. Mr. Schuster noted granting the height exception is a technical aspect and that the exception is not substantive, since the building already exists at that height. Mr. Fishbein reported there are two other aspects to consider in regards to height. He noted the majority of the building is under 40 feet tall, and that tallest portions of the building are the roof of the atrium and the screening for the HVAC. He also noted there is a height exception included in the affordable housing ordinance. The townhomes will not exceed the maximum height limit. Chairperson Pro Tem Schulman noted there will be four exceptions and that the traffic study requirement will be waived. Commissioner Keefe asked about the price range for the apartment rentals. Mr. Fishbein reported the current market rent average for a one-bedroom unit is \$2,400, their one-bedroom units are tentatively priced at \$1,850. The current market rent average for two-bedroom units is \$3,050, their two-bedroom units are tentatively priced at \$2,600. He noted those are current projections and that the proposed units will likely not be available until 2026. Mr. Fishbein reported this property will be a market leader in terms of affordability. Mr. Scott sought clarification on the market study. He asked if a third-party report would be required, or if the petitioners could provide an internal market study. Mr. Ryckaert stated that a third-party market study is not required, unless the Plan Commission decided to require one, which they did not. Commissioner Crist asked if the second bedroom in the two-bedroom units will have a window. Mr. Hirsch reported that the walls separating the second bedroom from the rest of the unit will not reach the ceiling. The partial wall will provide borrowed light and additional ventilation, and is customary for loft-style units. He noted that specific design is not common in new construction, but is a practical solution in renovating existing structures. The Commission agreed to waive the traffic study regarding trip generation, but will require a study of the proposed crosswalk.

DOCUMENT APPROVAL

1. August 8, 2024, Plan Commission Minutes

Commissioner Crist moved, seconded by Commissioner Rauen, to approve the minutes. The motion passed with a unanimous voice vote.

Items from the Commission

No items from the Commission.

Items from the Staff

Mr. Ryckaert noted the upcoming items for the September 12, 2024, Plan Commission Meeting.

Mr. Schuster addressed an issue that came up during the meeting regarding whether or not the Zoning Code distinguishes between rental and ownership of residences. He noted there is no difference in the Zoning Code between rental and ownership due to Illinois case law. Several cases dealing with zoning restrictions on rentals from the 1960s and 1970s were struck down. It was determined that those restrictions were in place in an effort to cut down on diversity. The