

**155 GROUP, LLC
BRICKYARDS LOFTS & DAYCARE CENTER
PREFILING CONFERENCE**

PROJECT NARRATIVE

THE APPLICANT

155 GROUP, LLC ("Applicant") is the owner and developer of this change of use located at 155 North Pfingsten, Deerfield, IL (the "Subject Property").

THE PROPERTY

Situated on a 7.43-acre parcel along the east and south sides of Pfingsten Road, approximately 890 feet north of Lake Cook Road in Deerfield, Lake County, Illinois, the Subject Property features a three-story office building constructed in 1987. This 38-year-old, 119,265 total rentable square feet building was designed for large office tenants with approximately 40,000 SF per floor. Only a few small office tenants currently occupy the building. The property will be 92% vacant by the end of 2025. The property currently provides 450 parking spaces, two loading docks, and landscaping. The Subject Property, which is currently zoned I-1 Office, Research, Restricted Industrial, has a main driveway along its southern border which provides a full point of access to North Pfingsten and Deer Lake Road.

Surrounding land uses include public open space and single-family homes to the north and west across North Pfingsten (with corresponding R-3 and P-1 zoning designations). Commercial uses are found to the south and east of the Subject Property. There is a mix of zoning classifications to the south and east, including I-1, I-2, and C-2.

The site has historical significance as part of the former clay pit operated by The National Brick Company, which supplied bricks for local construction from the 1920s to around 1959. Subsequently, it served as a construction debris landfill until the late 1970s, when it was properly decommissioned and left vacant until the construction of the office building in 1987.

The Subject Property was part of a lengthy foreclosure process, which recently concluded with the transfer of title to the Applicant. The Northshore office market has been hard hit with corporate users leaving the market and occupancy plummeting from 2018, when the market was approximately 15% vacant, versus today, with the market exceeding 30% vacant when you include unoccupied and sublease space. The future of this building is clearly a change of use as the demand for office space no longer makes this building financially viable.

THE PROJECT

The Applicant proposes to subdivide the Subject Property into two lots. The applicant will accomplish that subdivision at the final approval stage. The entire site is 323,611 square feet. The Applicant intends to redevelop the office building on one lot, which is approximately 250,467 square feet, into a multi-family residential complex to be known as BRICKYARDS LOFTS. The second lot, which is approximately 73,144 square feet, will be developed by the daycare center's ownership. The details of each project component are as follows:

LOFT APARTMENTS:

The existing office space will be converted into 112 loft-style residential units featuring 10'+ ceilings, oversized windows, in-unit washer/dryer, and stainless-steel appliances. The units will range in size from the smallest unit of 629 square feet for 1BR/1BA, 1,142 square feet for the largest 2BR/2BA, and a 3BR/3BA at 1,231 square feet. A majority of the units will be efficient, 885 square feet, 2 bedroom/2

bathroom. The building will provide numerous amenities, including fitness and entertainment spaces. In compliance with Deerfield's Affordable Housing Ordinance, 11 apartments will be designated as "affordable."

Affordability: In compliance with Deerfield's Affordable Housing Ordinance, 10% or a total of Eleven (11) apartments will be designated as "affordable". In addition, as an adaptive reuse property and compact layouts, the rental costs of Brickyards units will generally be a lower total cost than ground up construction. Based on preliminary estimated pricing, we project that our typical 2BR/2BA unit will be up to 20% less expensive than other existing or new ground-up developments in the surrounding area.

Sustainability: A key benefit of this project is the adaptive reuse of an existing, obsolete building. Preserving and repurposing the current structure aligns with sustainable development best practices—after all, the greenest building is one that is not torn down. This approach significantly reduces the need for new construction materials and lowers the project's overall carbon footprint when compared to full demolition and new construction.

By retaining and upgrading the existing building shell, we will drastically reduce the amount of landfill waste generated. In addition, repurposing the structure minimizes embodied energy—the total energy required for the extraction, manufacturing, and transportation of new building materials.

The project also incorporates a range of environmentally responsible features, including Native and drought-tolerant landscaping, a unit-by-unit 24/7/365 controlled heat pump HVAC system, high-efficiency appliances, low-flow plumbing fixtures, and full compliance with, or exceeding, current energy codes.

This redevelopment reflects a forward-thinking, sustainable approach that benefits both the community and the environment.

Amenities: Car charging stations for four (4) Electric vehicles, private fitness center, outdoor seating and cooking grill stations, sun terrace, Wi-Fi throughout, business center, pet-friendly community with dog park, secure indoor bicycle storage, smoke-free community, gathering lounge, and onsite daycare center.

Traffic and Parking: A traffic impact study (attached). Based on its conclusions, this redevelopment will significantly reduce generated traffic, trip generation, and the total amount of parking required compared to the site's current use.

According to zoning code requirements, the residential building requires 221 parking spaces, and the daycare center requires 50 parking spaces for a total of 272 required parking spaces. The proposed development will exceed this requirement by providing 306 total parking spaces, representing a 12% increase over the minimum code requirement.

To meet market-driven demand and enhance resident convenience, the Applicant will construct, as part of the total parking, 94 indoor garage spaces located on the north and east sides of the residential building. These enclosed and secure garages will serve as a valuable amenity, offering residents enhanced safety and protection from the elements.

Pedestrian and Bike Accommodations: We propose the creation of a new crosswalk location (see plans and traffic study) in the Northwest quadrant of the property to provide a convenient access point to the Village Bike Route (Southern East/West Route and North/South Route connecting on the

west side of Pfungsten Road for pedestrian and bike access to Brickyards Park. To enhance safety, we suggest a Rapid Rectangular Flashing Beacons crosswalk with yellow signs with button activated pedestrian controls. This has been successfully deployed in Chicago and other communities for this type of condition. The property will have both indoor and exterior bicycle storage.

DAYCARE CENTER:

The Developer intends to sell the smaller lot to a national daycare operator for the construction of a daycare center by the operator. The facility will consist of approximately 13,600 square feet of indoor space, complemented by roughly 13,700 square feet of fenced, dedicated outdoor play areas. The center is designed to serve up to 195 children and will be staffed by approximately 30 qualified professionals, ensuring a high standard of care and service.

Daycare Center Traffic: A traffic study (attached) indicates that the proposed daycare use, combined with the new residential use, will collectively generate less vehicular traffic than the site's previous office use. Further analysis has been conducted to assess the potential for onsite congestion. These concerns are mitigated through several key measures:

- Ample parking is available immediately adjacent to the center's main entrance, facilitating easy and safe access.
- Outdoor staff members will be present during peak hours to supervise and ensure a smooth process of the drop-off and pick-up procedures.
- All parents or guardians will be required to escort their children into and out of the facility, promoting both safety and accountability.
- Drop-off and pick-up times will be staggered to ensure a steady, manageable flow of vehicles, preventing congestion and avoiding strain on the internal driveway system.

We believe the proposed daycare center will provide a valuable service to the community while maintaining the safety, efficiency, and overall functionality of the site.

OTHER ITEMS:

- Loading Areas (see attached "Loading Plan"). Operations staff will coordinate moving dates, times, and permitted designated loading areas with all residents.
- Engineering: Based on preliminary review by our civil engineer, the site will not be required to change storm water detention. We will be increasing the water service for the Daycare Center. We will be adding Fire Hydrants as required. The Deerfield Engineering Department has provided initial review and comments, and we are working with them to ensure all requirements are met. Signage needed to enhance the project will be detailed in future submittals. The intent is to add only additional ground signage to identify the development and directional signage as needed. The signage will be similar in size to other properties in the immediate area.
- School Districts 109 and 113 have been informed of the plans and have shared positive feedback. They stated that they currently project a diminishing student population and welcome additional housing in the Districts.
- The Developer has solicited feedback from the surrounding homeowners' associations.
- The applicant has been in communication with Deerfield-Bannockburn Fire Protection District to confirm that the preliminary plans meet the district's requirements.

PROJECT PHASING

The project is scheduled to commence in the first quarter of 2026. The apartments and daycare construction will commence immediately after receiving approval of the PUD and permits. Apartment

reconstruction is anticipated to take 9 to 12 months. The new daycare construction is anticipated to take 12-15 months from groundbreaking.

PROJECT BENEFITS

The BRICKYARDS LOFTS & DAYCARE CENTER project offers numerous benefits to the Village and its residents, including:

- Meeting strong demand for new housing in the area.
- Diversifying Deerfield's housing supply and providing options for existing residents seeking downsized, low-maintenance homes.
- Adding 11 affordable apartments to the Village's housing stock.
- Providing needed additional daycare capacity for the community in an underserved market.
- Strengthening the Village and other taxing districts property tax base.
- Converting an underutilized and aging office building to a more productive use.
- Introducing an underserved rental apartment product within walking distance of the METRA station, area shopping, and parks.

PROPOSED ZONING RELIEF FOR THE SUBJECT PROPERTY

The Applicant seeks approval for the following zoning matters:

1. Rezoning of the Subject Property to R5 General Residence District.
2. Preliminary approval of a special use permit to establish a residential planned unit development for the Subject Property, with exceptions as identified by staff.
3. Amendment of the Village's Comprehensive Plan to designate the Subject Property for residential uses.
4. Preliminary approval of the Special Use for the daycare center/ nursery school.

PROJECT TEAM

Developer: Baum Revision, LLC

Architecture: Hirsch/MPG

Landscape Architect: Daniel Weinbach & Partners, Ltd.

Legal: Dykema Gossett PLLC

Traffic/Parking: KLOA, Inc.

Civil Engineering: RTM Engineering Consultants

Deerfield, IL - Primrose School Project Narrative

Applicant

Primrose School Franchising Company LLC
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Architect of Record

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Civil Engineer

Stonfield
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Proposed Primrose School

Primrose School Franchising Company is the pre-eminent provider of educational based private preschools and childcare centers in the United States with over 500 locations in 34 states. Franchise Owners, leadership teams and school staff partner with parents to help children develop the right foundation for continual learning in life.

We are proposing to construct a 1-story childcare building, including 12 classrooms where the children are separated by age. We offer childhood education and care for children ages 6 weeks to 6 years old, along with after-school programs for children up to 12 years old. At full occupancy there will be approximately 195 children and 25-30 staff members. Hours of operation are 6 AM – 6:30 PM Monday through Friday. Occasionally, special events will be held in the evenings and weekends. AM drop off occurs between 6-9:30 AM (peak hour is typically 7:30-8:30 AM). PM pickup is between 3:30-6:30 PM (peak hour is typically 4:30-5:30 PM). Please note, Primrose Schools do not offer drop-off stalls or lanes, we have all parents park their cars and walk their children inside the building for the maximum amount of safety.

As a childcare facility, the proposed project will comply with all state and local childcare licensing requirements. This includes state licensure with regular required inspections from the state. A few safety highlights provided at each facility include fully fenced

playground spaces, access control at all exterior building entrances, staffed reception desk at main entry and a communication system throughout the building.

We, along with our local Franchise Owners, are excited to bring Primrose to Deerfield, Illinois!

**155 NORTH PFINGSTEN ROAD – 155 GROUP LLC
REZONING STANDARDS**

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.*

The property in question is surrounded by residential, corporate office, commercial uses, and open space. To the north is Brickyards Park and soccer field, a single family residential development, and a multifamily townhome development. West and northwest of the property in question are single-family and townhome residential developments. To the northeast is a multi-family condominium complex. To the east is a self-storage facility and corporate offices. To the south are corporate offices, commercial uses, a hotel, and a restaurant. The proposed residential zoning and the attendant residential and day care/nursery school uses are consistent with the residential character of the surrounding area and consistent with general land use trends in the area.

2. Current Zoning in Area *The Zoning classification of property within the general area of the property in question.*

The property in question is surrounded by properties zoned P-1, R-3, R-5, C-2, I-1, and I-2. Properties to the north of the subject property are zoned P-1, R-3, and R-5. To the east, properties are zoned I-1 and I-2. To the south of the property in question are properties zoned I-1 and C-2. To the west of the property in question are properties zoned R-3. The proposed rezoning to the R-5 General Residence classification would be consistent with the predominant residential zoning classifications of the surrounding neighborhood located to the north and west of the property in question. A proposed planned unit development will limit the bulk and density of the improvements on the subject property so that they are consistent with the lower intensity R zoning classifications in the area.

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.*

The property in question is suitable for business offices permitted under the existing I-1 zoning classification as the property is currently in use as a predominantly vacant office building. However, considering the state of market for office in general, the declining demand for principal office space, particularly suburban office space in and around the Village, and the number of large, suburban office campuses on the market, it is not reasonably feasible to develop the types of uses that are permitted under the current zoning classification. The I-1 zoning classification does allow for other non-office uses such as research and testing laboratories and medical facilities, but given the predominance of residential uses to the north and the west, those uses are less compatible with the current land use patterns. Moreover, the topography of the subject property, which varies 10 feet or more across the entire site, makes it difficult to redevelop the site with a new building for currently permitted use which is economically feasible.

The property in question is also suitable for the residential uses permitted under the proposed R-5 zoning classification as the proposed use will be a residential development with a and day care and nursery school and much of the surrounding area to the north and west is currently occupied by residential uses. The proposed R-5 zoning will also allow for a transition from the I-1 and I-2 zoned areas located to the east of the property in question to the less dense R-3 zoned area located to the west of the property in question.

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 property in question is located in a well-developed portion of Deerfield, with the surrounding properties having been developed for multiple decades. The townhome and single family residential developments located to the north and east of the property in question were developed in the 1990's. The subject property was developed in the mid-1980s but the strong trend in the surrounding area has been toward residential uses north and south of Lake Cook Road.

**155 NORTH PFINGSTEN ROAD – 155 GROUP LLC
SPECIAL USE STANDARDS FOR A NURSERY SCHOOL**

a. Compatible with Existing Development

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

The nature and intensity of the activities involved and the placement and design of the structures will be so that the proposed special use will be compatible with the existing development. The proposed nursery school will be an approximately 13,600 square foot facility with an enrollment of approximately 195 students. The relatively small footprint of the proposed nursery school and the light-intensity of the activities involved would have little to no impact on the orderly development of surrounding property and would be compatible with surrounding uses, especially the residential areas to the north and west of the subject property. The proposed special use for a nursery school will be in an area of the Village that is already well-developed, so there would be no impact on future development or improvement of the area.

b. Lot of Sufficient Size

The size of the lot will be sufficient for the use proposed.

The size of the lot for the proposed special use for a nursery school will be sufficient. The proposed nursery school does not require a large footprint and will be able to construct its primary building, associated playgrounds, and required parking spaces within the lot. In addition, all pick up and drop off will occur within the boundaries of the lot.

c. Traffic

The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.

The location of the special use for a nursery school will have a limited impact on surrounding properties, particularly regarding the traffic generated by the nursery school. The proposed nursery school will generally be open between 6:30 a.m. and 6:30 p.m. Monday to Friday and will have the pick-up and drop-off of children generally over a two-hour period in the morning and in the afternoon and evening. The proposed nursery school would also have a staff count of only 30 individuals. Due to this type of operation, a nursery school would not generate the surge or peak queue of traffic that is typically seen at traditional schools with a fixed start and end time. In addition, the traffic created by the development as a whole .i.e., the nursery school and proposed residential redevelopment, is only expected to increase peak hour traffic on Lake Cook Road, Pfingsten Road, and Deer Lake Road by approximately 3%, which is less traffic than what the previous office development generated. Area intersections will continue to operate at acceptable levels of service

d. Parking and Access

Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

Parking areas will be of adequate size for the proposed special use for a nursery school. The proposed nursery school will have 51 parking spaces. Conservatively assuming that all of the proposed nursery school's 30 employees are on site at one time, there would still be an additional 21 spaces for pick-up and drop-off of children. The parking areas will also be properly located either behind landscape screening, the primary building, or retaining walls for the proposed nursery school's playground areas. In addition,

the proposed nursery school will utilize the existing entrance and exit drive, which previously accommodated an office building with a heavier traffic use than the proposed special use.

e. Effect of Neighborhood

In all respects, the special use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.

The proposed special use for a nursery school will not be a detriment to the safety and welfare of the public or injurious to other property or improvements, nor will it diminish or impair property values. The proposed nursery school will be operated by a nationally recognized, well-run company that also has multiple locations within the Chicago-land area and across the country. The company's operational experience will ensure no adverse impacts on public health, safety or the surrounding community. The proposed nursery school will in fact benefit the health, safety and welfare of the public by providing a safe and well-run nursery school for working parents. The proposed nursery school's operations pose no impact to public safety. Also, given the close proximity of residential areas to the north and west of the subject property, the proposed nursery school may serve to increase property values in the surrounding area as high quality child care may be deemed an amenity to property owners in the area.

f. Adequate Facilities

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

The subject site is developed with an office building and so it is already developed with adequate utilities, access roads, drainage and other necessary facilities that will be utilized by the proposed special use for a nursery school.

g. Adequate Buffering

Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.

Adequate screening will be provided to ensure the enjoyment of surrounding properties, to provide for the public safety, and to screen parking areas. The proposed building is setback about 35 to 45 feet from the property line. The property line is about 10 to 15 feet from the back of curb on Pfingsten Road so the building will be well set back from the street. The yard area will be improved with trees, bushes and other landscaped materials to ensure adequate buffering. Moreover, there is a mature tree line on the west side of Pfingsten Road which will further buffer land uses. No parking spaces for the proposed special use for a nursery school will front onto Pfingsten Road.

**155 NORTH PFINGSTEN ROAD – 155 GROUP LLC
SPECIAL USE STANDARDS FOR A DAY CARE FACILITY**

a. Compatible with Existing Development

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

The nature and intensity of the activities involved and the placement and design of the structures will be so that the proposed special use will be compatible with the existing development. The proposed day care will be an approximately 13,600 square foot facility with an enrollment of approximately 195 students. The relatively small footprint of the proposed day care and the light-intensity of the activities involved would have little to no impact on the orderly development of surrounding property and would be compatible with surrounding uses, especially the residential areas to the north and west of the subject property. The proposed special use for a day care will be in an area of the Village that is already well-developed, so there would be no impact on future development or improvement of the area.

b. Lot of Sufficient Size

The size of the lot will be sufficient for the use proposed.

The size of the lot for the proposed special use for a day care will be sufficient. The proposed day care does not require a large footprint and will be able to construct its primary building, associated playgrounds, and required parking spaces within the lot. In addition, all pick up and drop off will occur within the boundaries of the lot.

c. Traffic

The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.

The location of the special use for a day care will have a limited impact on surrounding properties, particularly regarding the traffic generated by the day care. The proposed day care will generally be open between 6:30 a.m. and 6:30 p.m. Monday to Friday and will have the pick-up and drop-off of children generally over a two-hour period in the morning and in the afternoon and evening. The proposed day care would also have a staff count of only 30 individuals. Due to this type of operation, a day care would not generate the surge or peak queue of traffic that is typically seen at traditional schools with a fixed start and end time. In addition, the traffic created by the development as a whole, i.e. the day care and proposed residential redevelopment is only expected to increase peak hour traffic on Lake Cook Road, Pfingsten Road, and Deer Lake Road by approximately 3%, which is less traffic than what the previous office development generated. Area intersections will continue to operate at acceptable levels of service.

d. Parking and Access

Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

Parking areas will be of adequate size for the proposed special use for a day care. The proposed day care will have 51 parking spaces. Conservatively assuming that all of the proposed day care's 30 employees are on site at one time, there would still be an additional 21 spaces for pick-up and drop-off of children. The parking areas will also be properly located either behind landscape screening, the primary building, or retaining walls for the proposed day care's playground areas. In addition, the proposed day care will

utilize the existing entrance and exit drive, which previously accommodated an office building with a heavier traffic use than the proposed special use.

e. Effect of Neighborhood

In all respects, the special use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.

The proposed special use for a day care will not be a detriment to the safety and welfare of the public or injurious to other property or improvements, nor will it diminish or impair property values. The proposed day care will be operated by a nationally recognized, well-run company that also has multiple locations within the Chicago-land area and across the country. The company's operational experience will ensure no adverse impacts on public health, safety, or the surrounding community. The proposed day care will in fact benefit the health, safety and welfare of the public by providing a safe and well-run day care facility for working parents. The proposed day care's operations pose no impact to public safety. Also, given the close proximity of residential areas to the north and west of the subject property, the proposed day care facility may serve to increase property values in the surrounding area as high quality child care may be deemed an amenity to property owners in the area.

f. Adequate Facilities

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

The subject site is developed with an office building and so it is already developed with adequate utilities, access roads, drainage and other necessary facilities that will be utilized by the proposed special use for a day care.

g. Adequate Buffering

Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.

Adequate screening will be provided to ensure the enjoyment of surrounding properties, to provide for the public safety, and to screen parking areas. The proposed building is setback about 35 to 45 feet from the property line. The property line is about 10 to 15 feet from the back of curb on Pfingsten Road so the building will be well setback from the street. The yard area will be improved with trees, bushes, and other landscaped materials to ensure adequate buffering. Moreover, there is a mature tree line on the west side of Pfingsten Road which will further buffer land uses. No parking spaces for the proposed special use for a day care will front onto Pfingsten Road.

**155 NORTH PFINGSTEN ROAD – 155 GROUP LLC
PLANNED UNIT DEVELOPMENT STANDARDS**

The proposed special use for a residential planned unit development meets the standards for approval set forth in Section 12.09-D of the Zoning Ordinance because:

(1) *Effect on Community - 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.*

The proposed Planned Unit Development will not be detrimental to or endanger the public health, safety, or general welfare of the community. The proposed Planned Unit Development is located in close proximity to existing residential developments and will be consistent with the predominant residential nature of the area. In addition, the applicant is well-established real estate developer that will develop high quality residential housing units in accordance with all applicable laws and regulations. A company with extensive industry experience will build and operate the day care/nursery school. The redeveloped office building and new day care/nursery school building will comply with all applicable codes and ordinances which furthers public health and safety. The development of new, high quality residential units will likely have a positive effect on property values in the area. Similarly, some property owners will see value in having a high quality day care/nursery school in the area. Given the strong demand for day care, the addition of this new business will contribute to the general welfare of the community. The development itself will further enhance the Village and other local taxing districts' tax bases by increasing assessed valuation, upon full build out, compared to current valuations. The result is an estimated doubling of real estate taxes on the subject property. Moreover, the development will further the trend of residential development in this part of the Village. At the same time, the development will result in less impervious surface area, will not increase the risk of flooding or other deleterious impacts and will result in less traffic than the previous office use. Lastly, the proposed Planned Unit Development will bring new residents to the Village who will support businesses located in the Village (or will provide existing residents with the opportunity to remain in the Village), which will add to the overall economic well-being of the Village and surrounding area.

(2) *Effect on Neighborhood - 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.*

The proposed Planned Unit Development will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed Planned Unit Development is located in close proximity to other existing residential developments so the development will be consistent with existing uses. Further, the development of new, quality residential units and a day care and nurse school facility likely will bolster property values in the surrounding area. In addition, the Applicant has proposed creating a landscaped buffer along Pfingsten Road, Deer Lake Road, and along the southern boundary of the Planned Unit Development to enhance the development's appearance from the right of way and adjacent properties. Further, the developer is proposing a new, signaled crosswalk on North Pfingsten Road which will enhance connectivity between Brickyards Park and other parts of the Village. Finally, the proposed Planned Unit Development

will also allow for a more orderly transition from office and commercial uses located to the east of the property in question to the less dense residential uses located to the west of the property in question.

(3) *Effect on Development of Surrounding Property* - *The proposed Planned Unit Development will not impede the normal and orderly development and improvement of the surrounding property.*

The proposed Planned Unit Development will not impede the normal and orderly development and improvement of the surrounding neighborhood. The proposed Planned Unit Development is located in a mature, developed portion of the Village. The property is already improved with an office building which will be converted to residential uses. No changes are proposed to points of access to the property. Existing residential developments are located to the north and west. Existing commercial and office uses are located to the south and to the east so it is unlikely to have any effect on development to the south and to the east. Finally, the Planned Unit Development will provide for a reasoned and orderly transition between the commercial uses to the south and to the east and the proposed residential uses and existing residential uses to the north and west. Instead of impeding the normal and orderly development, the proposed Planned Unit Development will be consistent with the existing trend of development in the surrounding area.

(4) *Adequacy of Utilities and Facilities* - *The applicant has demonstrated that adequate sewer and water, access roads, drainage and other necessary facilities are present or will be provided.*

The area of the proposed Planned Unit Development is already developed with an existing office property. Sewer, storm water and water infrastructure already exists to service the office building, with modifications to the interior to accommodate the change of use as part of the redevelopment of the property. The existing infrastructure is more than adequate to serve the proposed Planned Unit Development. The traffic generated by this development is, in fact, less than the traffic generated by the commercial office building currently located on the property.

(5) *Adequacy of Ingress and Egress* - *The applicant has demonstrated that adequate means of ingress and egress designed to handle the traffic contemplated are present or will be provided.*

The Applicant has delivered a traffic study, prepared by a traffic engineer, to the Village and it concludes that there is adequate ingress and egress to the Planned Unit Development property. There are two points of access – one on Pflingsten and one on Deer Lake – which help to disburse traffic in all directions without creating congestion. The study further notes that the amount of traffic generated by the Planned Unit Development is substantially less than the traffic generated by existing uses on the property and area intersections will continue to operate at acceptable levels of service.

(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.*

The proposed Planned Unit Development will be developed in accordance with all applicable codes and regulations. The Applicant is a well-established real estate developer and as such has deep experience in developing properties and following applicable regulations.

155 GROUP, LLC STATEMENT OF SALE AND LEASING OF PLANNED UNIT DEVELOPMENT

The subject property is an approximately 7.43 acre parcel. The applicant proposes to subdivide the property into two lots. The residential building lot is approximately 5.75 acres and the day care/nursery lot is approximately 1.68 acres. The applicant intends to sell the day care/nursery lot to Primrose Schools. The applicant will deliver this lot in a pad ready condition, and Primrose Schools will be responsible for the development of the improvements on the lot. The applicant intends to redevelop the existing office building on the residential building lot into apartments. A limited number of office tenants in the existing office building may elect to remain during the term of their leases. Once those office tenants vacate the premises, the applicant will convert the remaining office space to apartment units.



AFFORDABLE HOUSING COMPLIANCE PLAN

Pursuant to Article 2.14 of the Village of Deerfield Zoning Ordinance (Ord. O-21-38), the developer of a governed residential development project, shall file an Affordable Housing Compliance Plan application for approval.

APPLICANT

Name Paul Fishbein Title Manager

Company 155 Group LLC

Address 1030 W. Chicago Ave., Chicago, IL 60642

Phone (312) 275-3121 Email paul@baumrealty.com

Applicant Signature: _____

PROPERTY OWNER Property owner is applicant

Name _____ Title _____

Company _____

Address _____

Phone _____ Email _____

PRELIMINARY PLAN

(a) General description of the development.Project Name Brickyard LoftsAddress 155 N. Pfingsten Rd.Site (Acres/S.F.) 5.75 acresResidential Type (Single Family/Multi-Family) Multi-familyIndicate If Units are For Sale or For Rent: For Sale For Rent**(b) The total number of market rate units and affordable housing units in the development.**Total Number of Units in Development 112Number of Market Rate Units 101Number of Affordable Units 11**(c) The total number of attached and detached residential units.**Detached Units N/A Attached Units 112**(d) The number of bedrooms in each market rate unit and each affordable housing unit.**

Market Rate Unit Mix (Indicate total number of each unit type; studio, 1BR, 2BR, etc.)

Studio/Efficiency _____ 1BR 5 2BR 95 3BR 1 4BR+ _____

Affordable Unit Mix (Indicate number of each affordable unit type; studio, 1BR, 2BR, etc.)

Studio/Efficiency _____ 1BR 2 2BR 9 3BR _____ 4BR+ _____**(e) The floor area of each market rate unit and each affordable housing unit.**

Market Rate Unit Type Square Footage

Studio/Efficiency _____ 1BR 628-885 2BR 885-1,142 3BR 1,231 4BR+ _____

Affordable Unit Type Square Footage

Studio/Efficiency _____ 1BR 664-731 2BR 806-885 3BR _____ 4BR+ _____

(f) The location within the residential development of each market-rate unit and each affordable housing units.

Attach site plan and indicate affordable unit location and unit type on site plan.

See attached

(g) Floor plans for each affordable housing unit.

Are floor plans for affordable units identical to market rate units. Yes No. If Yes, attach floor plans. If No, explain and attach floor plans for each market rate and affordable unit type that is different.

(h) The amenities that will be provided to and within each market rate unit and affordable housing unit.

Are all development amenities accessible to affordable units? Yes No. If No, explain.

Yes, all units may access amenity areas (interior and exterior).

(i) The pricing for each market rate unit and each affordable housing unit.

Housing Expenses: For affordable rental units, “housing expenses” equals the monthly sum of rent and utilities. For affordable owner-occupied units, “housing expenses” equals the monthly sum of principal and interest of any mortgages placed on the unit, property taxes, insurance, and condominium or homeowner’s association fees, if applicable.

Attainability of Housing Expenses: Maximum housing prices are based on spending 30% of monthly household income on housing expenses. Permitted housing expenses for rental and affordable owner-occupied units will be calculated based on the most current area median income levels published by HUD.

The Village of Deerfield will engage a Third Party to implement and administer the Village’s inclusionary housing program which includes, but is not limited to, conducting program screening, eligibility determination, and full income certification of potential housing candidates.

COMPLIANCE OF ARTICLE 2.14 AFFORDABLE HOUSING IN GOVERNED DEVELOPMENTS (Ordinance O-21-38)

I have read and will comply with Article 2.14 Affordable Housing in Governed Developments (Ordinance O-21-38) of the Deerfield Zoning Ordinance.

Name Paul Fishbein Title Member
Company 155 Group, LLC
Signature Paul Fish

FOR STAFF USE ONLY

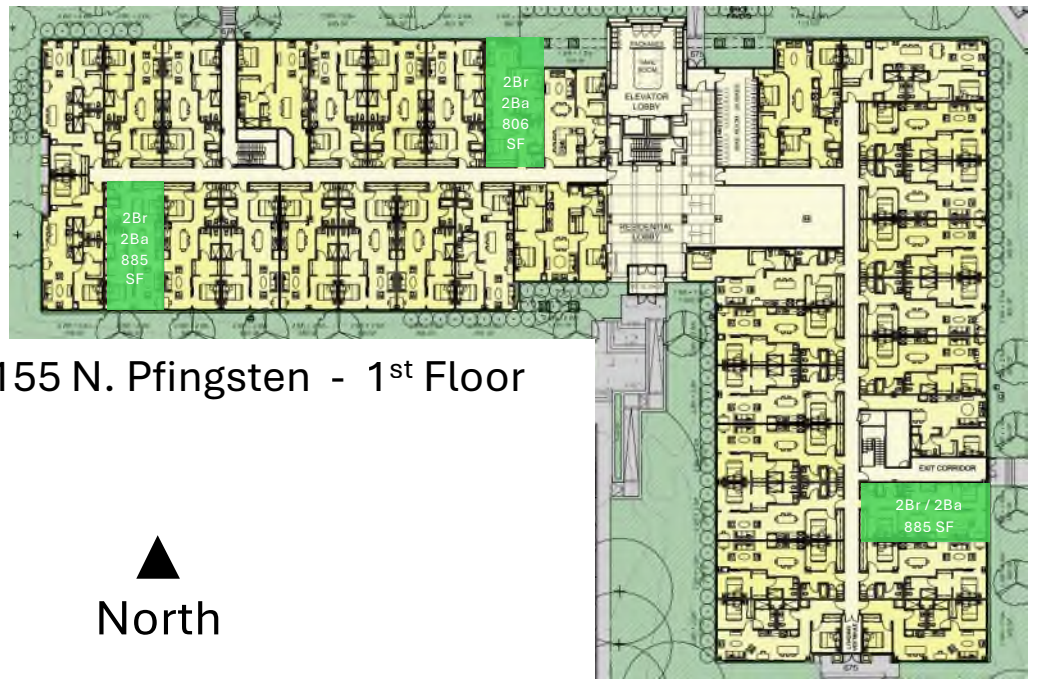
This development a governed residential development pursuant to O-21-38? Yes No

Plan Commission Recommendation of Preliminary Plan: Yes No Date _____

Village Board Preliminary Plan Approval: Yes No Date _____

155 N. Pfingsten Deerfield Affordable Units

Unit Type	1 Br/1 Ba	2 Br/2 Ba
1st Floor		806 North 885 South 885 East
2nd Floor	731 North	806 North 885 South 885 West
3rd Floor	731 North	806 North 885 South 885 East
11 Total	2 units	9 Units



MATERIAL TERMS OF 155 GROUP, LLC'S DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS

PARTIES

The parties that are subject to the declaration are 155 Group, LLC, its successors and assigns ("Developer"), and Primrose School, its successors and assigns ("Primrose").

USE AND DEVELOPMENT OF THE PARCELS

The Developer will covenant to use the residential parcel in accordance with all laws, including but not limited to the planned unit development. Primrose will use the day care parcel in accordance with all laws, including but not limited to the planned unit development and the special uses granted for the day care parcel.

The parties will covenant to each other that once a party has commenced construction, it shall diligently prosecute such construction to completion in accordance with all applicable laws and regulations.

GRANTS OF EASEMENTS

The parties will grant reciprocal access easements across their respective portions of the drive aisle on the southern portion of the subject property. The purpose of the access easement is to allow pedestrian and vehicular access and travel across the respective parcels. No stopping, standing or parking shall be permitted in access easement area.

The parties will grant, to the extent necessary or desirable, underground utility easements to serve the respective properties.

The parties shall be permitted to relocate and reconfigure the access easement and/or utility easement areas provided use is continuously maintained during the relocation/reconfiguration and there is no material interference with the use and enjoyment of the applicable easement rights.

Developer will grant a sign easement to Primrose to allow placement of its business name on the monument signs.

Developer will grant a sewer and storm water discharge easement to Primrose.

TAXES AND UTILITIES

Each party will be responsible for the timely payment of real estate taxes and other governmental levies as and when required. The parties will have an equitable method of real estate tax allocation during the transition period to new Permanent Identification Numbers for the day care parcel and the residential parcel.

Each parcel will be separately metered and/or charged for water, gas, electric, cable and other utility services. Stormwater and Sewer are the only common facilities that serve both the residential parcel and the day care parcel.

MAINTENANCE

Developer will be responsible for general maintenance of the landscaping, sidewalks, parking areas, and drive aisles of the day care parcel and the residential parcel. The developer will also be responsible for snow removal on the day care parcel and the residential parcel. The parties will share in the costs of this general maintenance work based on land area. Each year, the developer will establish a budget and Primrose will pay 1/12th of its share of the budget each month. The parties will true up overages/underpayments at the end of each calendar year.

The parties will also covenant to maintain their buildings and appurtenant improvements in good order and repair. Each party will be responsible for repairing parking spaces, striping, drive aisles and sidewalks on its respective parcel.

INSURANCE

Each party at all times shall maintain Comprehensive General Liability, Automobile, and Worker's Compensation Insurance policies.

REMEDIES AND ENFORCEMENT

Each party shall have all rights, in law and in equity, to enforce the provisions of the declaration.



Existing Site



BAUM REVISION
real estate development



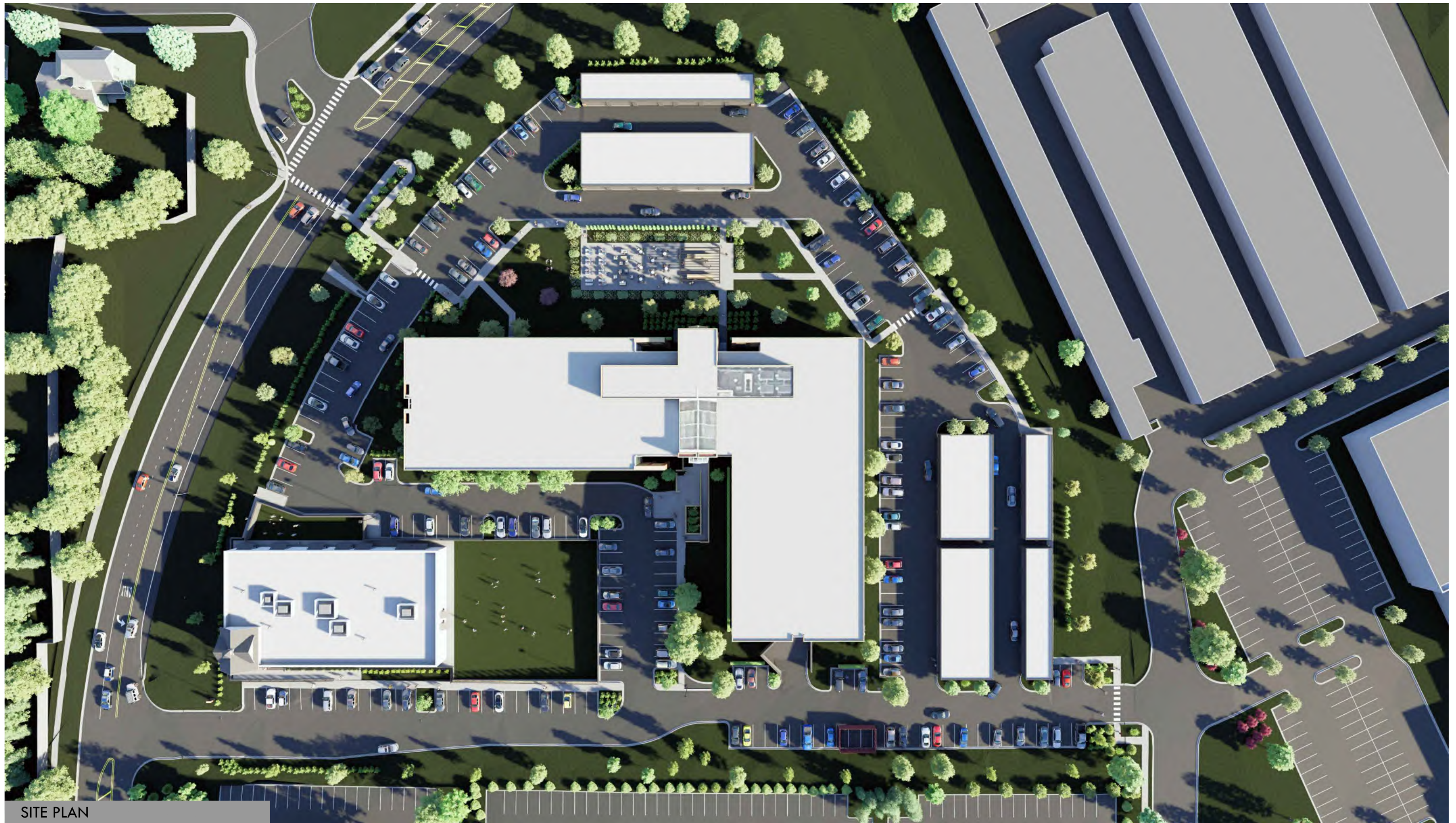
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ARCHITECTURE + PLANNING

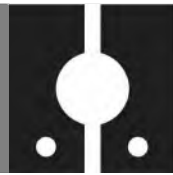
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SITE PLAN



BAUM REVISION
real estate development



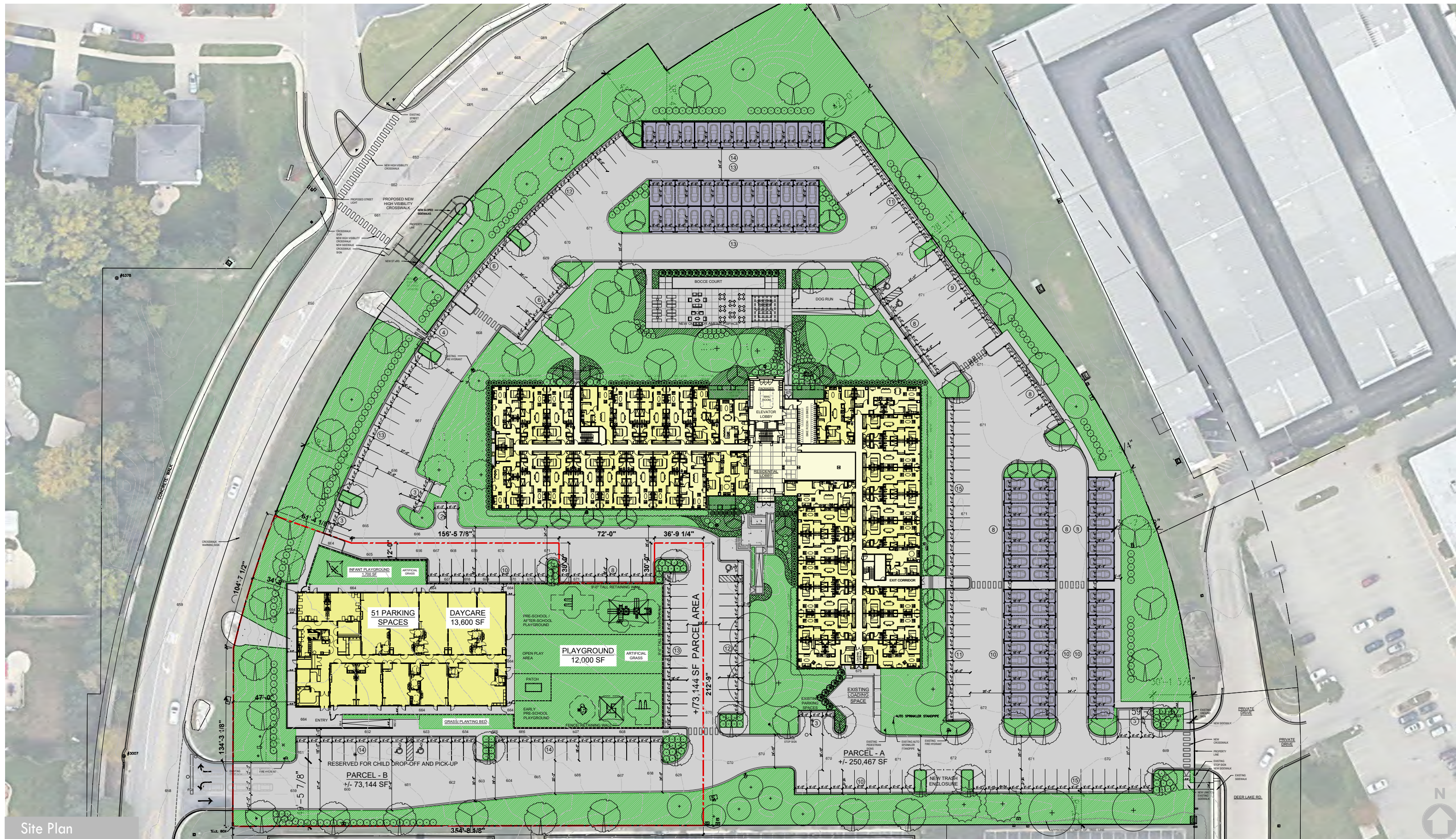
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ARCHITECTURE + PLANNING

V.1



Site Plan



LOFTS - SOUTH ENTRANCE



LOFTS - NORTHWEST



LOFTS - NORTHEAST



LOFTS - AMENITY TERRACE



SITE - SOUTHEAST - AERIAL



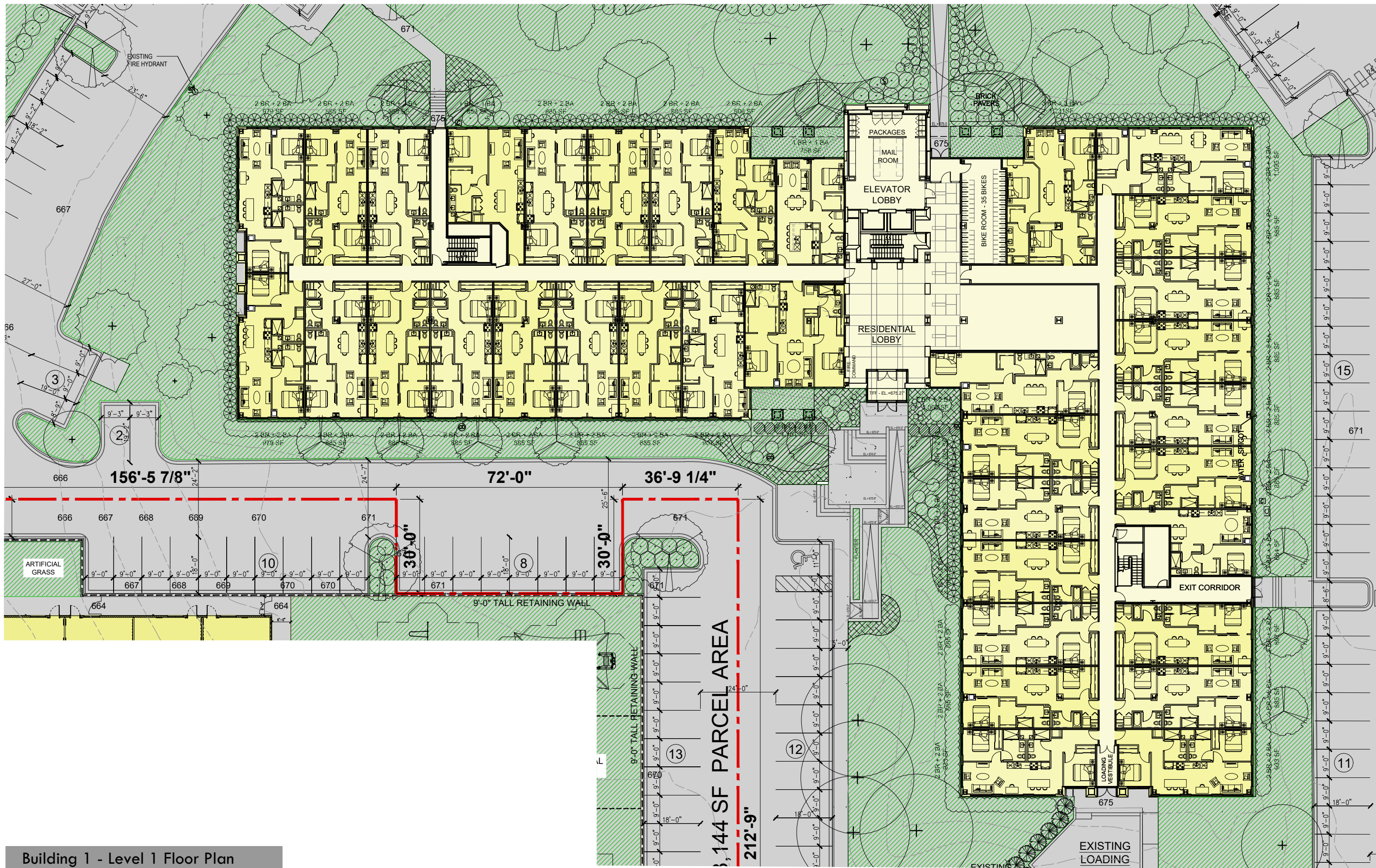
SITE - EAST - AERIAL



SITE - NORTHWEST - AERIAL



SITE - NORTH - AERIAL



Building 1 - Level 1 Floor Plan



BRICKYARDS
LOFTS

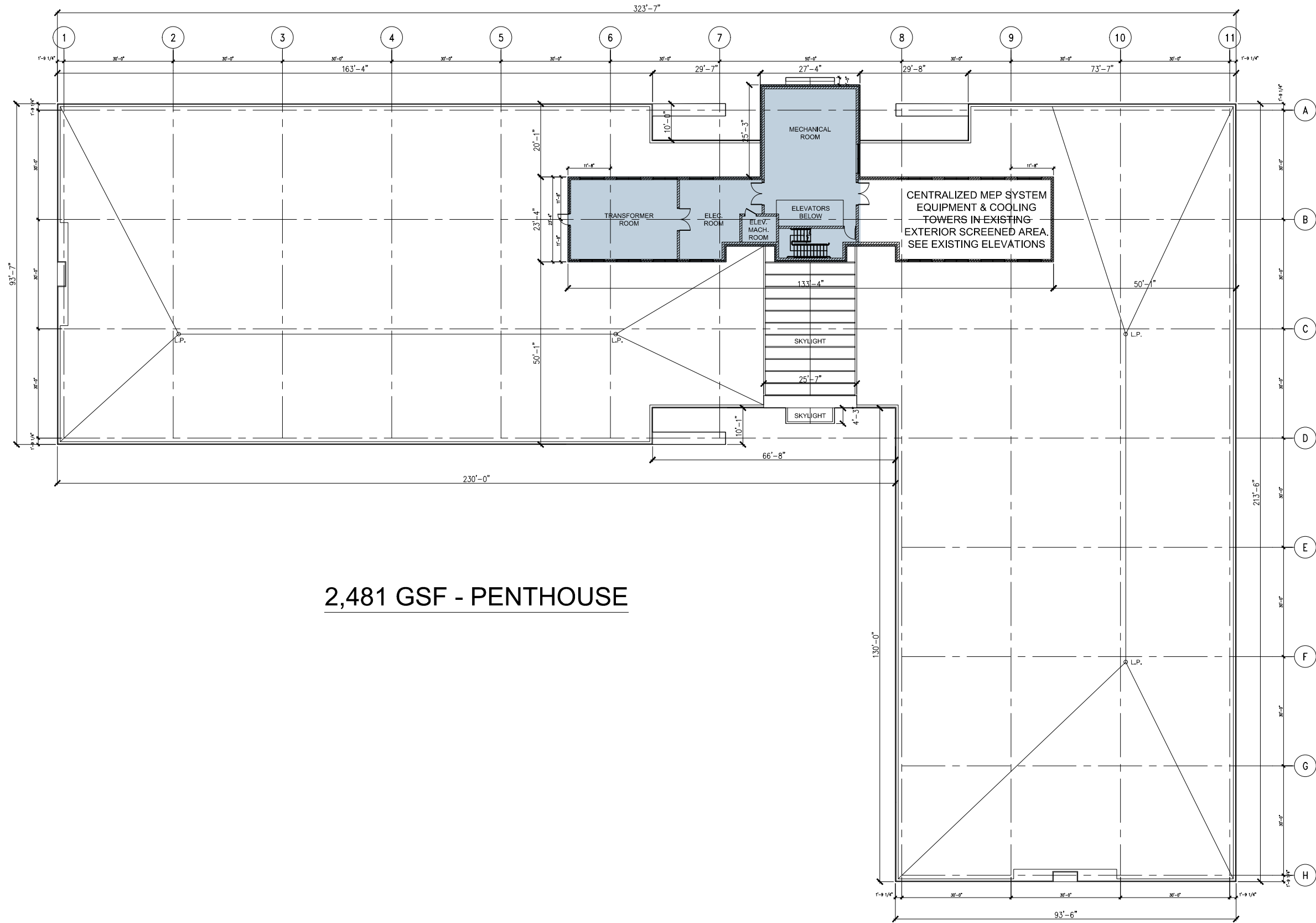
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Building 1 - Typical Floor Plan

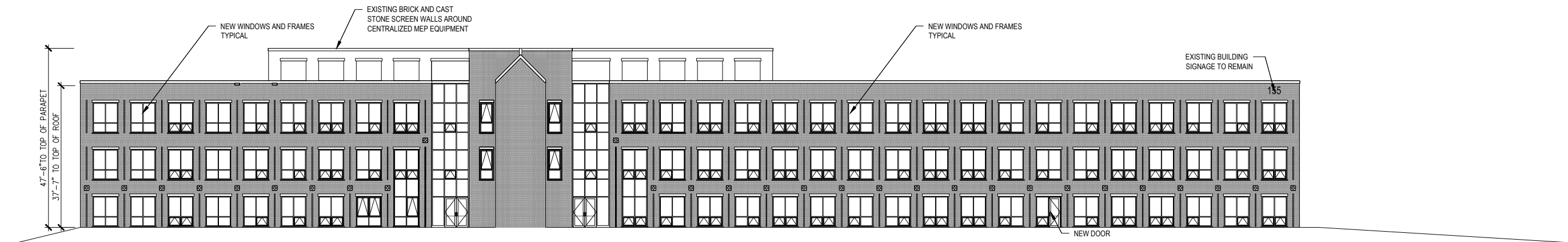




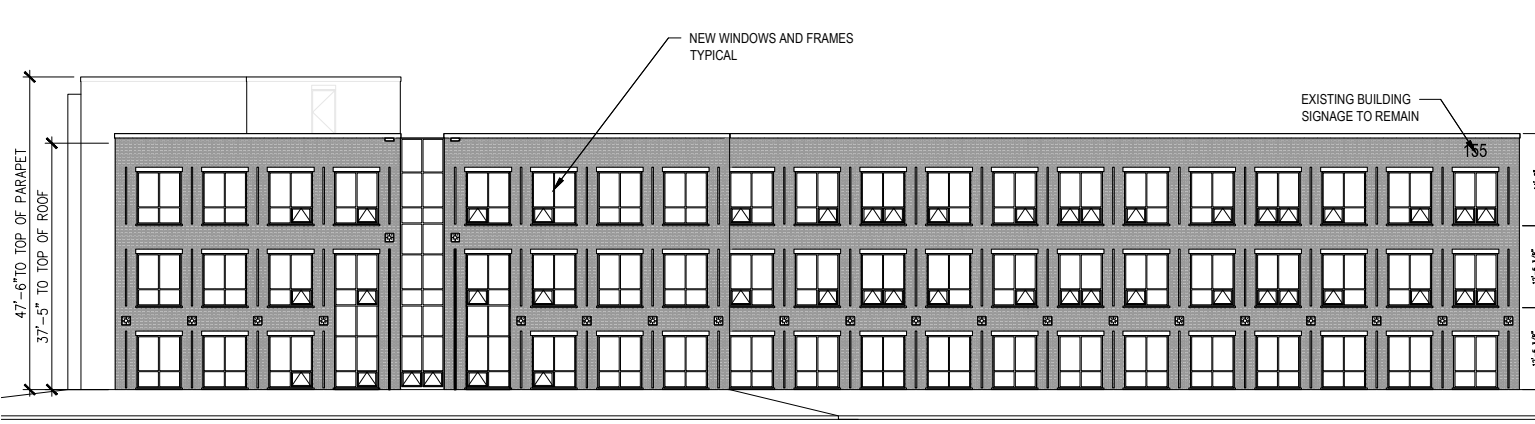
2,481 GSF - PENTHOUSE



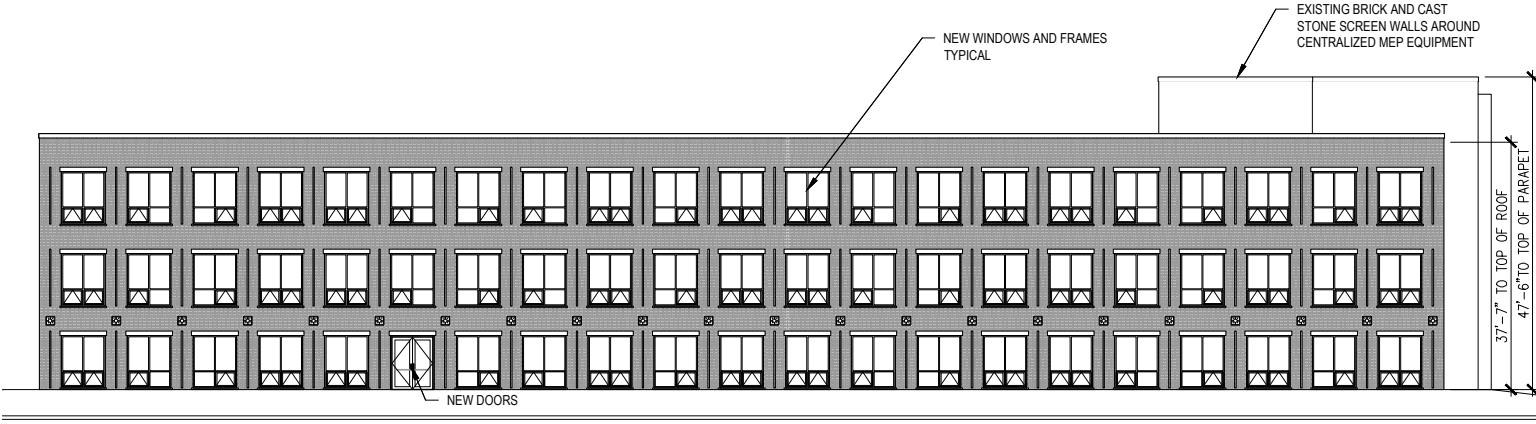
SOUTH ELEVATION - EXISTING BUILDING



NORTH ELEVATION - EXISTING BUILDING



WEST ELEVATION - EXISTING BUILDING



EAST ELEVATION - EXISTING BUILDING



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E.L.1



GARAGES - AERIAL FROM NORTH



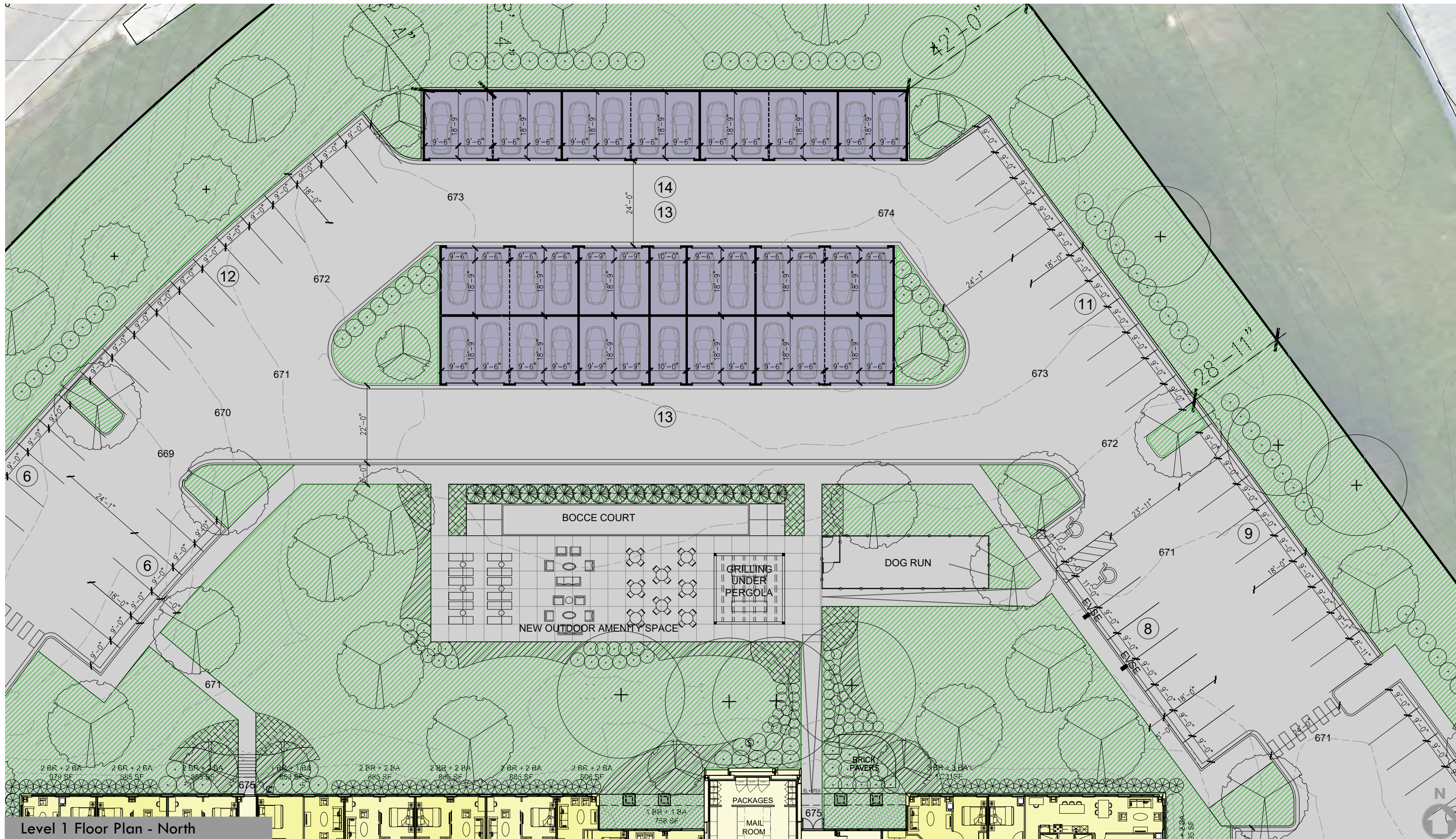
GARAGES - NORTH



GARAGES - NORTH

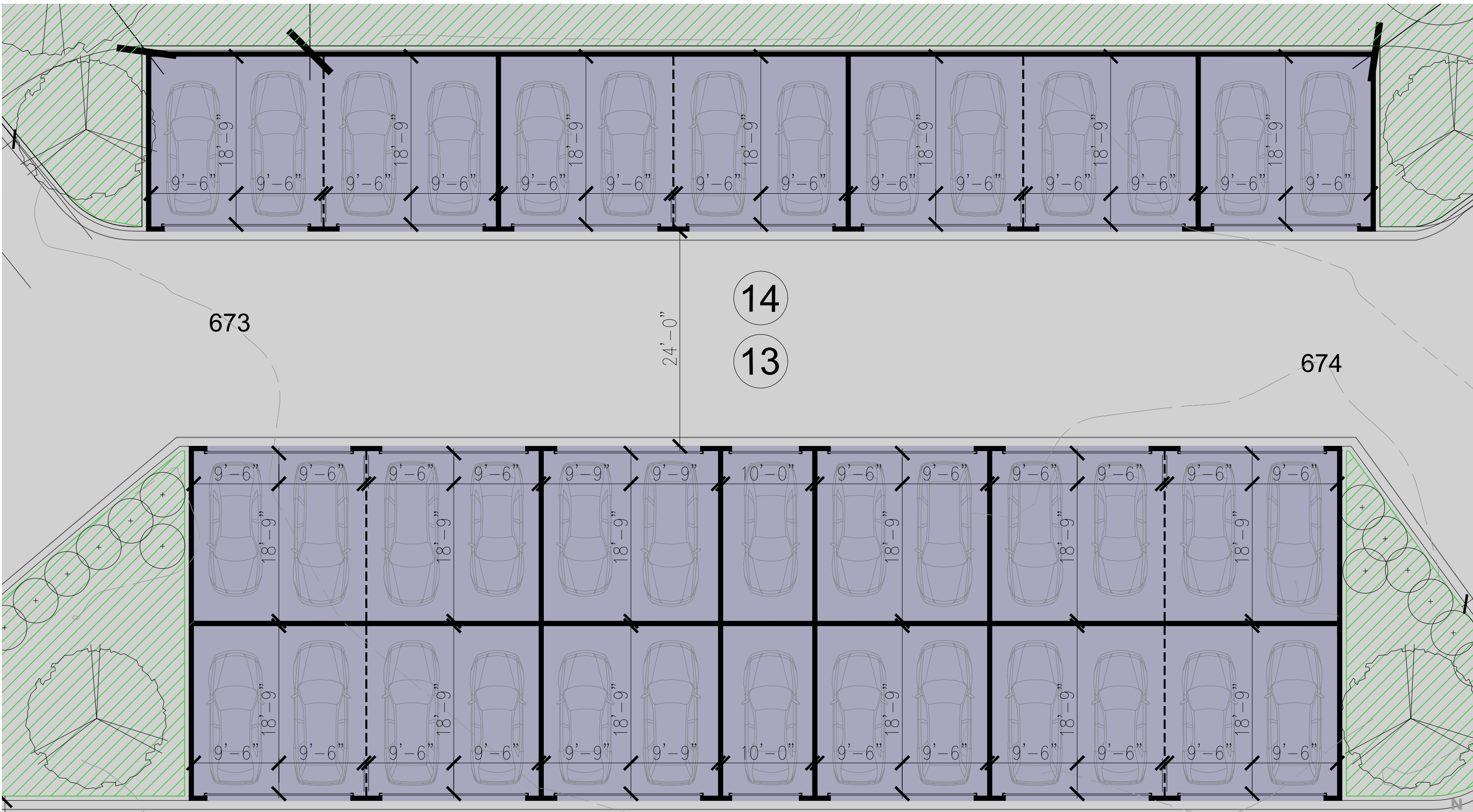


GARAGES - EAST



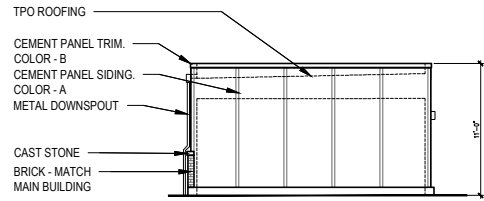
Level 1 Floor Plan - North



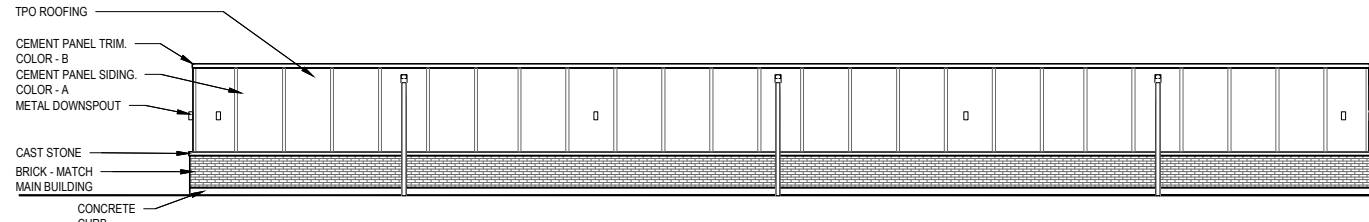


Level 1 Garage Floor Plan - North

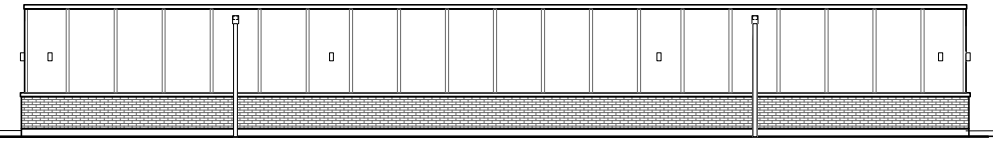




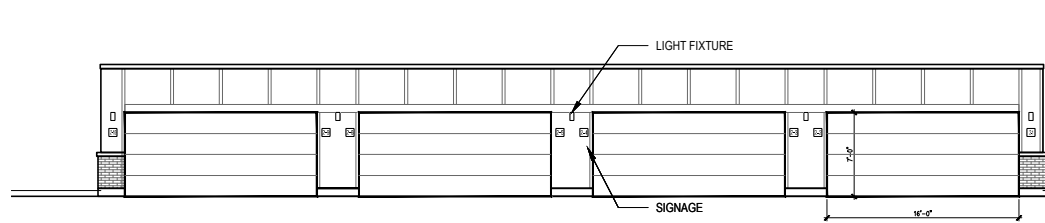
BUILDING 4&5 - INNER END ELEVATION



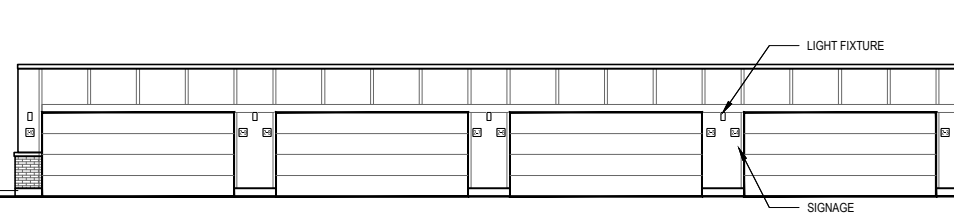
BUILDING 4 - EAST ELEVATION



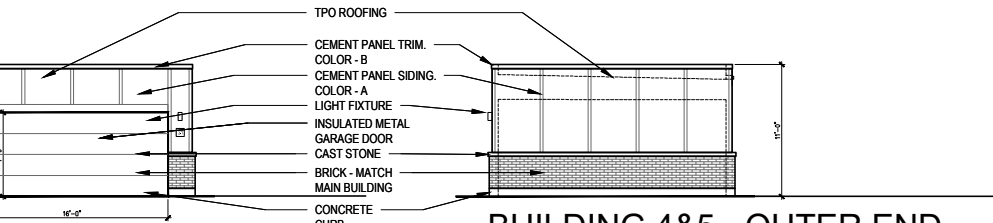
BUILDING 5 - EAST ELEVATION



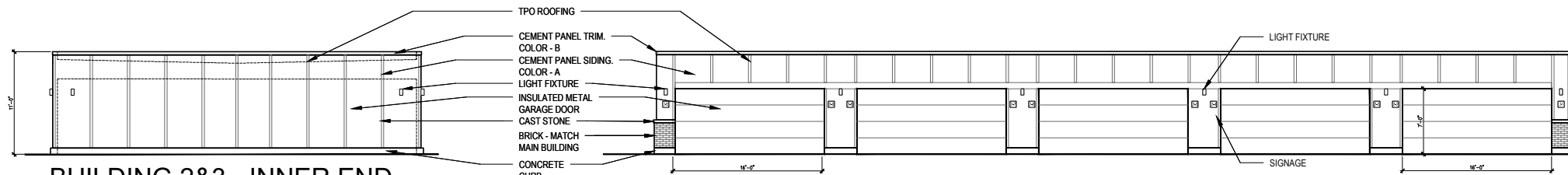
BUILDING 5 - WEST ELEVATION



BUILDING 4 - WEST ELEVATION

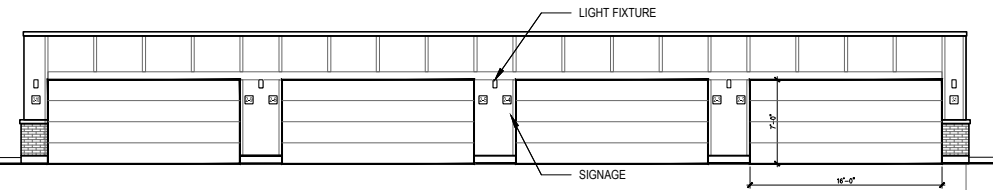


BUILDING 4&5 - OUTER END ELEVATION

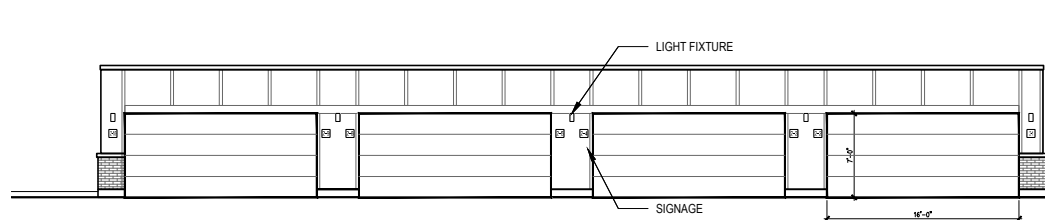


BUILDING 2&3 - INNER END ELEVATION

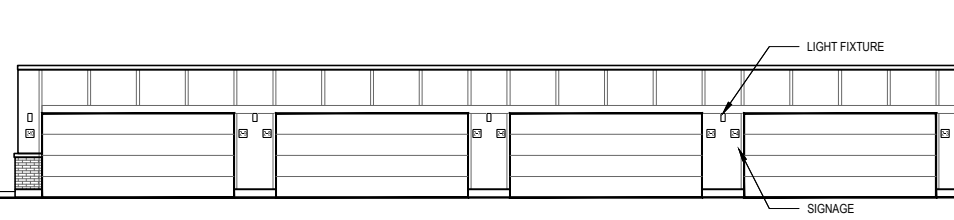
BUILDING 2 - EAST ELEVATION



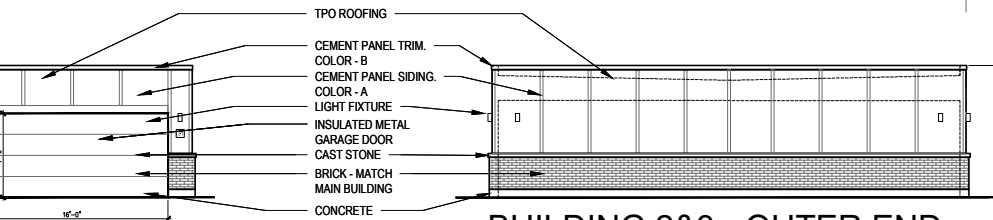
BUILDING 3 - EAST ELEVATION



BUILDING 3 - WEST ELEVATION

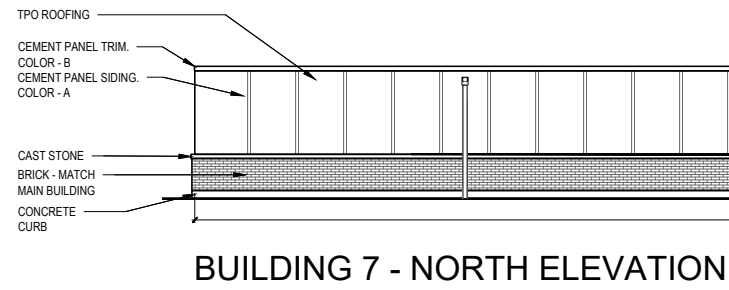


BUILDING 2 - WEST ELEVATION

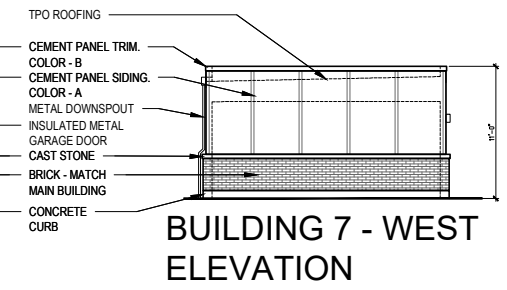


BUILDING 2&3 - OUTER END ELEVATION

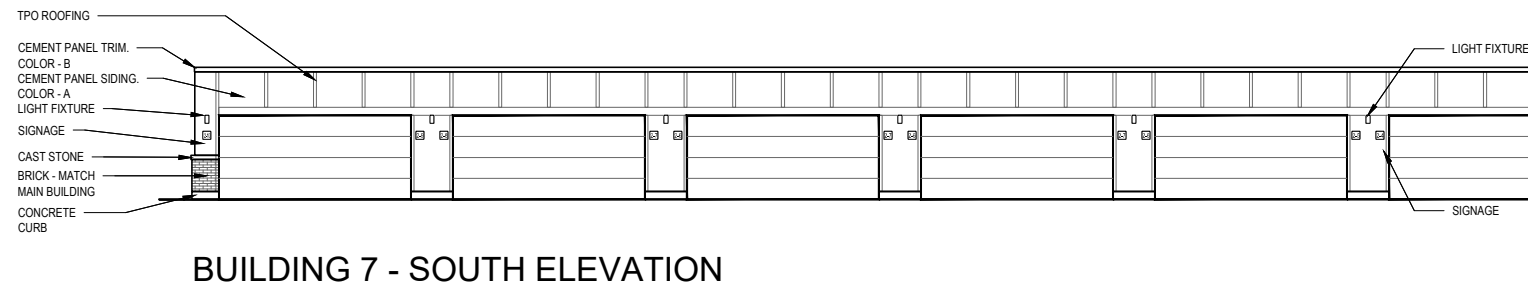
TYPICAL GARAGE ELEVATIONS



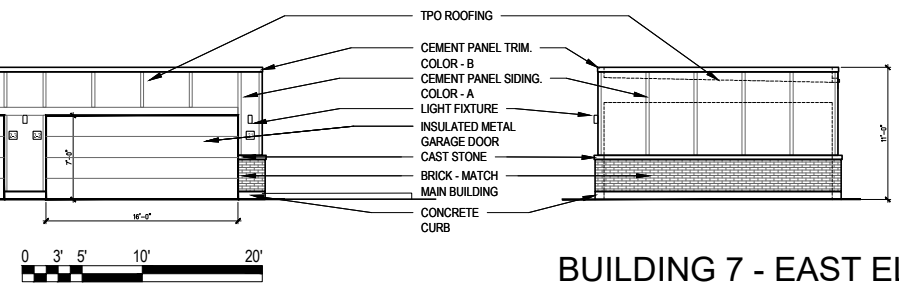
BUILDING 7 - NORTH ELEVATION



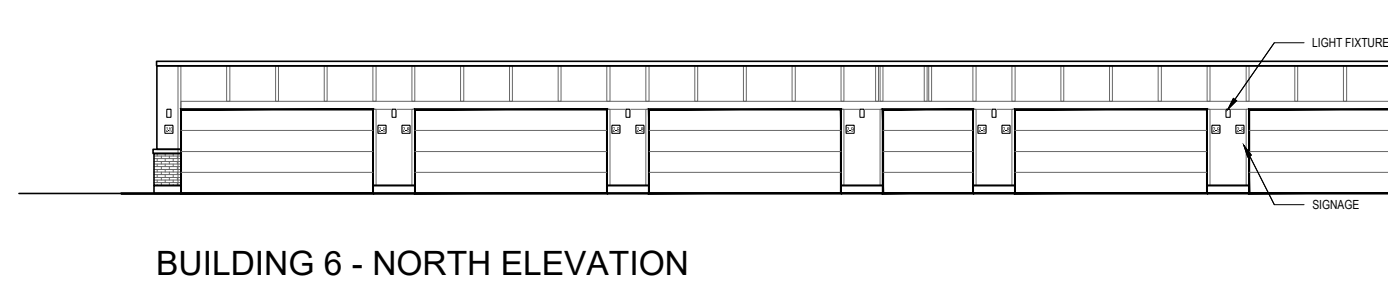
BUILDING 7 - WEST ELEVATION



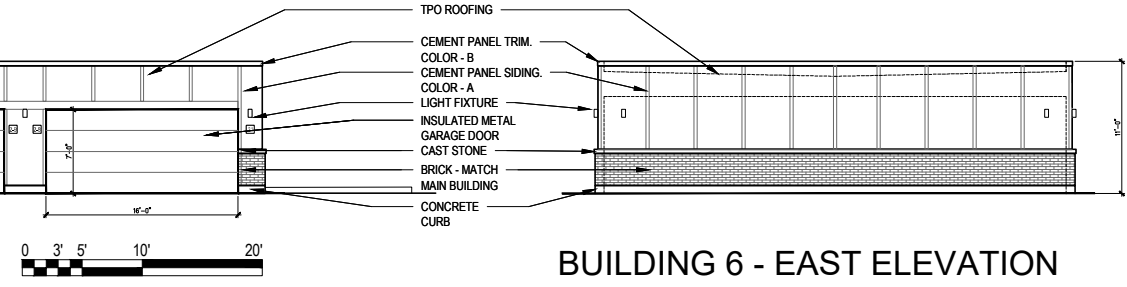
BUILDING 7 - SOUTH ELEVATION



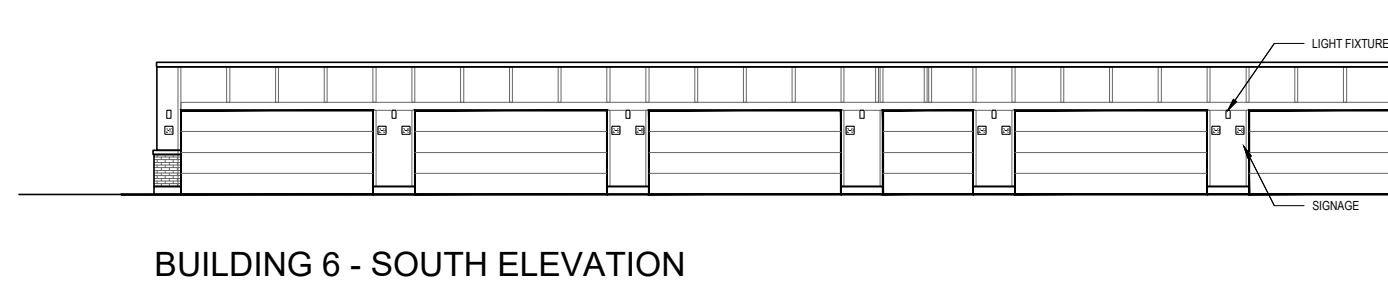
BUILDING 7 - EAST ELEVATION



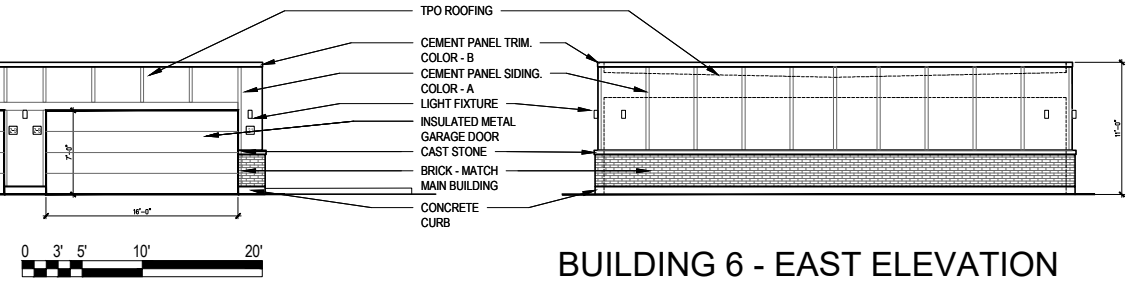
BUILDING 6 - NORTH ELEVATION



BUILDING 6 - EAST ELEVATION



BUILDING 6 - SOUTH ELEVATION



BUILDING 6 - EAST ELEVATION



DAYCARE - AERIAL FROM SOUTHWEST



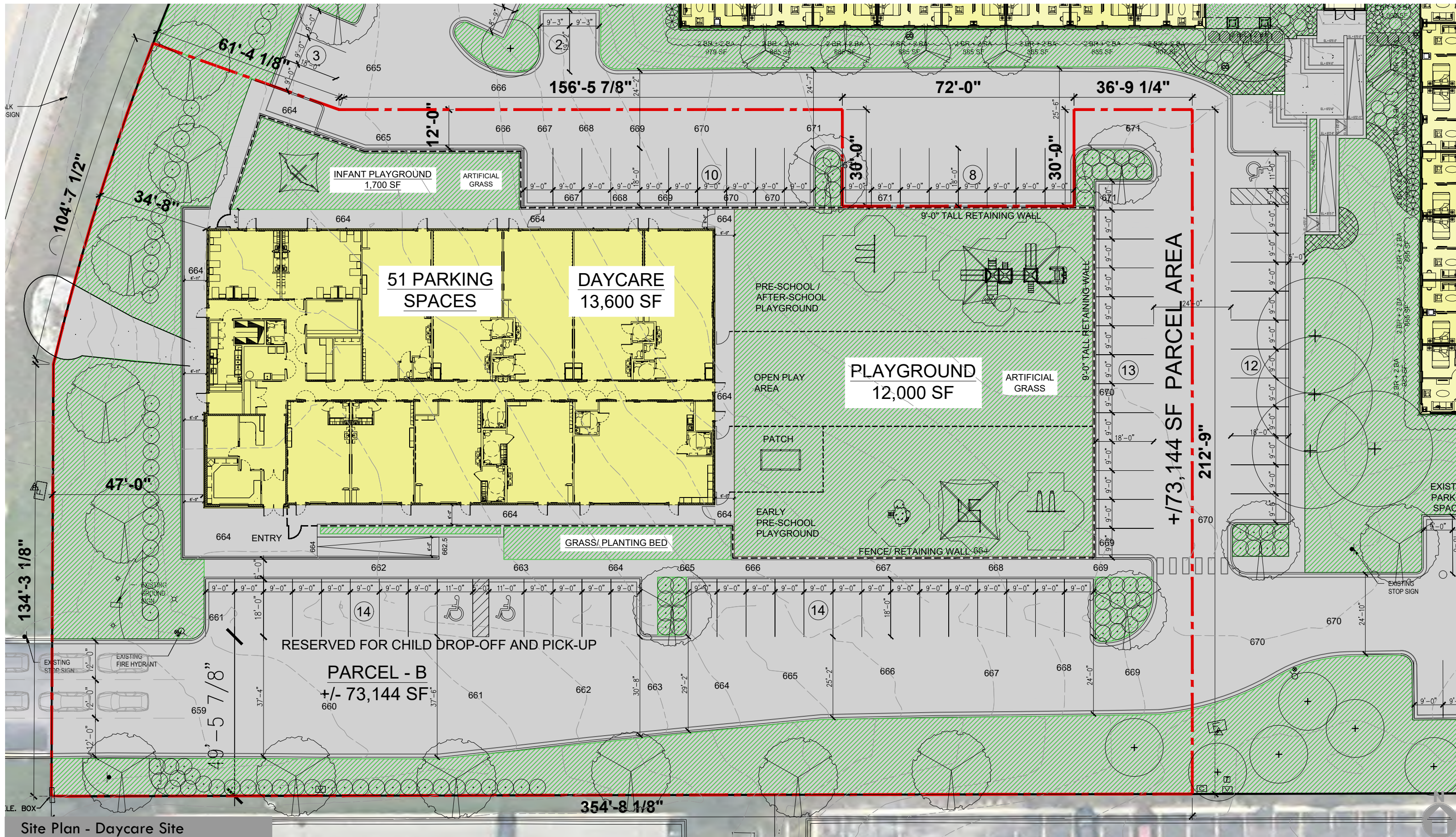
DAYCARE - AERIAL FROM SOUTH



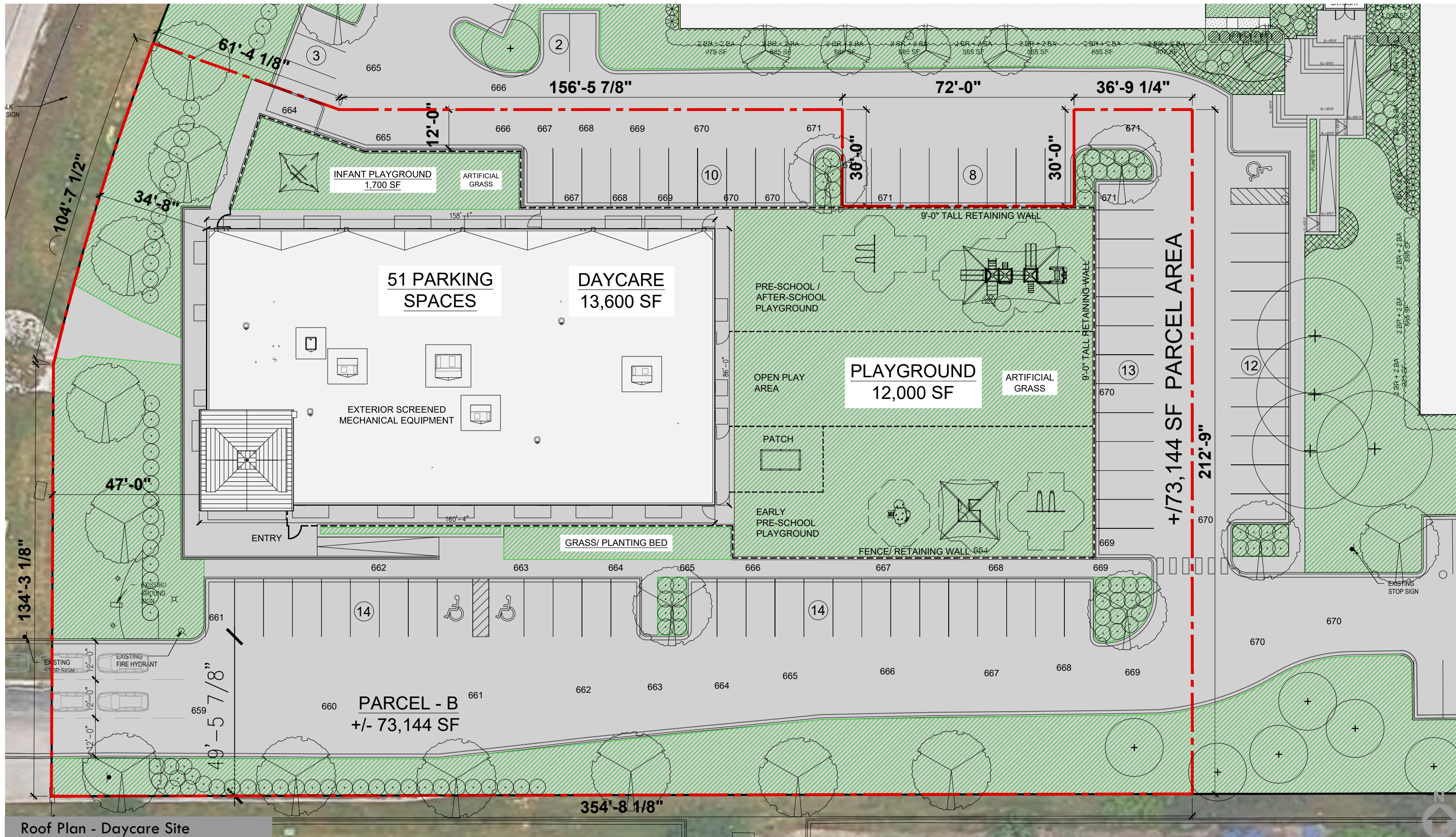
DAYCARE - FROM SOUTHWEST



DAYCARE - FROM SOUTHEAST



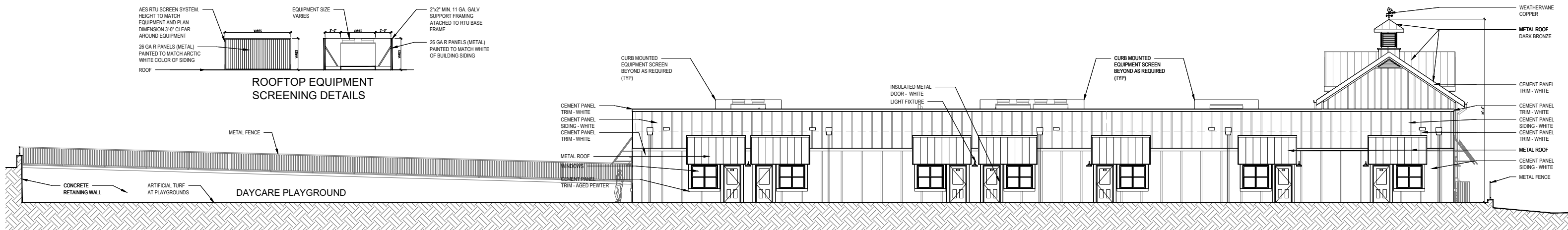
Site Plan - Daycare Site



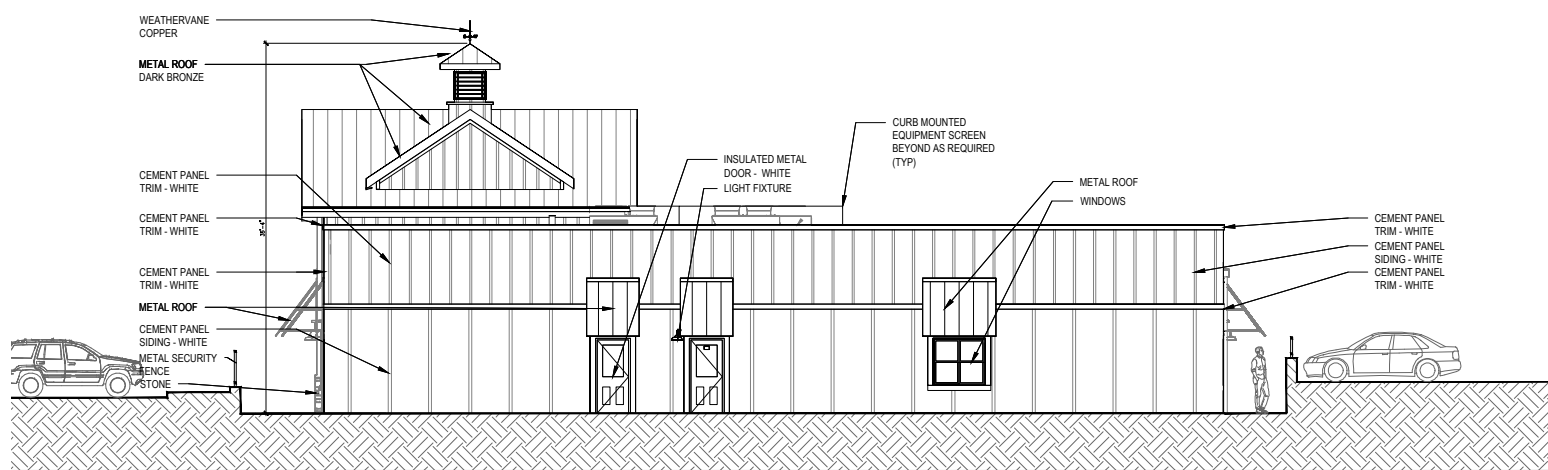
Roof Plan - Daycare Site



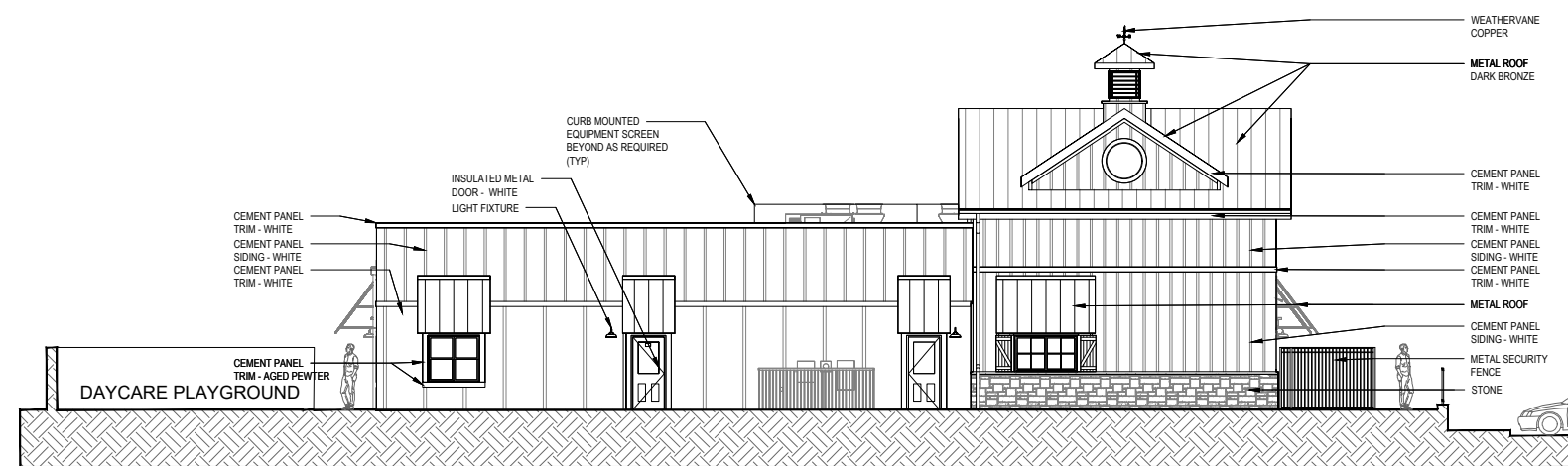
DAYCARE - SOUTH ELEVATION



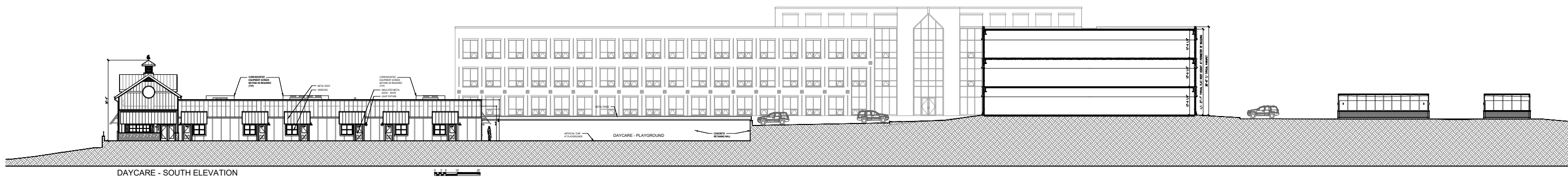
DAYCARE - NORTH ELEVATION



DAYCARE - EAST ELEVATION



DAYCARE - WEST ELEVATION



DAYCARE - SOUTH ELEVATION

Site Section Elevation



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E.L. 1



CROSSWALK FROM NORTH



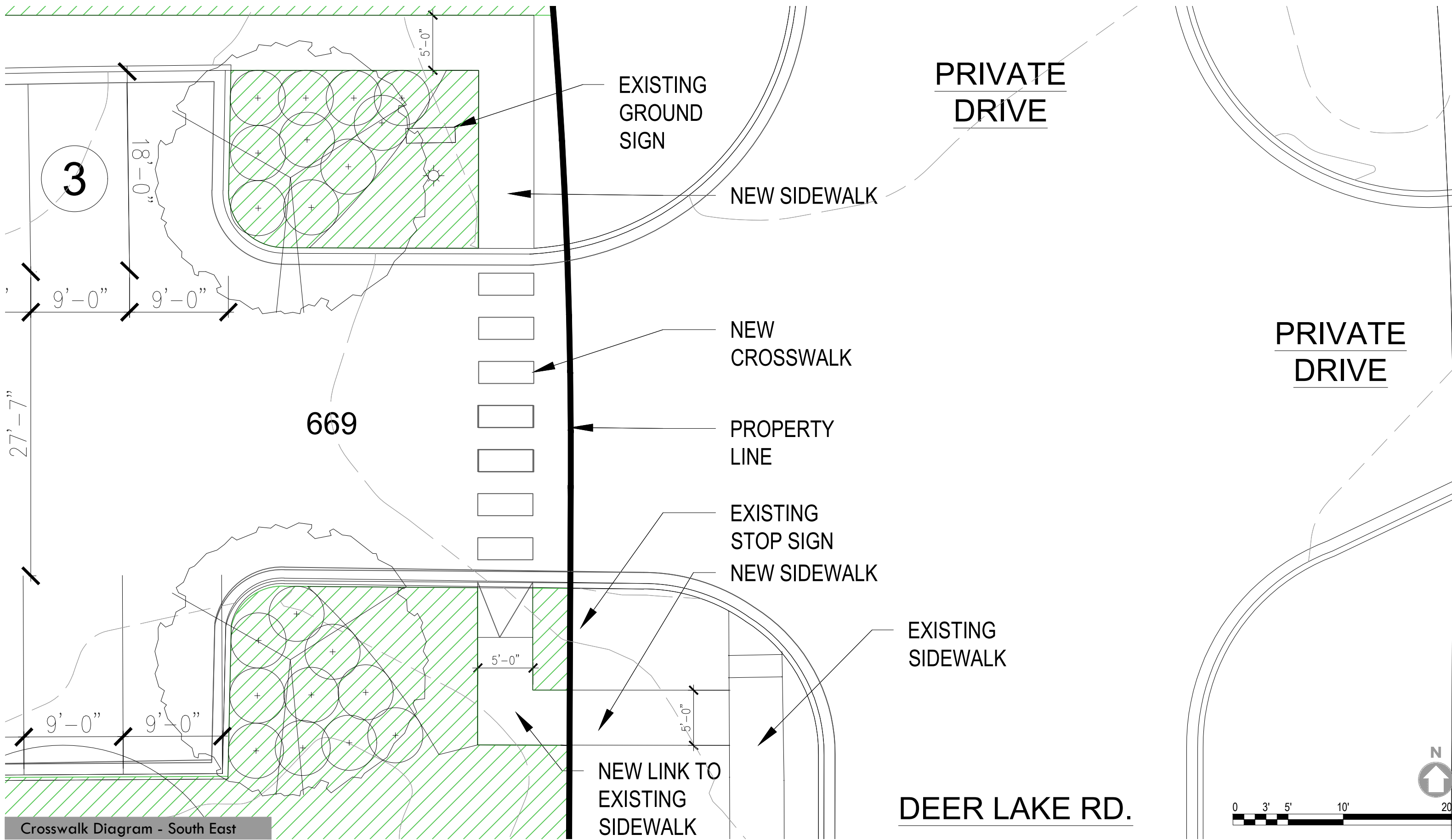
CROSSWALK FROM SOUTH



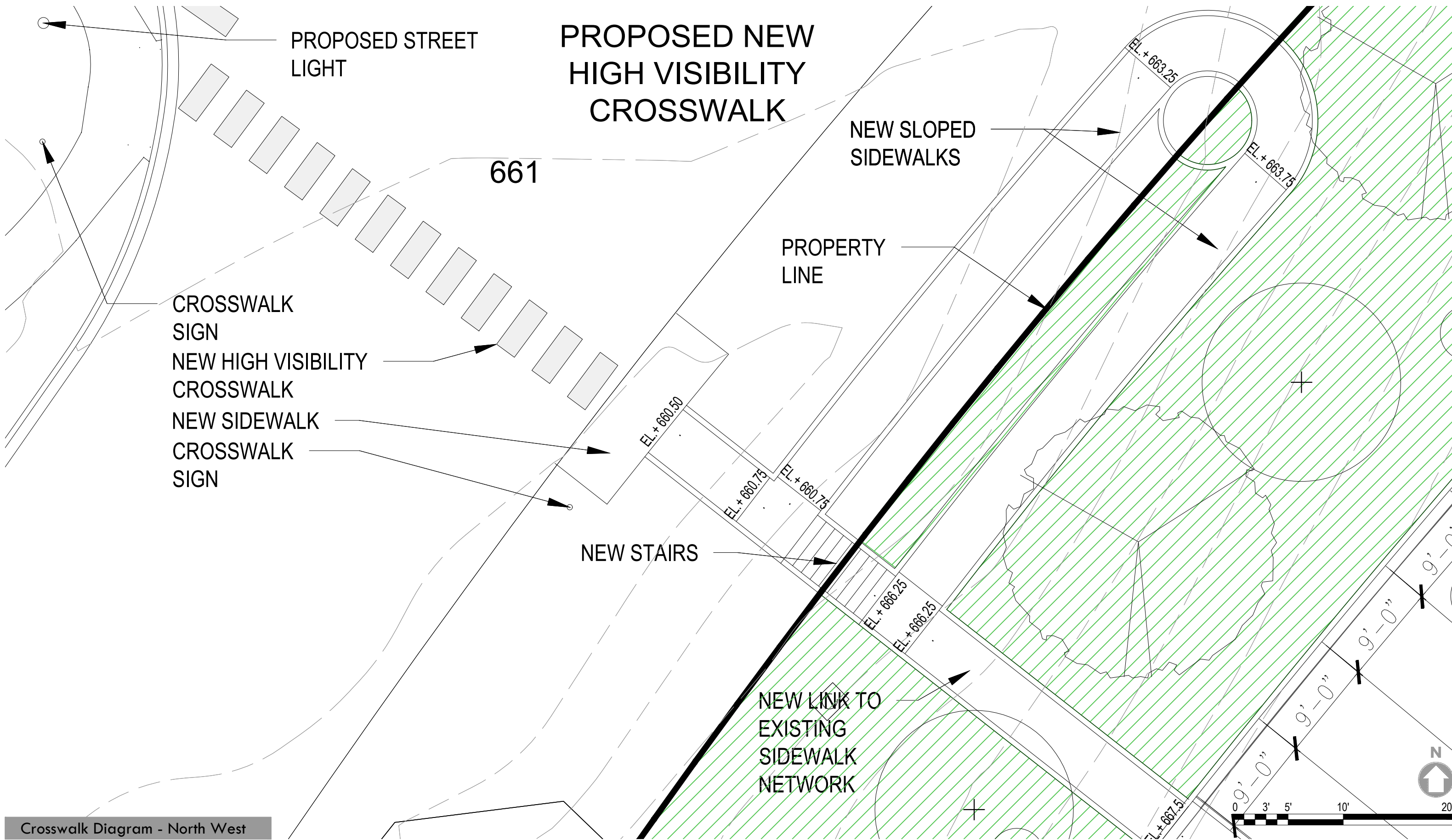
CROSS WALK FROM WEST



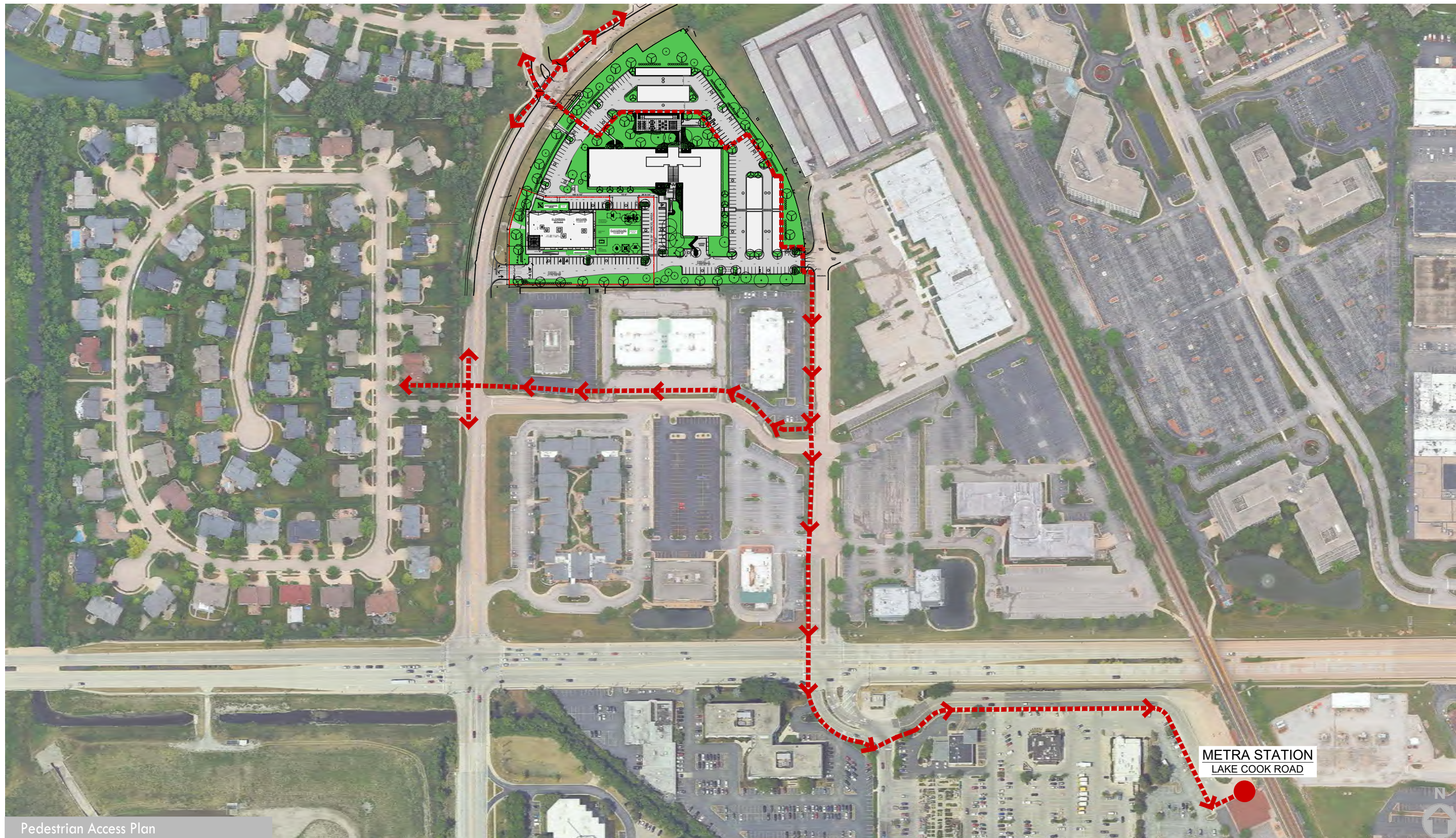
CROSSWALK PLAN



Crosswalk Diagram - South East

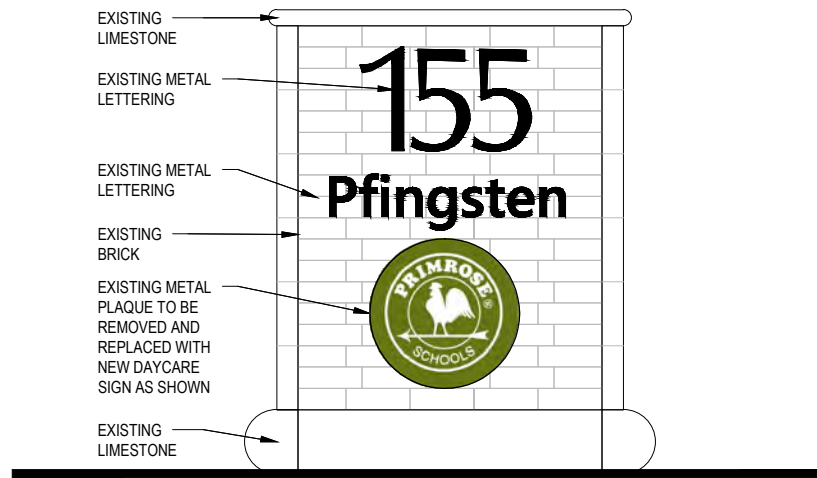


Crosswalk Diagram - North West

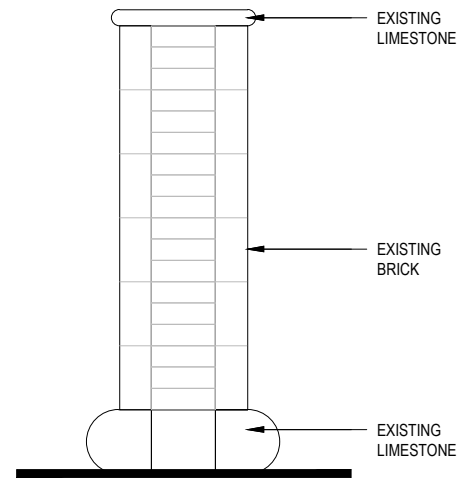


METRA STATION
LAKE COOK ROAD

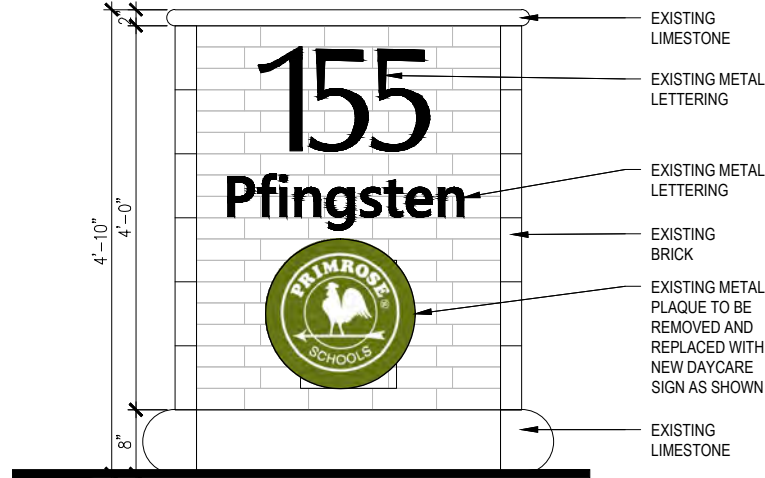
Pedestrian Access Plan



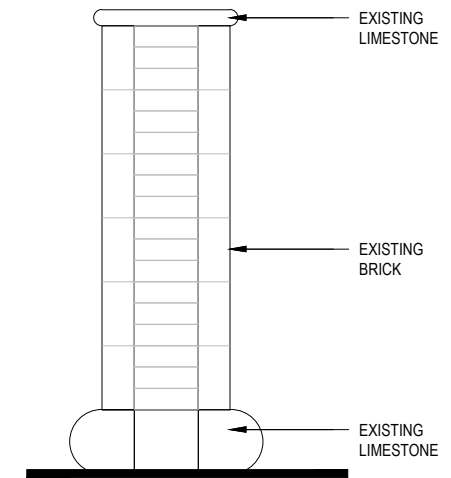
SITE ENTRY SIGN - BACK ELEVATION



SIDE ELEVATION



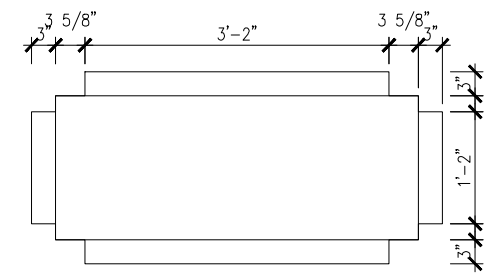
SITE ENTRY SIGN - FRONT ELEVATION



SIDE ELEVATION



EXISTING ENTRY SIGNS TO REMAIN WITH METAL PLAQUE REPLACED WITH NEW DAYCARE SIGN



SITE ENTRY SIGN - PLAN



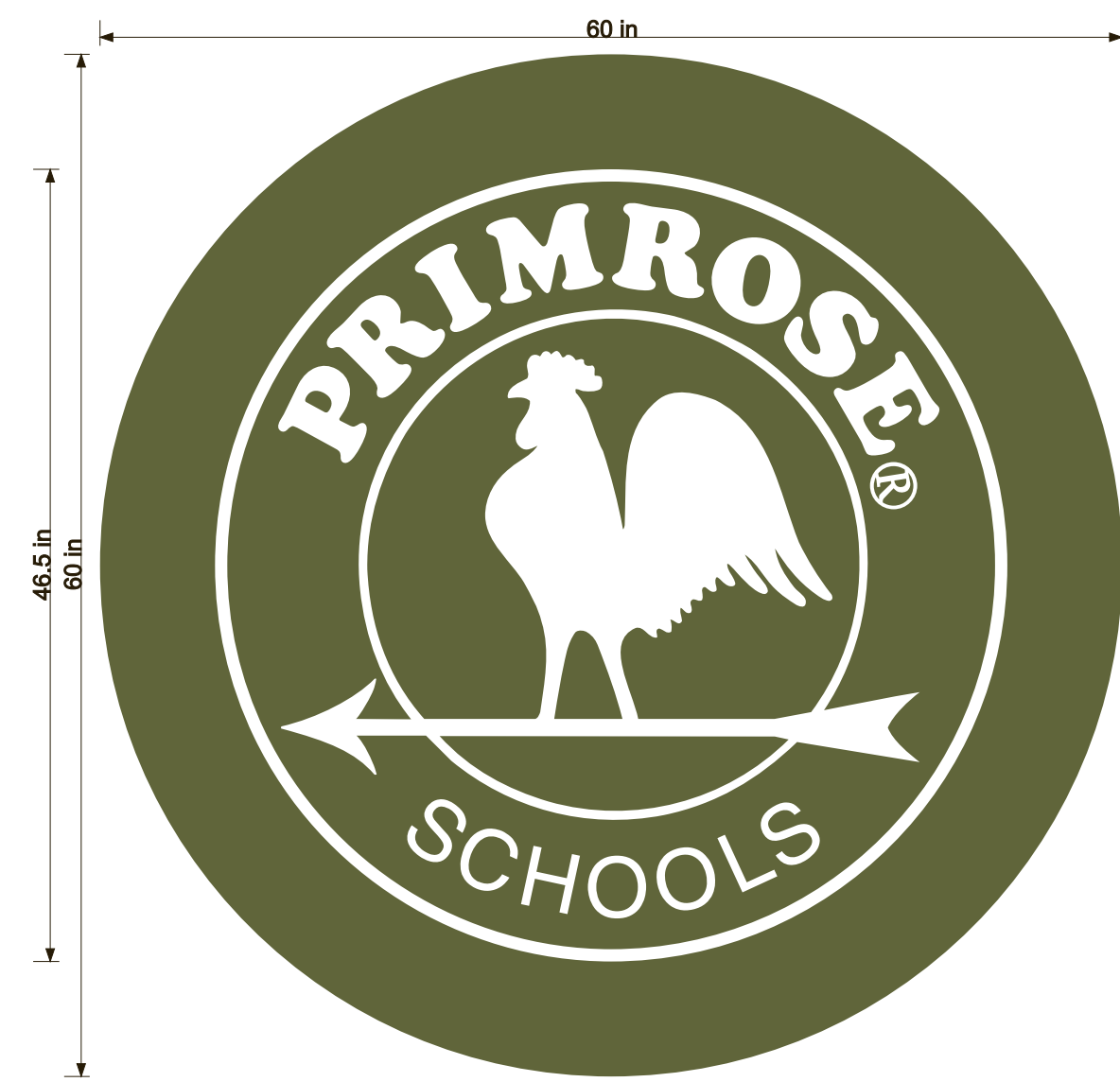
SITE ENTRY SIGN - RENDERED VIEW



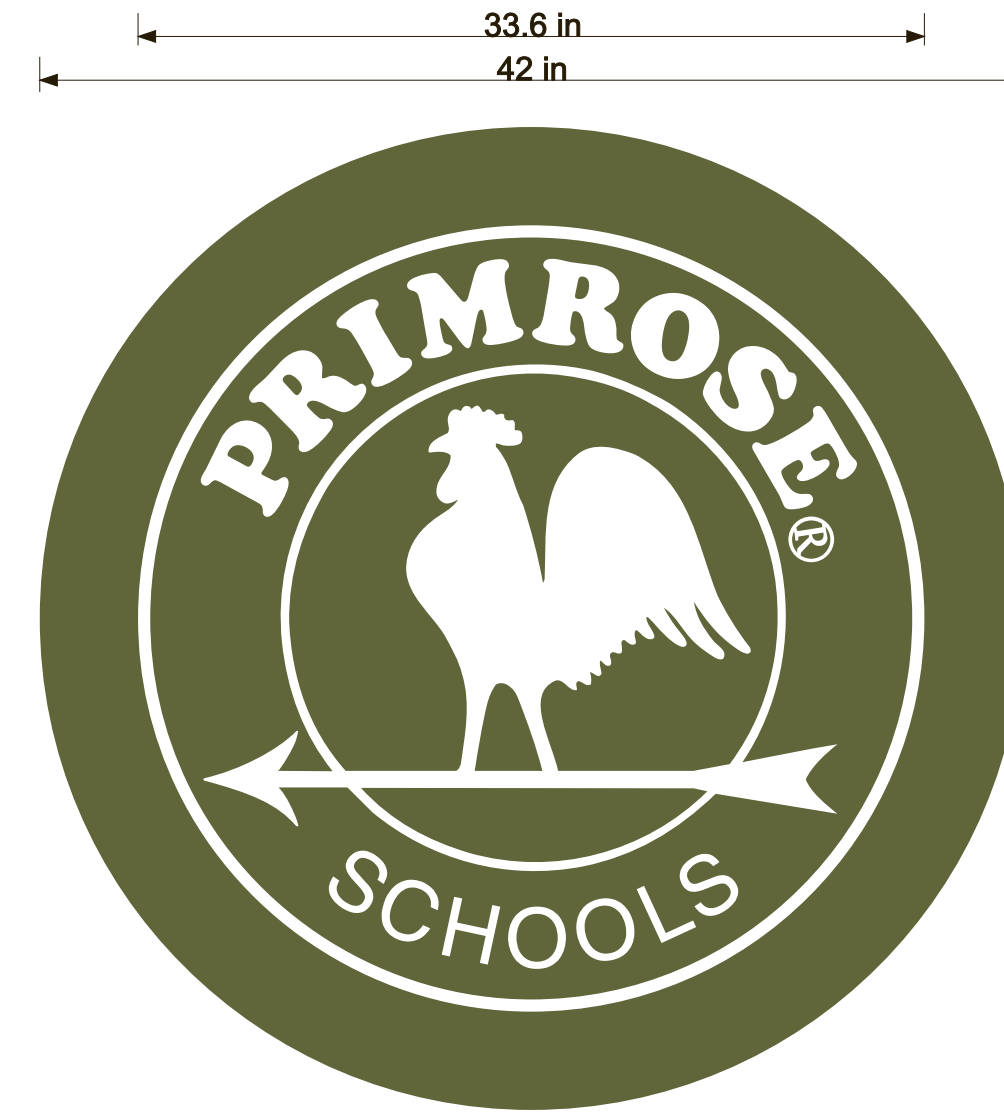
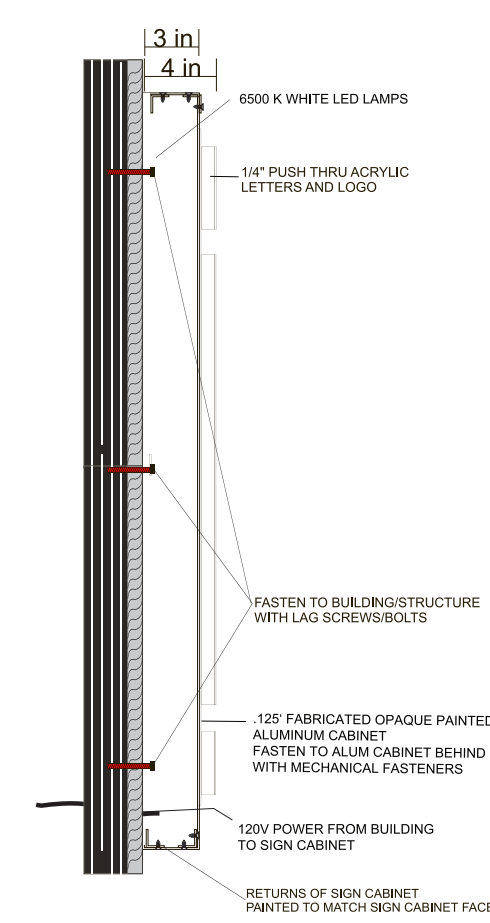
SITE SIGNAGE DRAWING

ELEVATION KEYED NOTES

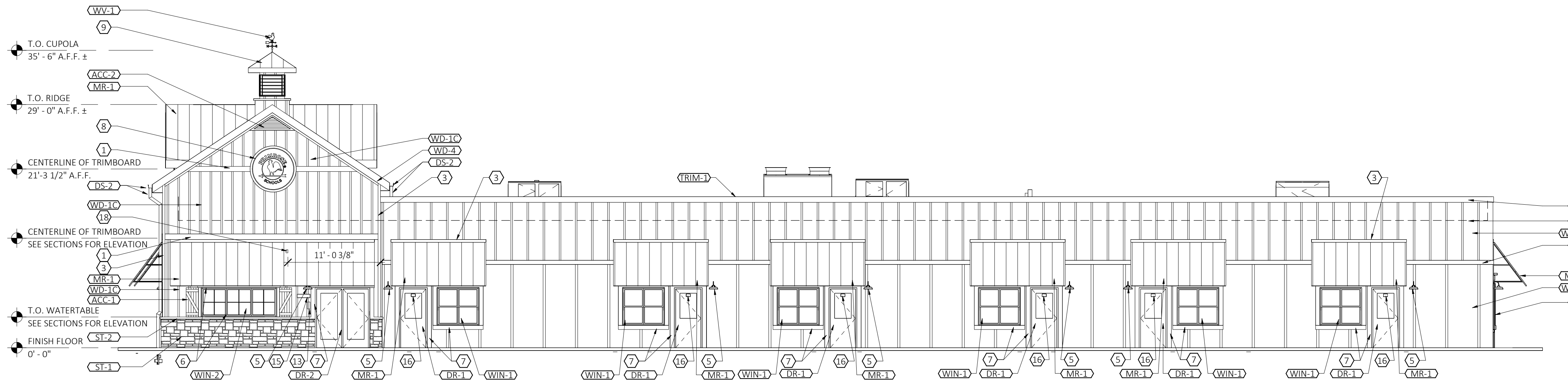
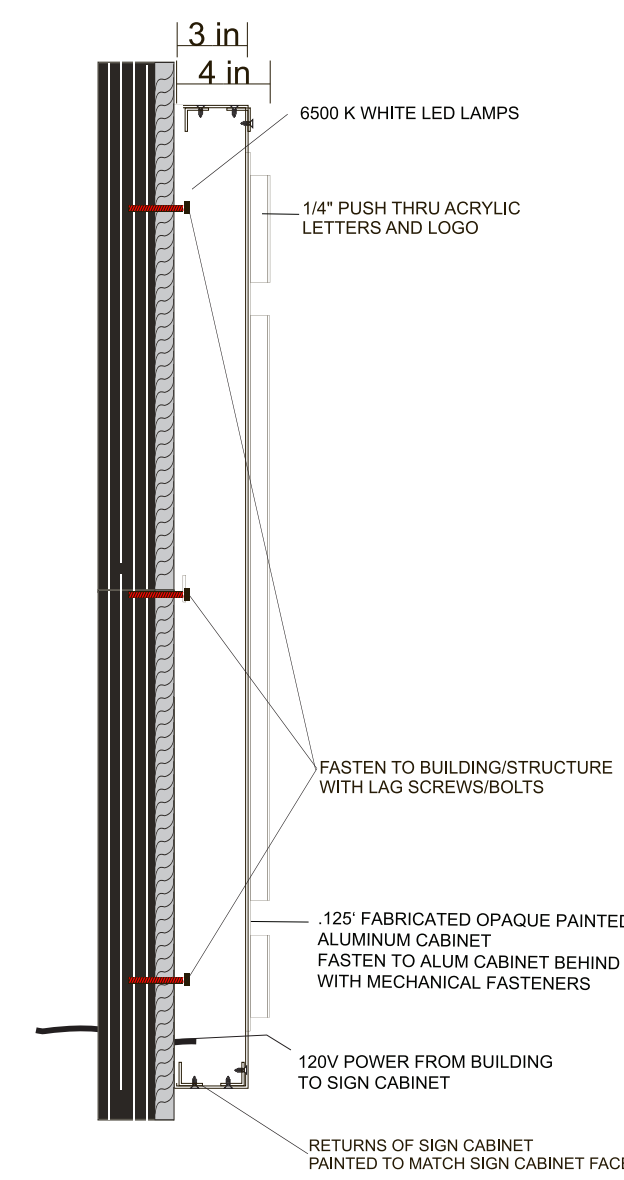
- 1 5/4 x 8 TRIMBOARD, WD - 2
- 2 5/4 x 6 TRIMBOARD, WD - 2
- 3 5/4 x 4 TRIMBOARD, WD - 2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT).
- 5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 6 TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- 7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWS TO BE 5/4 x 6, WD - 3
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT).
- 9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "WD-1", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECEIVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0" W GATES. COLOR TO MATCH "WD-1"
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 16 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
- 17 ATTIC ACCESS DOOR CENTERED ON GABLE WALL BEYOND. REFER TO DETAIL 2/A6.2 FOR ADDITIONAL INFORMATION.
- 18 ELECTRICAL OUTLET (UNDER AWNING). REFER TO ELECTRICAL DRAWINGS.



60" DIAMETER INTERNALLY LIT LED WALL SIGN

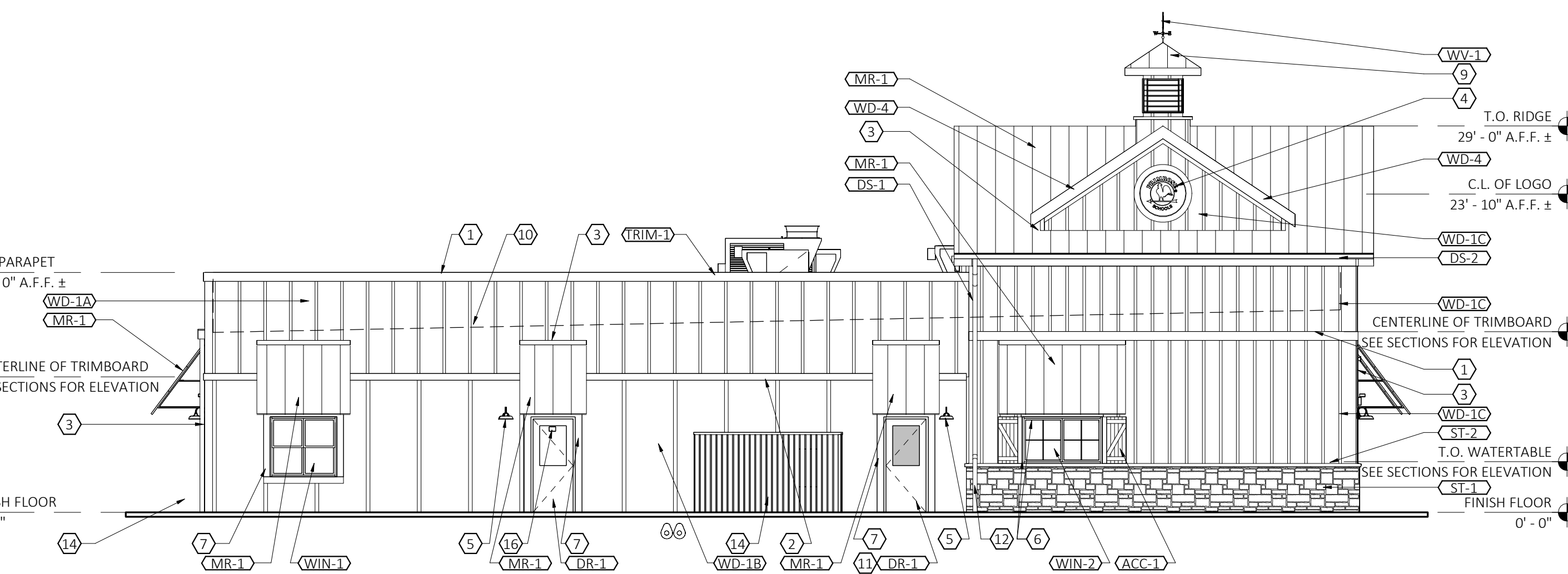


42" DIAMETER INTERNALLY LIT LED WALL SIGN



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/2-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6\"/>
ACC-2	LOUVERS	EKENA MILLWORK: 65\"/>
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR: TO MATCH SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE"; 8" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR-1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR: TO MATCH "WD-1"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM, SOFFIT)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: SHERWIN WILLIAMS SW7047 "PORPOISE" (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

PRIMROSE SCHOOLS

DEERFIELD, IL



PRIMROSE SCHOOL FRANCHISING COMPANY
3200 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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CONSTR. DOC. & REVISIONS



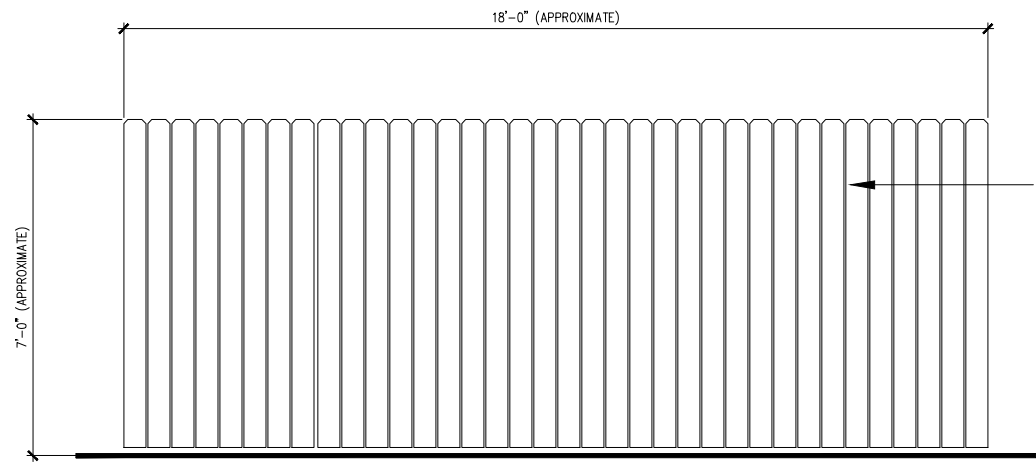
SAMPLE PHOTO OF WALL MOUNTED SIGN FROM PREVIOUS PRIMROSE SCHOOL

NOT FOR CONSTRUCTION

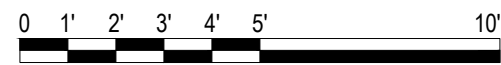
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Project Number 2504804
Bid Date --/--/--
Permit Date --/--/--
For Construction --/--/--

BUILDING SIGNAGE EXHIBIT

6/24/25



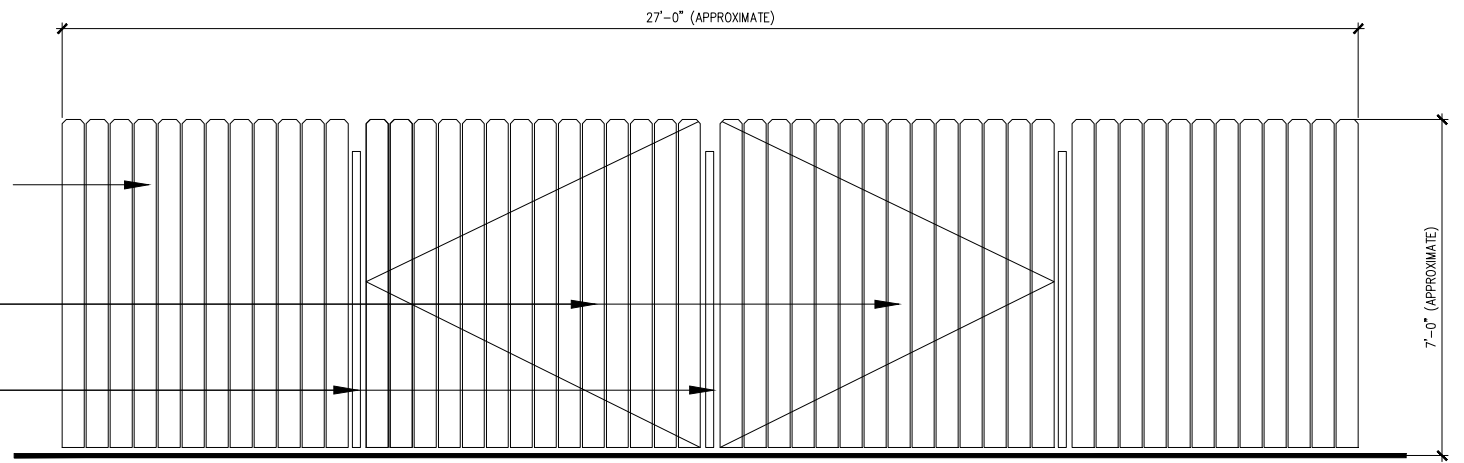
TRASH ENCLOSURE - EAST ELEVATION



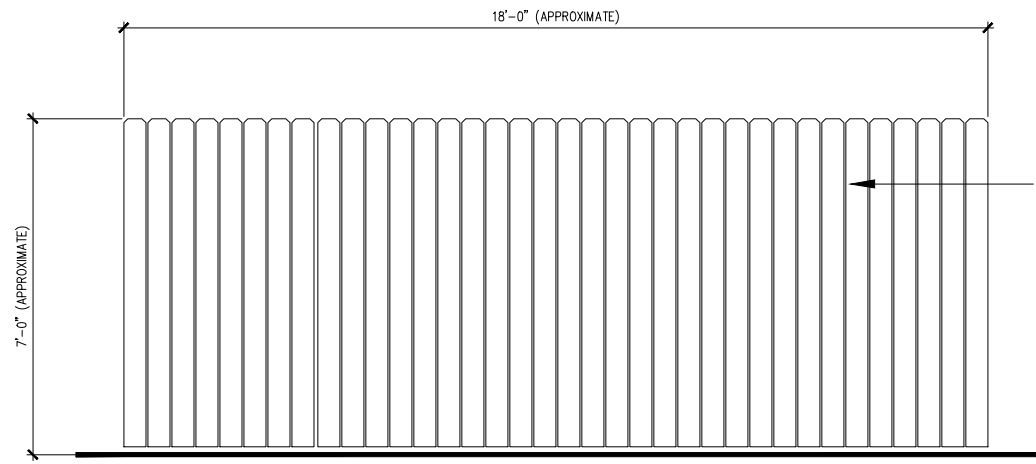
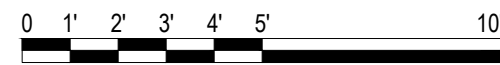
NEW WOOD ENCLOSURE
UNPAINTED

NEW WOOD GATE
UNPAINTED

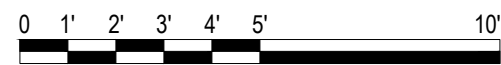
NEW GALVANIZED
STEEL POST



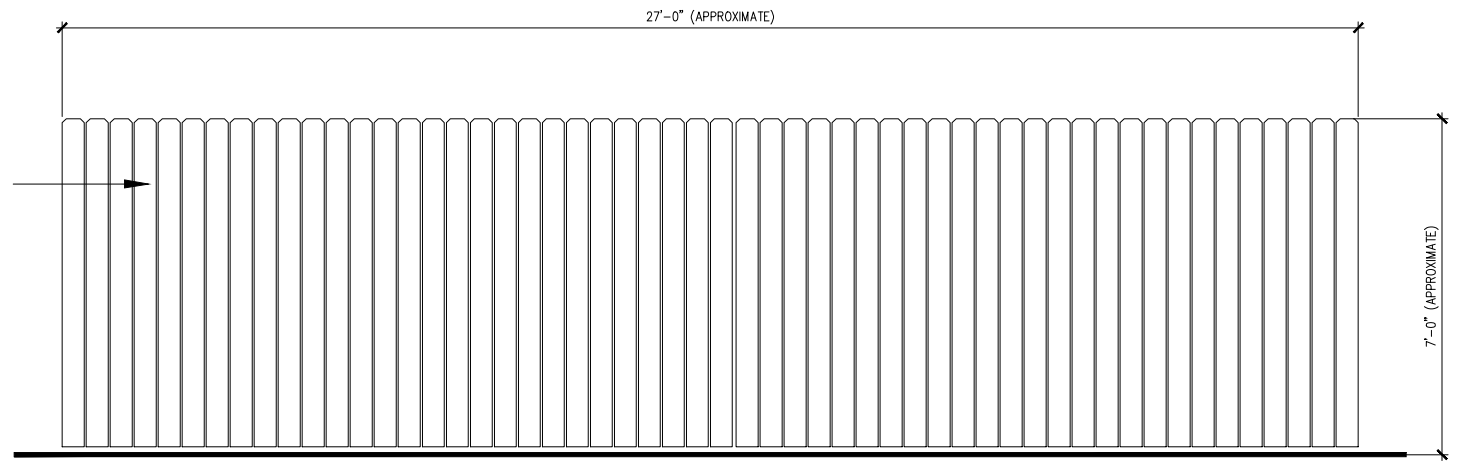
TRASH ENCLOSURE - NORTH ELEVATION



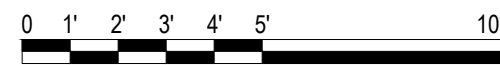
TRASH ENCLOSURE - WEST ELEVATION



NEW WOOD ENCLOSURE
UNPAINTED



TRASH ENCLOSURE - SOUTH ELEVATION



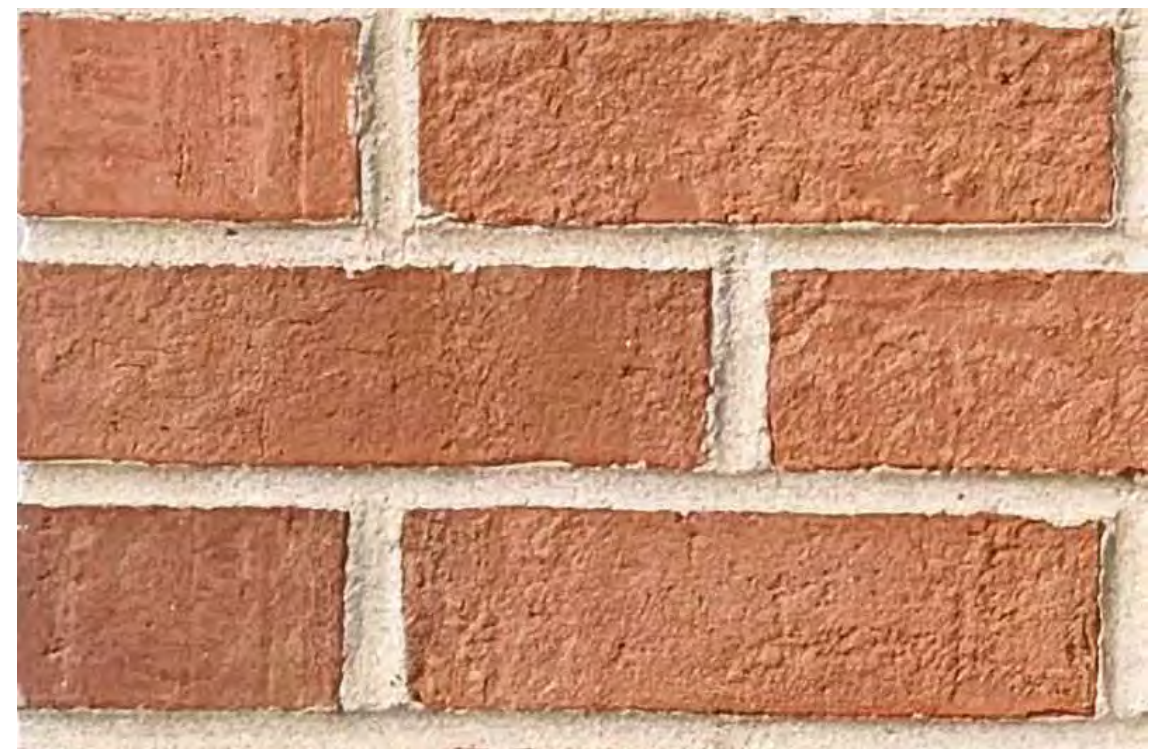
TRASH ENCLOSURE DRAWING



EXISTING BUILDING:
CLEAR INSULATED LOW-E GLASS



GARAGES:
HARDIE PANEL - NIGHT GREY



EXISTING BUILDING & GARAGES:
NEW BRICK TO MATCH EXISTING BRICK



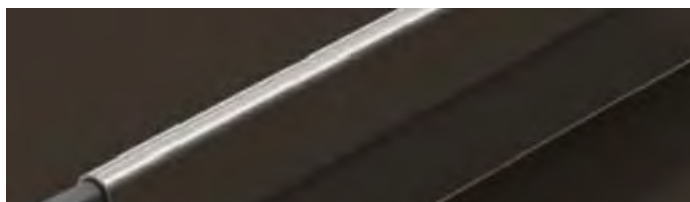
DAYCARE:
CORONADO - EASTERN MOUNTAIN LEGDE HURON



DAYCARE:
HARDIE PANEL - ARCTIC WHITE



EXISTING BUILDING & GARAGES:
PRECAST



DAYCARE:
CEE-LOCK ROOF SYSTEM - DARK BRONZE



DAYCARE:
HARDIE PANEL - AGED PEWTER

APARTMENT BUILDING																GARAGES	DAYCARE	
FLR #	USE	# OF UNITS	GROSS Apartments	RENTABLE AREA	CORE/ MEP ETC	AVE UNIT	EFFIC.	1 BR + 1 BA	2 BR + 2 BA	3 BR + 3 BA	# OF UNITS	# OF BIKES	# OF LOAD	# OF CARS	# OF CARS	GROSS Residential	GROSS	
	UPPER ROOF													Inside	Outside	Outside	Inside	
R	ROOF/ PENTHOUSE		2,481 SF															
3	APARTMENTS/ AMENITY	38	39,350 SF	34,552 SF	4,798 SF	909 SF	87.81%	2	36	0	38							
2	APARTMENTS/ AMENITY	38	39,350 SF	34,552 SF	4,798 SF	909 SF	87.81%	2	36	0	38							
1	APARTMENTS/ AMENITY/ LOBBY	36	40,391 SF	32,743 SF	7,648 SF	910 SF	81.07%	3	32	1	36	35	1	161	94	18,319 SF	13,600 SF	
		112	121,572 SF	101,847 SF	17,244 SF			7	104	1	112	35	1	161	94	18,319 SF	13,600 SF	
								6.25%	92.86%	0.89%		31%		Residential Parking Total			Daycare Parking	
	SITE AREA:	323,650.8 SF	7.43 acres	(Parcel A = +/- 250,467 SF and Parcel B = +/- 73,144 SF)														
	SITE COVERAGE:	72,266 SF	22.33%	(Includes Apartment Building, Garages, and Daycare)														
	GREEN SPACE	111,592 SF	34.48%	(All Planting and Landscape Area Shown In Green On Site Plan)														
	USEABLE OPEN SPACE - INTERIOR	20,881 SF	6.45%	(North Amenity Space)														
	USEABLE OPEN SPACE - PLAYGROUND	12,250 SF	3.78%	(Daycare Playground)														
	USEABLE OPEN SPACE - PERIMETER	65,768 SF	20.32%	(Landscape Site Edge At East, North, West, And South)														
	USEABLE OPEN SPACE - TOTAL	98,899 SF	30.56%													Total Parking On Site		306

Area Chart

PARKING CALCULATIONS				
RESIDENTIAL	# UNITS	PER UNIT	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	7	1.5	11	
2 BEDROOM	104	2	208	
3 BEDROOM	1	3	3	
TOTAL RES.	112		222	255
Daycare	GSF	BY AREA	PARKING	PARKING
USEABLE SF	13,600 SF	Per 8.02.E	50	51
(1 space/employee + 1 space/ 10 students)				
TOTAL PARKING SPACES			REQUIRED	PROVIDED
			272	306

Parking Calculations



BRICKYARDS
LOFTS

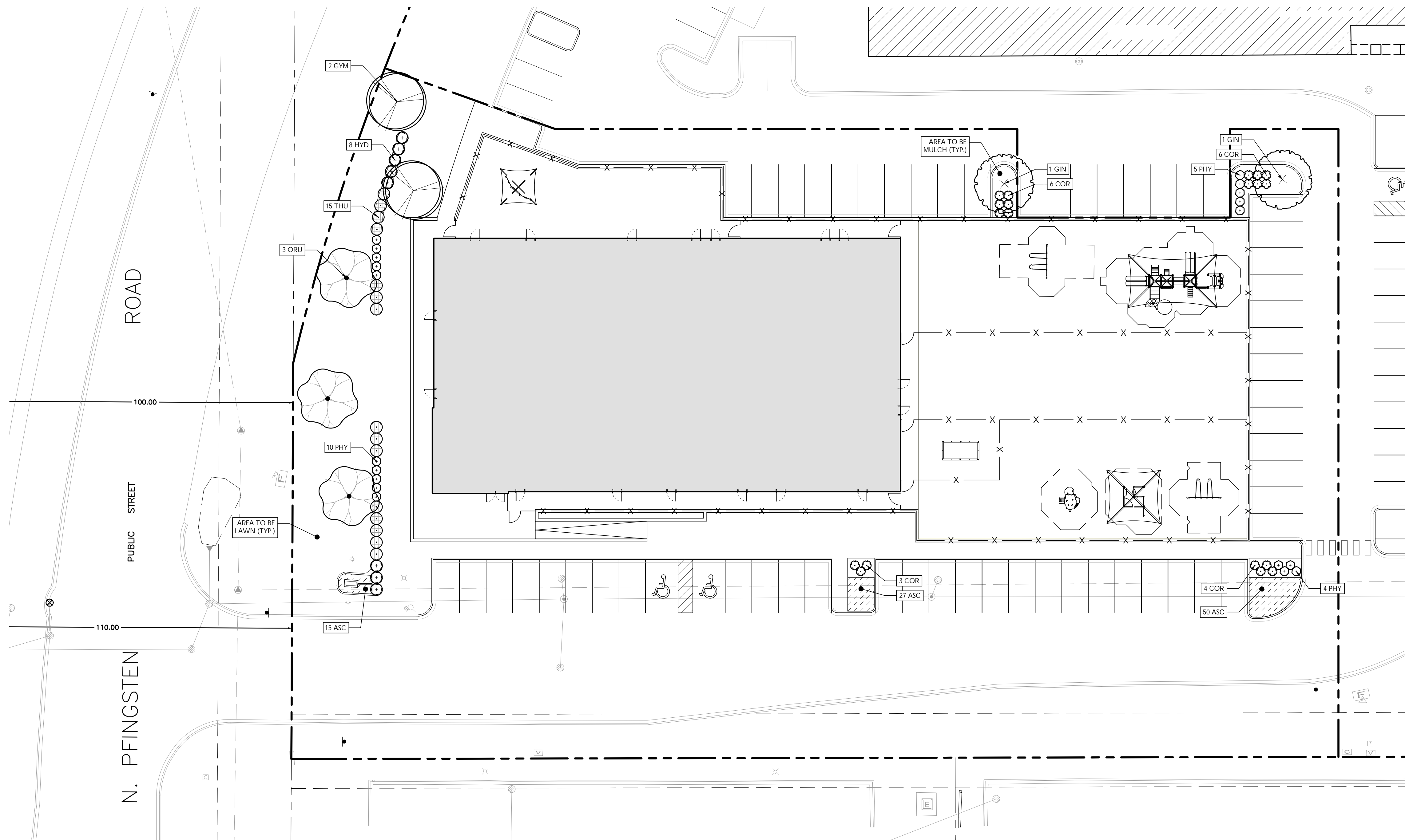
27 June 2025
24013
AJM

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PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES							
	GIN	2	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B	NATIVE (VARIETY)
	GYM	2	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE	3" - 3.5" CAL	B&B	NATIVE (VARIETY)
	QRU	3	QUERCUS RUBRA	NORTHERN RED OAK	3" - 3.5" CAL	B&B	NATIVE
SHRUBS							
	COR	19	CORNUS SERICEA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT	NATIVE (VARIETY)
	HYD	8	HYDRANGEA ARBORESCENS ANNABELLE	ANNABELLE HYDRANGEA	18" - 24"	POT	NATIVE (VARIETY)
	PHY	19	PHYSCARPUS OPULIFOLIUS LITTLE DEVIL	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT	NATIVE (VARIETY)
EVERGREEN SHRUBS							
	THU	15	THUJA OCCIDENTALIS GOLDEN GLOBE	GOLDEN GLOBE ARBORVITAE	18" - 24"	POT	NATIVE (VARIETY)
PERENNIALS AND GRASSES							
	ASC	92	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	POT, 24" O.C.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



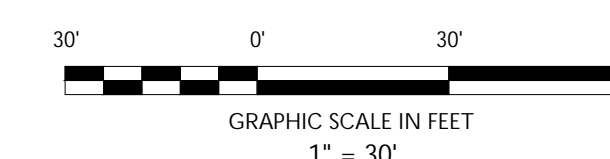
Know what's below
Call before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



NOT APPROVED FOR CONSTRUCTION



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www.stonefielddesign.com
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Phone 248.247.1115

SITE DEVELOPMENT PLANS
PRIMROSE SCHOOLS
PROPOSED DAY CARE

PIN: 16-33-304-01B
155 N. PINGSTEN ROAD
VILLAGE OF DEERFIELD
LAKE COUNTY, ILLINOIS 60015

J. REID COOKSEY, P.E.
ILLINOIS LICENSE NO. 0662.077141
LICENSED PROFESSIONAL ENGINEER



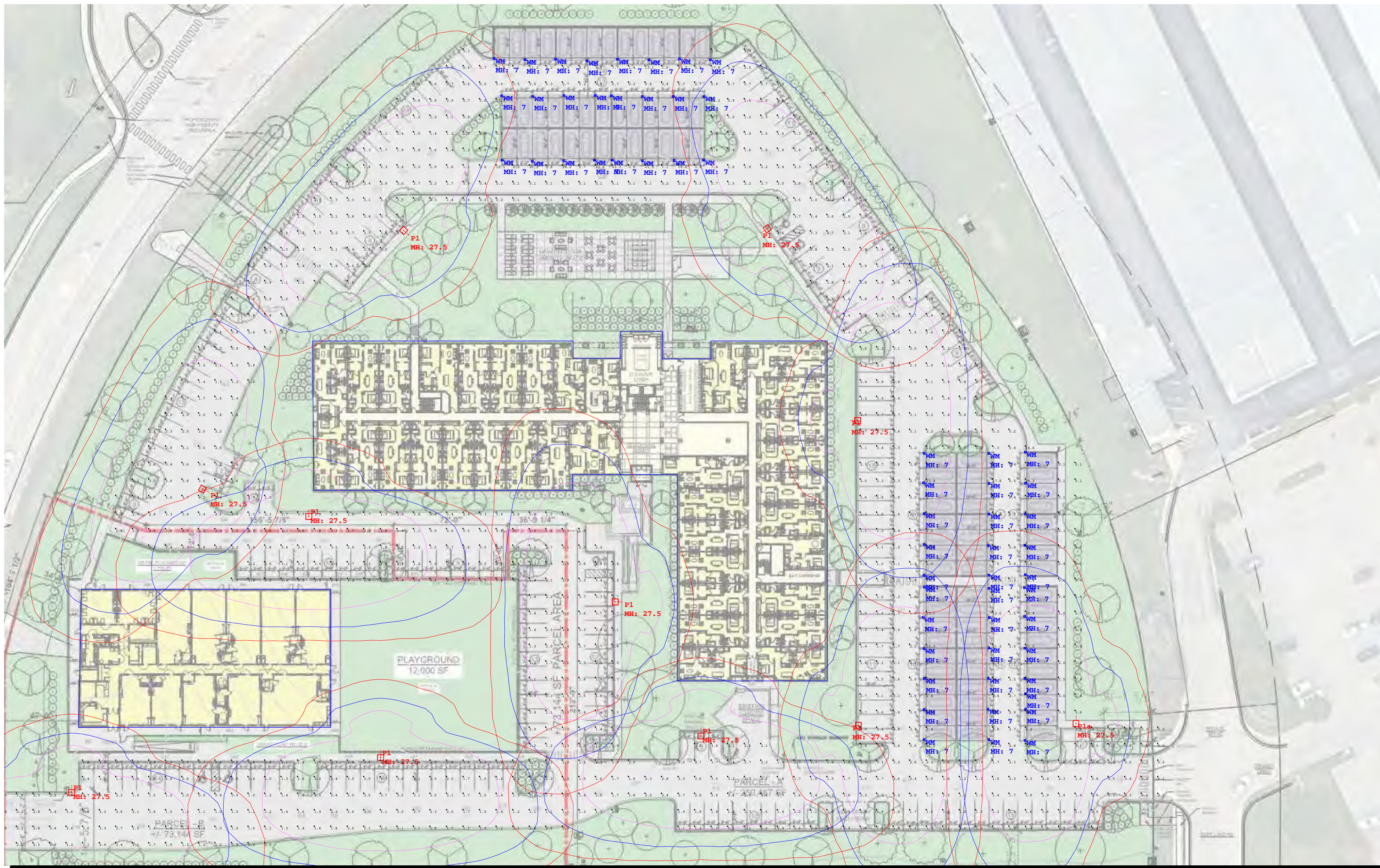
SCALE: 1" = 30' PROJECT ID: DET-250271

TITLE:

LANDSCAPING PLAN

DRAWING:

C-1



Luminaire Schedule				
Symbol	Qty	Label	Lum. Lumens	Description
□•	1	P1a	28028	DSX1 LED P8 40K 70CRI T3M (LITHONIA) 25FT POLE optics 90deg
□-	10	P1	28028	DSX1 LED P8 40K 70CRI T3M (LITHONIA) 25FT POLE
□+	58	WM	1900	IVO4SQCYL WC D 20LM 35K 80CRI MWD P AR LD

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Light levels on ground	Fc	2.62	37.1	0.0	N.A.	N.A.	0

TYPE P1 & P2

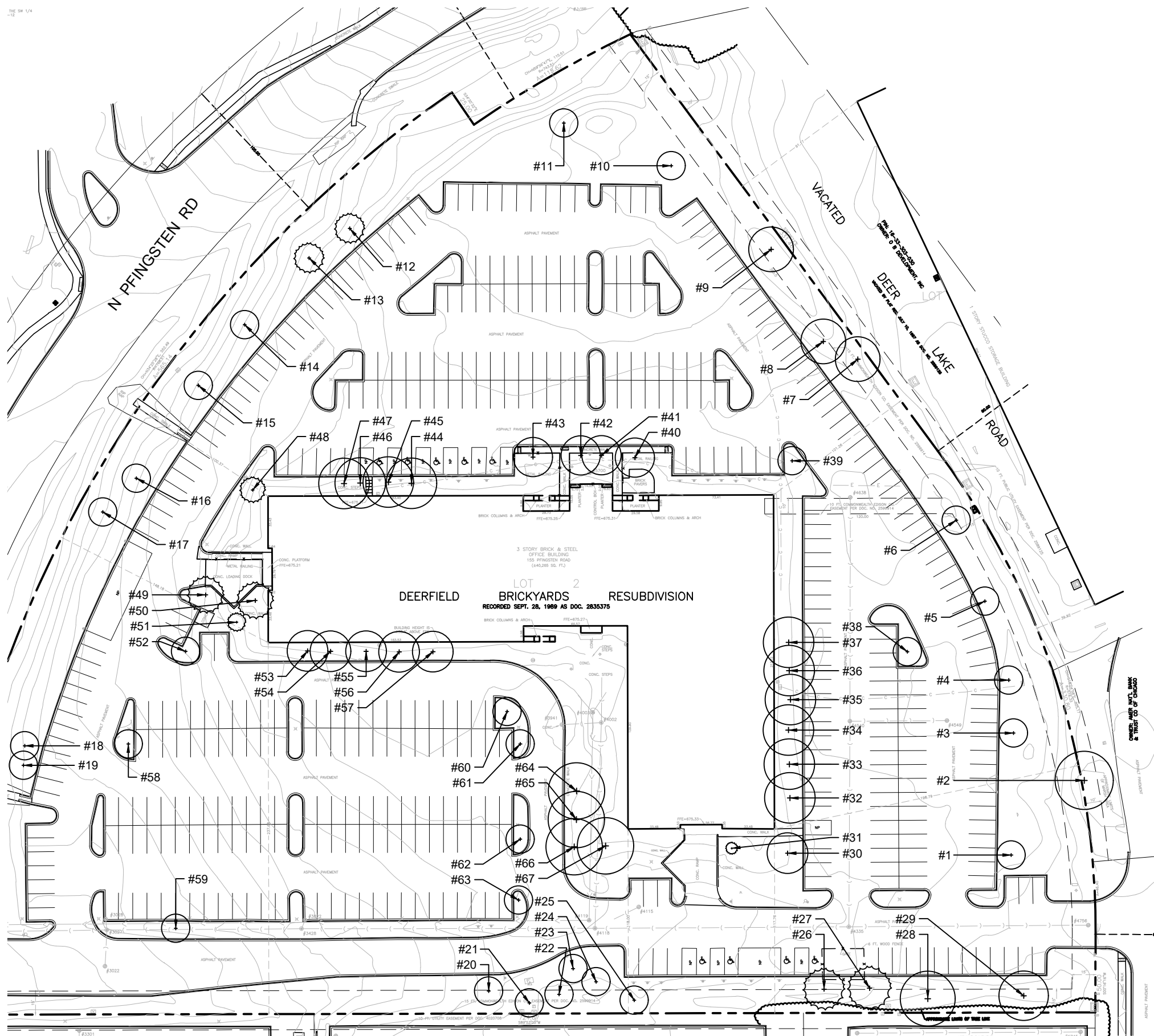
TYPE WM

This document contains confidential and proprietary information to Connexion. This calculation information is not a technical submission or technical report and is provided for informational purposes only. It is the obligation of the end-user to consult with a professional engineering firm or professional design firm to determine whether this calculation information meets the applicable project requirements for lighting system performance, health and human safety, suitability, and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Connexion be responsible for any loss resulting from any use of this calculation information.

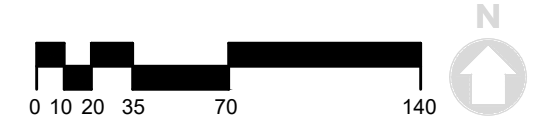
#	Date	Comments

Revisions

Drawn By: TR
 Checked By: CX APPLICATIONS
 Date: 6/16/2025
 Scale: NTS



Tree Survey



30 June 2025
24013
EHB
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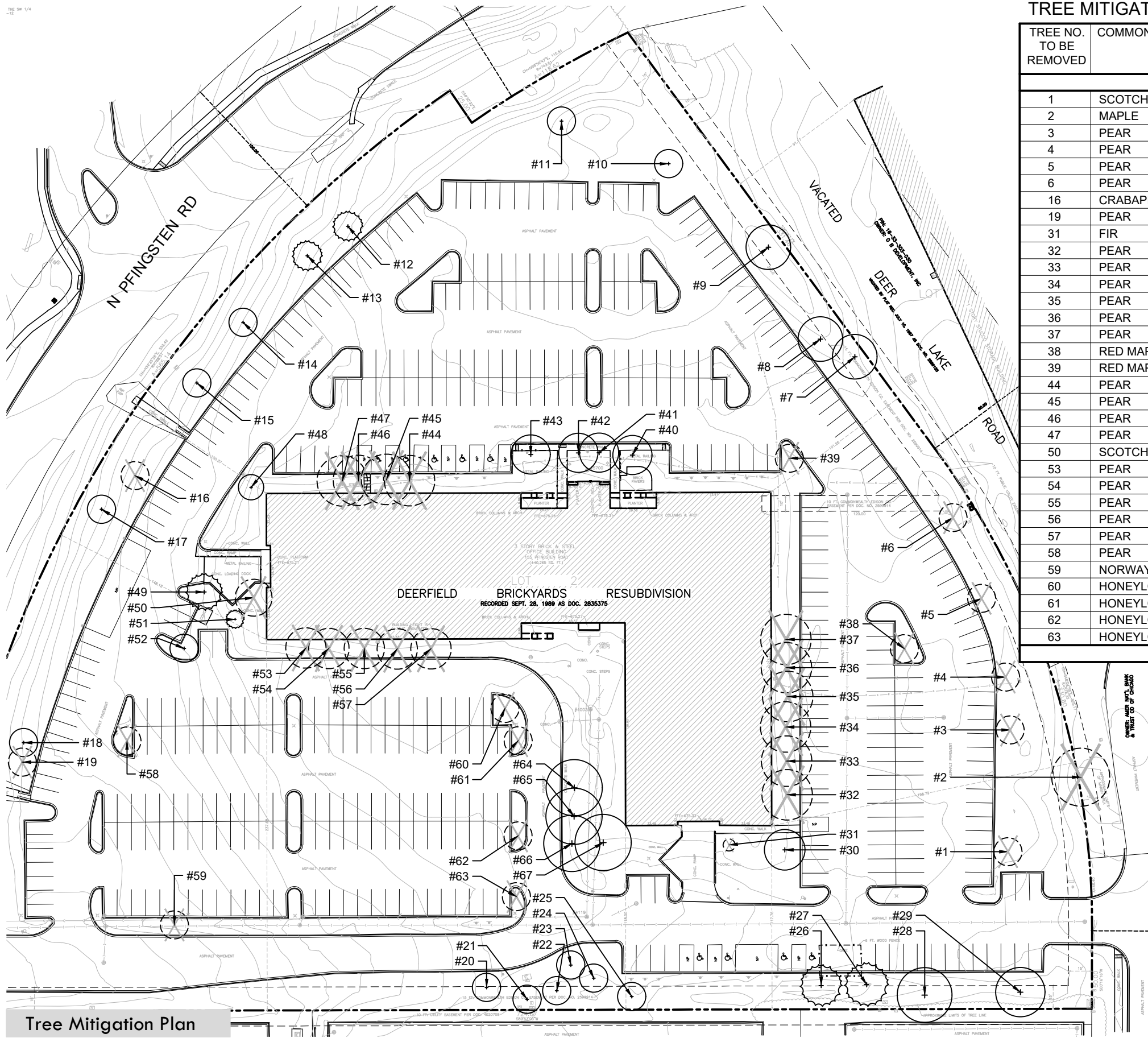
TREE SURVEY

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
1	SCOTCH PINE	PINUS SYLVESTRIS	14"	1
2	MAPLE	ACER	17"	6
3	PEAR	PYRUS	7"	1
4	PEAR	PYRUS	7"	1
5	PEAR	PYRUS	7"	1
6	PEAR	PYRUS	7"	1
7	NORWAY MAPLE	ACER PLATANOIDES	14"	1
8	NORWAY MAPLE	ACER PLATANOIDES	14"	4
9	NORWAY MAPLE	ACER PLATANOIDES	18"	1
10	ELM	ULMUS	8"	1
11	ELM	ULMUS	10"	1
12	BLUE SPRUCE	PICEA PUNGENS	16"	3
13	BLUE SPRUCE	PICEA PUNGENS	14"	3
14	ELM	ULMUS	12"	1
15	ELM	ULMUS	5"	3
16	CRABAPPLE	MALUS	20' HT	5
17	NORWAY MAPLE	ACER PLATANOIDES	12"	2
18	PEAR	PYRUS	6"	1
19	PEAR	PYRUS	5"	5
20	NORWAY MAPLE	ACER PLATANOIDES	10"	2
21	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	1
22	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
23	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
24	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
25	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	1
26	SCOTCH PINE	PINUS SYLVESTRIS	18"	2
27	SCOTCH PINE	PINUS SYLVESTRIS	18"	1
28	NORWAY MAPLE	ACER PLATANOIDES	12"	2
29	NORWAY MAPLE	ACER PLATANOIDES	14"	1
30	RED MAPLE	ACER RUBRUM	12"	2
31	FIR	ABIES	10' HT	5
32	PEAR	PYRUS	14"	5
33	PEAR	PYRUS	14"	4
34	PEAR	PYRUS	16"	4

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
35	PEAR	PYRUS	17"	3
36	PEAR	PYRUS	12"	4
37	PEAR	PYRUS	17"	4
38	RED MAPLE	ACER RUBRUM	6"	3
39	RED MAPLE	ACER RUBRUM	10"	1
40	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
41	HONEYLOCUST	GLEDITSIA TRIACANTHOS	14"	2
42	HONEYLOCUST	GLEDITSIA TRIACANTHOS	14"	2
43	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
44	PEAR	PYRUS	20"	4
45	PEAR	PYRUS	16"	4
46	PEAR	PYRUS	16"	4
47	PEAR	PYRUS	16"	4
48	BLUE SPRUCE	PICEA PUNGENS	12' HT	1
49	SCOTCH PINE	PINUS SYLVESTRIS	20"	2
50	SCOTCH PINE	PINUS SYLVESTRIS	24"	2
51	BLUE SPRUCE	PICEA PUNGENS	10' HT	2
52	RED MAPLE	ACER RUBRUM	7"	3
53	PEAR	PYRUS	16"	3
54	PEAR	PYRUS	15"	3
55	PEAR	PYRUS	16"	4
56	PEAR	PYRUS	14"	5
57	PEAR	PYRUS	17"	3
58	PEAR	PYRUS	5"	1
59	NORWAY MAPLE	ACER PLATANOIDES	10"	2
60	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	1
61	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	1
62	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	1
63	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	1
64	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
65	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
66	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
67	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1

CONDITION

1	EXCELLENT
2	GOOD TO FAIR
3	FAIR
4	FAIR TO POOR
5	POOR
6	DEAD



TREE MITIGATION

TREE NO. TO BE REMOVED	COMMON NAME	SCIENTIFIC NAME	SIZE	SPECIES GROUP	RATE	MITIGATION INCHES	CONDITION	MITIGATION FACTOR	MITIGATION REQUIRED
1	SCOTCH PINE	PINUS SYLVESTRIS	14"	C	0.3	4"	2	1.0	4"
2	MAPLE	ACER	17"	A	1.0	17"	6	0.0	0"
3	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
4	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
5	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
6	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
16	CRABAPPLE	MALUS	14"	A	1.0	14"	5	0.0	0"
19	PEAR	PYRUS	5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
31	FIR	ABIES	1.5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
32	PEAR	PYRUS	14"	A	1.0	14"	5	0.0	0"
33	PEAR	PYRUS	14"	A	1.0	14"	4	0.0	0"
34	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
35	PEAR	PYRUS	17"	A	1.0	17"	3	0.5	8.5"
36	PEAR	PYRUS	12"	A	1.0	12"	4	0.0	0"
37	PEAR	PYRUS	17"	A	1.0	17"	4	0.0	0"
38	RED MAPLE	ACER RUBRUM	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
39	RED MAPLE	ACER RUBRUM	10"	A	1.0	10"	1	1.0	10"
44	PEAR	PYRUS	20"	A	1.0	20"	4	0.0	0"
45	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
46	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
47	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
50	SCOTCH PINE	PINUS SYLVESTRIS	24"	C	0.3	7"	2	1.0	7"
53	PEAR	PYRUS	16"	A	1.0	16"	3	0.5	8"
54	PEAR	PYRUS	15"	A	1.0	15"	3	0.5	7.5"
55	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
56	PEAR	PYRUS	14"	A	1.0	14"	5	0.0	0"
57	PEAR	PYRUS	17"	A	1.0	17"	3	0.5	8.5"
58	PEAR	PYRUS	5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
59	NORWAY MAPLE	ACER PLATANOIDES	10"	B	0.6	6"	2	1.0	6"
60	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	A	1.0	8"	2	1.0	8"
61	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	A	1.0	8"	2	1.0	8"
62	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0"
63	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0"
TOTAL MITIGATION REQUIRED									75.5"

CALCULATIONS

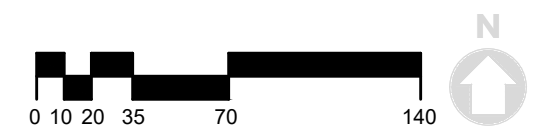
TREE MITIGATION REQUIREMENTS

- 75.5 CALIPER INCHES REQUIRED FOR MITIGATION
- 75.5 / 3" CAL = 26 TREES REQUIRED
- 39 TREES PROVIDED**
- +13 TREES

PARKING LOT TREE REQUIREMENTS

- PARKING SPACES: 213
- 213 / 6 = 36 TREES REQUIRED
- 31 TREES PROVIDED**
- 5 TREES

OVERALL SITE: +8 TREES



Tree Mitigation Plan











PARKING LOT TREE REQUIREMENTS

- PARKING SPACES: 213
- $213 / 6 = 36$ TREES REQUIRED
- 31 TREES PROVIDED

TREE MITIGATION REQUIREMENTS

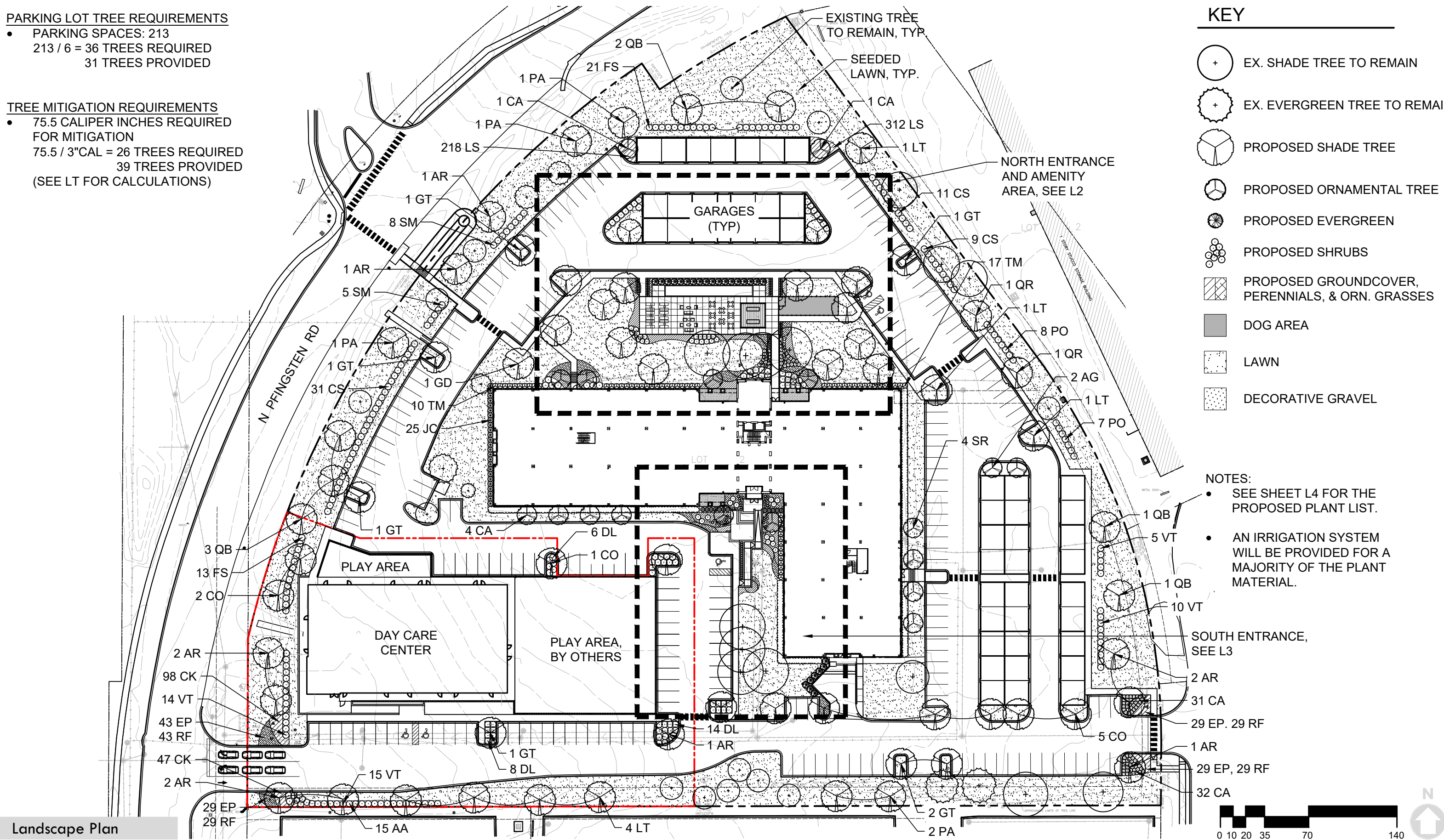
- 75.5 CALIPER INCHES REQUIRED FOR MITIGATION
- $75.5 / 3" \text{CAL} = 26$ TREES REQUIRED
- 39 TREES PROVIDED (SEE LT FOR CALCULATIONS)

KEY

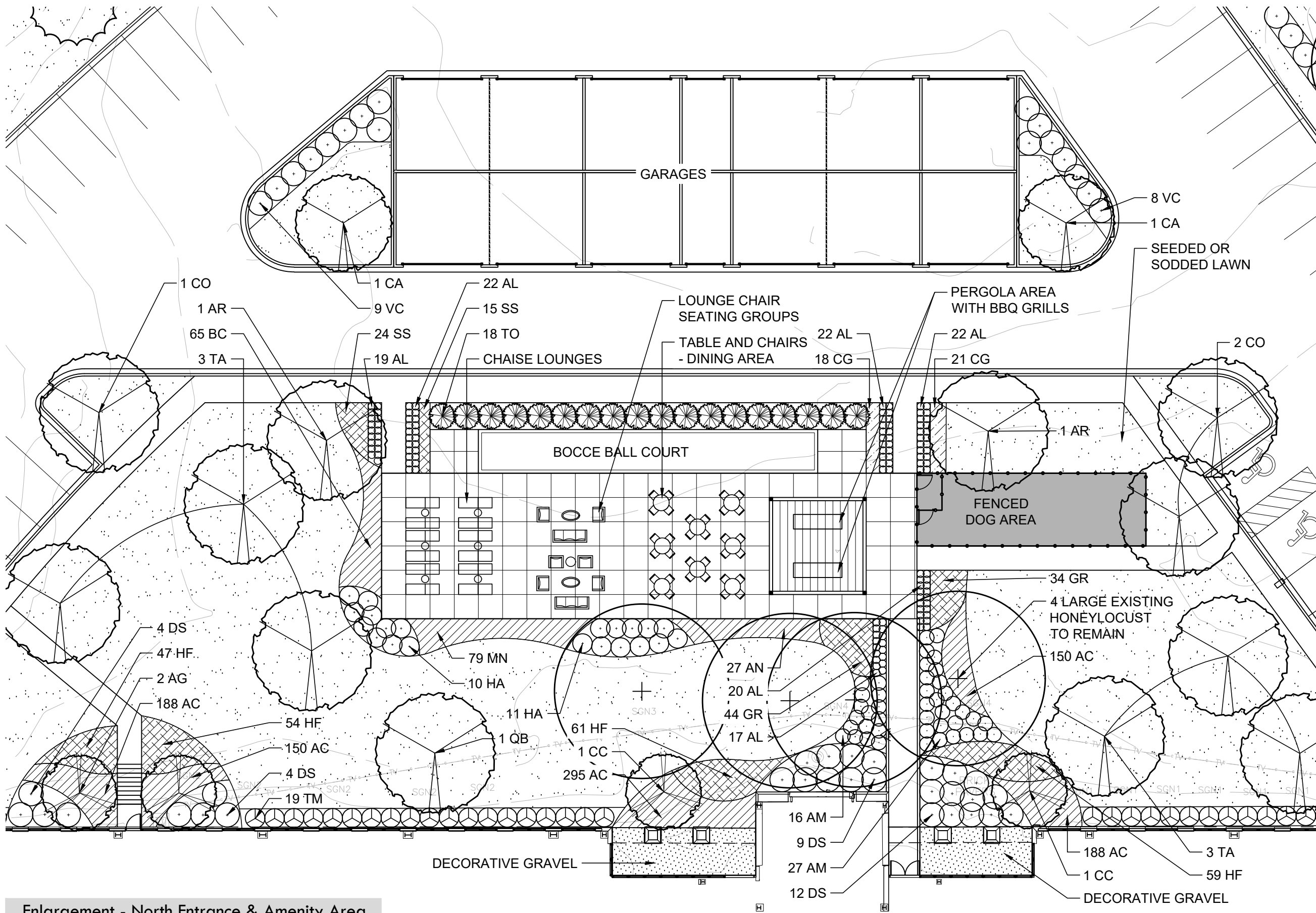
-  EX. SHADE TREE TO REMAIN
-  EX. EVERGREEN TREE TO REMAIN
-  PROPOSED SHADE TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN
-  PROPOSED SHRUBS
-  PROPOSED GROUNDCOVER, PERENNIALS, & ORN. GRASSES
-  DOG AREA
-  LAWN
-  DECORATIVE GRAVEL

NOTES:












- SEE SHEET L4 FOR THE PROPOSED PLANT LIST.
- AN IRRIGATION SYSTEM WILL BE PROVIDED FOR A MAJORITY OF THE PLANT MATERIAL.



Landscape Plan

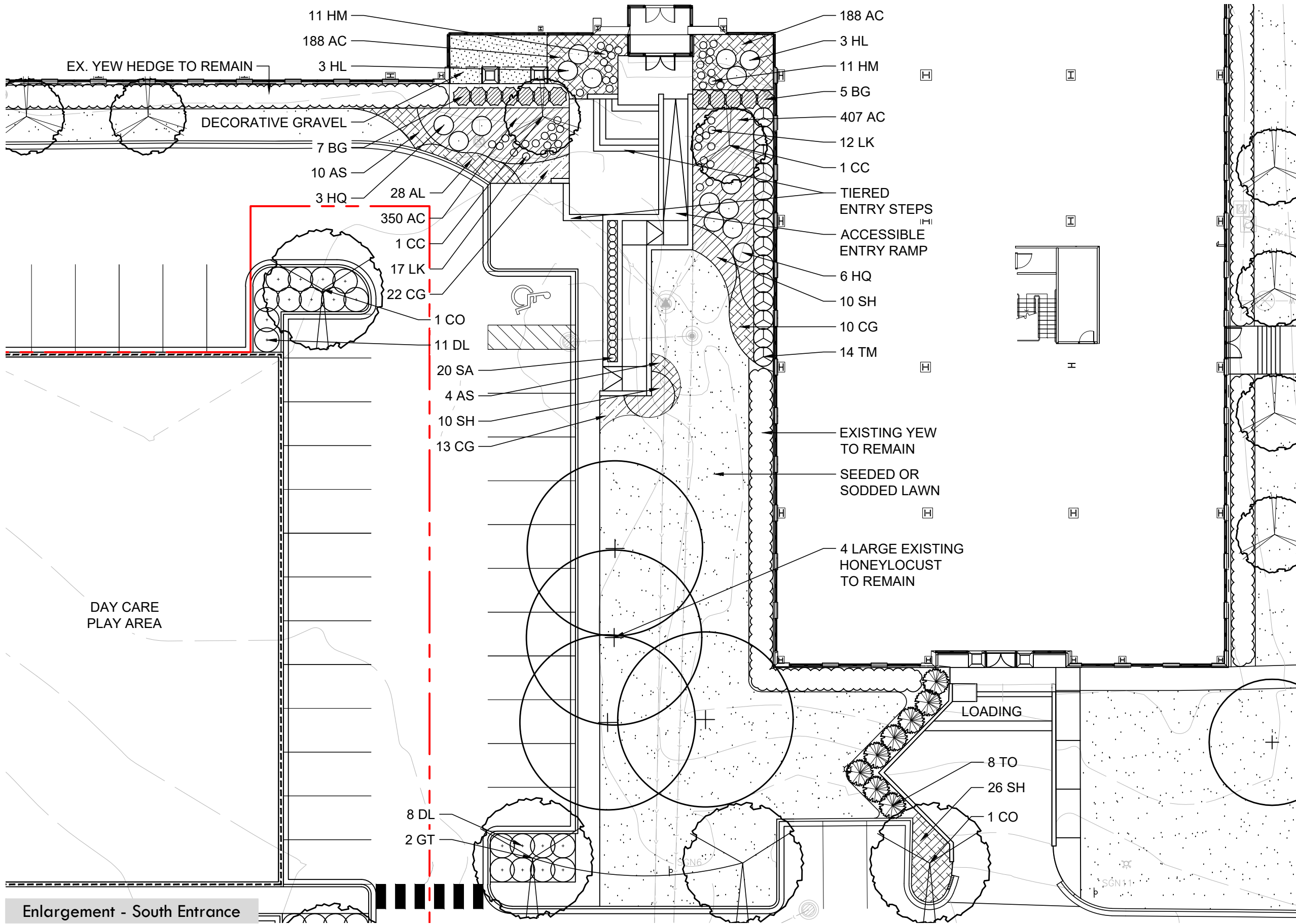


KEY

-  EX. SHADE TREE TO REMAIN
-  EX. EVERGREEN TREE TO REMAIN
-  PROPOSED SHADE TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN
-  PROPOSED SHRUBS
-  PROPOSED GROUNDCOVER, PERENNIALS, & ORN. GRASSES
-  DOG AREA
-  LAWN
-  DECORATIVE GRAVEL
-  DAYCARE PLAYGROUND (AREA TO BE DETERMINED)

- NOTES:**
- SEE SHEET L4 FOR THE PROPOSED PLANT PALETTE.
 - AN IRRIGATION SYSTEM WILL BE PROVIDED FOR A MAJORITY OF THE PLANT MATERIAL.

Enlargement - North Entrance & Amenity Area



KEY

- EX. SHADE TREE TO REMAIN
- EX. EVERGREEN TREE TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER, PERENNIALS, & ORN. GRASSES
- DOG AREA
- LAWN
- DECORATIVE GRAVEL
- DAYCARE PLAYGROUND (AREA TO BE DETERMINED)

NOTES:

- SEE SHEET L4 FOR THE PROPOSED PLANT PALETTE.
- AN IRRIGATION SYSTEM WILL BE PROVIDED FOR A MAJORITY OF THE PLANT MATERIAL.

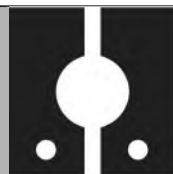


Enlargement - South Entrance

BRICKYARD LOFTS PLANT PALETTE (1 OF 2)

(SIZES AT INSTALLATION ARE NOTED)

CODE	BOTANICAL NAME	COMMON NAME	QTY	NATIVE/ADAPTIVE?	ADDITIONAL NOTES
SHADE TREES (3" CALIPER)					
AR	ACER RUBRUM 'FRANK JR'	REDPOINTE RED MAPLE	12	YES	BRANCHED UP 6'
CO	CELTIS OCCIDENTALS	COMMON HACKBERRY	13	YES	BRANCHED UP 6'
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	1	YES	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	9	YES	BRANCHED UP 6'
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	7	YES	BRANCHED UP 6'
PA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION PLANETREE	5	NO	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	8	YES	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	2	YES	BRANCHED UP 6'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	6	YES	BRANCHED UP 6'
ORNAMENTAL TREES (3" CALIPER OR 7' HEIGHT)					
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	4	YES	
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8	YES	
CC	CERCIS CANADENSIS	EASTERN REDBUD	4	YES	CLUMP TREE FORM
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4	NO	
EVERGREEN TREES (6' HEIGHT)					
TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	26	YES	
LARGE DECIDUOUS SHRUBS (24"-36" HEIGHT AT INSTALLATION)					
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	15	YES	
CS	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	51	YES	
FS	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	34	NO	
HL	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	6	NO	
HQ	HYDRANGEA PANICULATA 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	9	NO	
PO	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	15	YES	
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	13	NO	
VC	VIBURNUM CARLESII 'COMPACTA'	COMPACT KOREANSPICE VIBURNUM	17	NO	
VT	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO VIBURNUM	44	YES	



BRICKYARD LOFTS PLANT PALETTE (2 OF 2)

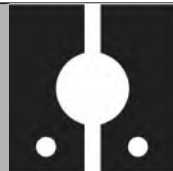
(SIZES AT INSTALLATION ARE NOTED)

CODE	BOTANICAL NAME	COMMON NAME	QTY	NATIVE/ADAPTIVE?	ADDITIONAL NOTES
SMALL DECIDUOUS SHRUBS (12"-18" HEIGHT AT INSTALLATION)					
AM	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	43	YES	
CE	CEANOTHUS AMERICANUS	NEW JERSEY TEA	63	YES	
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	47	YES	
DS	DIERVILLA SPLENDENS 'SMNDS'D'	KODIAK RED 2.0 BUSH HONEYSUCKLE	29	YES	
HA	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	21	YES	
EVERGREEN SHRUBS (24" SPREAD AT INSTALLATION)					
BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	12	NO	
JC	JUNIPERUS CHINENSIS 'KALLAY COMPACTA'	KALLAY'S COMPACT JUNIPER	25	YES	
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	60	YES	
PERENNIALS (1 GALLON CONTAINER)					
AC	ASARUM CANADENSE	CANADIAN WILD GINER	2104	NO	SPACED 10" O.C.
AL	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	150	NO	SPACED 18" O.C.
AN	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	27	YES	SPACED 24" O.C.
AS	ASCLEPIAS INCARNATA 'CINDERELLA'	CINDERELLA MILKWEED	14	YES	SPACED 24" O.C.
CG	COREOPSIS GRANDIFLORA 'SUNRAY'	SUNRAY TICKSEED	84	YES	SPACED 18" O.C.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	130	YES	SPACED 18" O.C.
GR	GERANIUM 'ROZANNE'	ROZANNE CRANESBILL	78	NO	SPACED 18" O.C.
HF	HEUCHERELLA FUN AND GAMES 'HOPSCOTCH'	CORAL BELLS	221	YES	SPACED 18" O.C.
HM	HOSTA 'AUTUMN FROST'	AUTUMN FROST HOSTA	11	NO	SPACED AS SHOWN, EVENLY MIXED
	HOSTA 'MINUTEMAN'	MINUTEMAN HOSTA	11	NO	
LK	LIATRIS KOBOLD	GAYFEATHER	29	YES	SPACED 18" O.C.
LS	LIRIOPE SPICATA	LILYTURF	530	NO	SPACED 12" O.C.
MS	MONARDA 'ELECTRIC NEON PINK'	ELECTRIC NEON PINK BEE BALM	79	YES	SPACED 18" O.C.
RF	RUDBECKIA FULGIDA	BLACK EYED SUSAN	130	YES	SPACED 18" O.C.
SS	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	39	NO	SPACED 15" O.C.
GRASSES (1 GALLON CONTAINER)					
BC	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	65	YES	SPACED 18" O.C.
CK	CALAMAGROSTIS SP.	FEATHER REED GRASS	145	NO	SPACED 18" O.C.
DC	DESCHAMPSIA CEPITOSA	TUFTED HAIR GRASS	0	YES	SPACED 18" O.C.
MI	MISCANTHUS SP.	MAIDEN GRASS	0	NO	SPACED 48" O.C.
PS	PANICUM SP.	SWITCH GRASS	0	YES	SPACED 18" O.C.
SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	20	YES	SPACED 24" O.C.
SH	SPOROBOLIUS HETEROLEPIS	PRAIRIE DROPSEED	46	YES	SPACED 24" O.C.

Plant Palette



BAUM REVISION
real estate development



BRICKYARDS
LOFTS

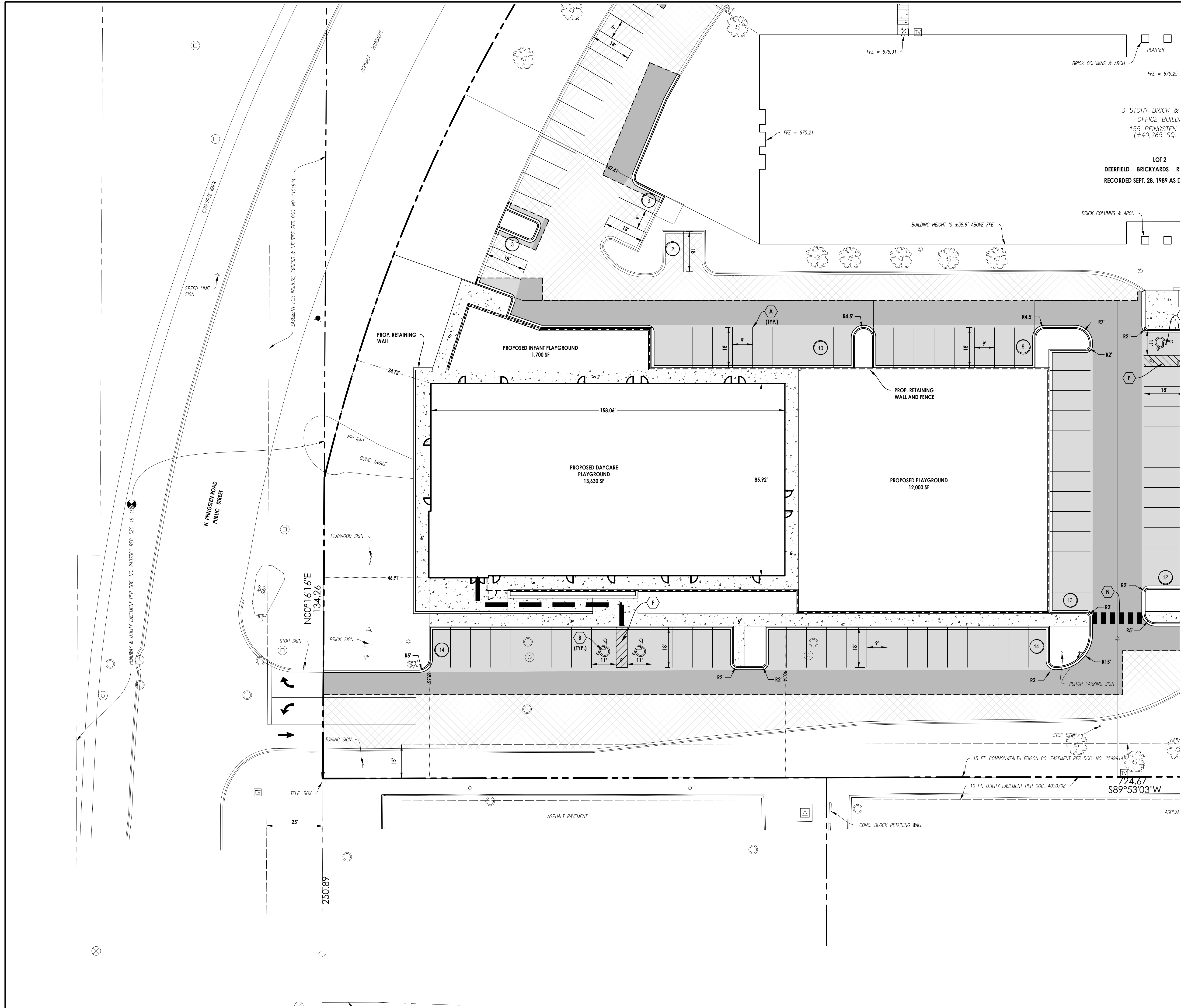
30 June 2025
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Hirsch|MPG
ARCHITECTURE + PLANNING

L4

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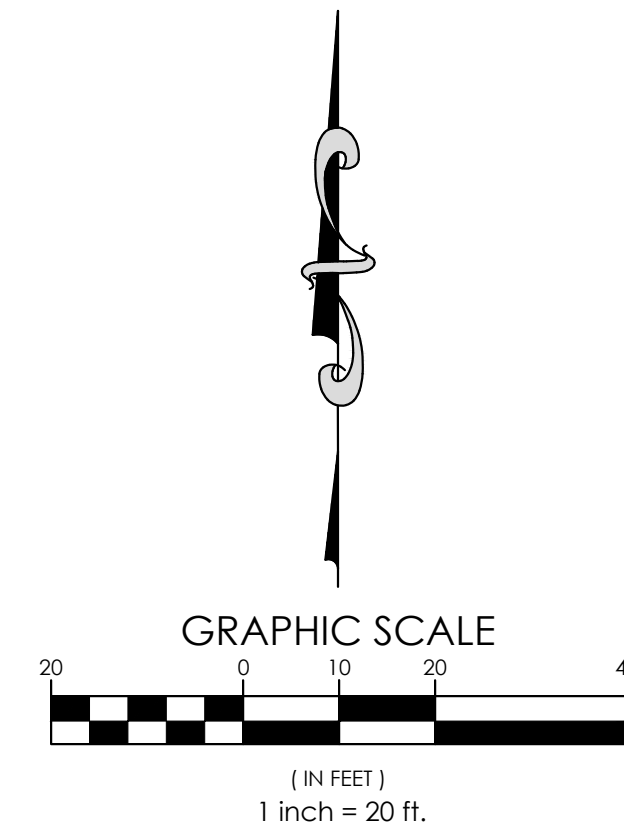


- NOTES:**
- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
 - ADA DETECTABLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
 - TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY xxxxxxxxxxxxxxxxxxxxxx

- (X) SIGNING AND STRIPING SCHEDULE**
- 4" YELLOW STRIPING
 - YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
 - "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY (\$250 SIGN)
 - "STOP" SIGN R1-1 (30"X30")
 - 24" WHITE THERMOPLASTIC STOP BAR
 - 4" PAINTED CROSS STRIPING 4" C-C
 - DIRECTIONAL ARROW
 - RIGHT TURN ONLY R3-5 (24"X30")
 - THERMOPLASTIC RIGHT TURN ONLY STRIPING
 - 4" YELLOW LINES, 5.5" C-C SKIP-DASH AND SOLID
 - 6" SOLID WHITE THERMOPLASTIC
 - "NO LEFT TURN" SIGN (30"X30")
 - 4" WHITE THERMOPLASTIC 6" SKIP 2" DASH
 - CROSSWALK STRIPING

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

- LEGEND:**
- ADA TRUNCATED DOMES
 - EXISTING CURB AND GUTTER
 - EXISTING CURB AND GUTTER - DEPRESSED
 - B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
 - B6.12 CURB AND GUTTER - DEPRESSED
 - B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
 - BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
 - BARRIER CURB AND GUTTER - DEPRESSED
 - B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
 - SAWCUT LINE
 - PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
 - PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
 - PROPOSED CONCRETE PAVEMENT.
 - PROPOSED CONCRETE SIDEWALK.



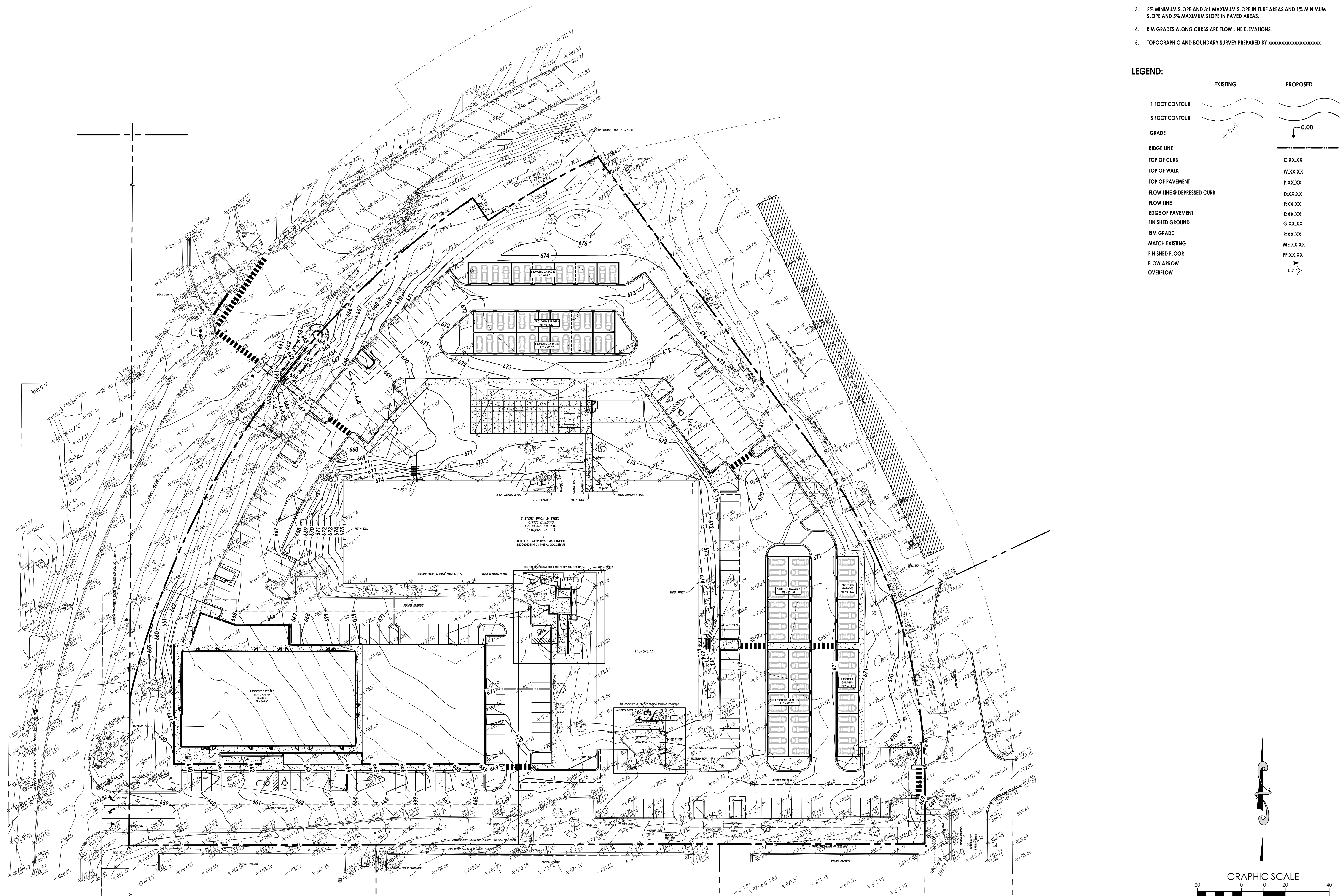
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PROJECT NAME: BRICKYARDS LOFTS
 SHEET NAME: SITE PLAN SW
 PROJECT No.: 24.012254.5354
 SHEET No.: C2.2
 OF 14 SHEETS

PROJECT ADDRESS: 155 N. PFINGSTEN RD., DEERFIELD, IL

CONSULTANT: Artm engineering consultants
 650 E. Algonquin Road, Suite 250, Schaumburg, IL 60193
 Telephone: (630) 756-4180, www.artm.com, IL Design Firm: 18-066777-0002

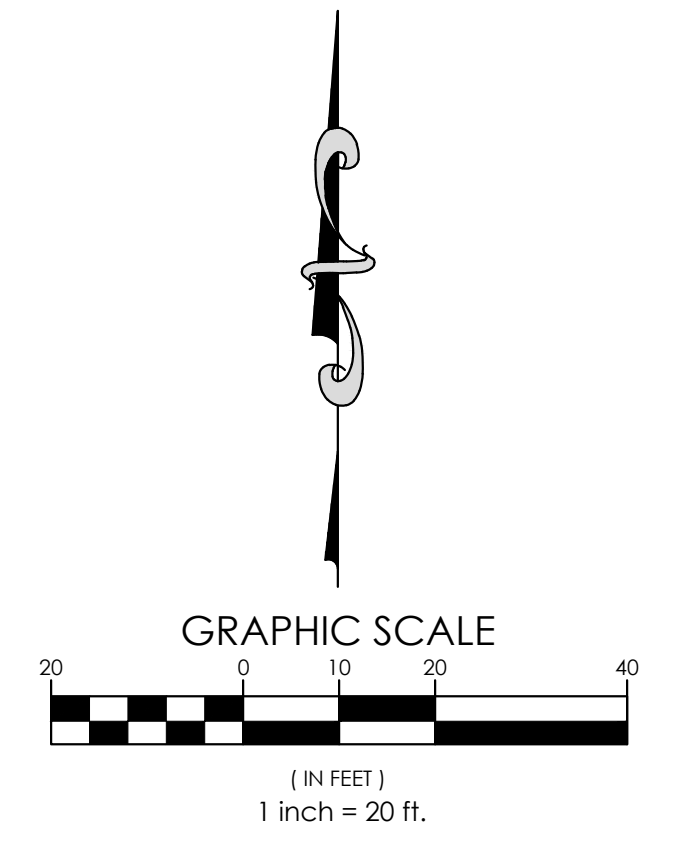
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- NOTES:**
1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
 2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
 3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
 4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
 5. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY xxxxxxxxxxxxxxxxxxxxxxx

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR		
5 FOOT CONTOUR		
GRADE		
RIDGE LINE		
TOP OF CURB		C.XX.XX
TOP OF WALK		W.XX.XX
TOP OF PAVEMENT		P.XX.XX
FLOW LINE @ DEPRESSED CURB		D.XX.XX
FLOW LINE		F.XX.XX
EDGE OF PAVEMENT		E.XX.XX
FINISHED GROUND		G.XX.XX
RIM GRADE		R.XX.XX
MATCH EXISTING		ME.XX.XX
FINISHED FLOOR		FF.XX.XX
FLOW ARROW		
OVERFLOW		



No.	DATE	DESCRIPTION
0	06/17/25	PRELIMINARY

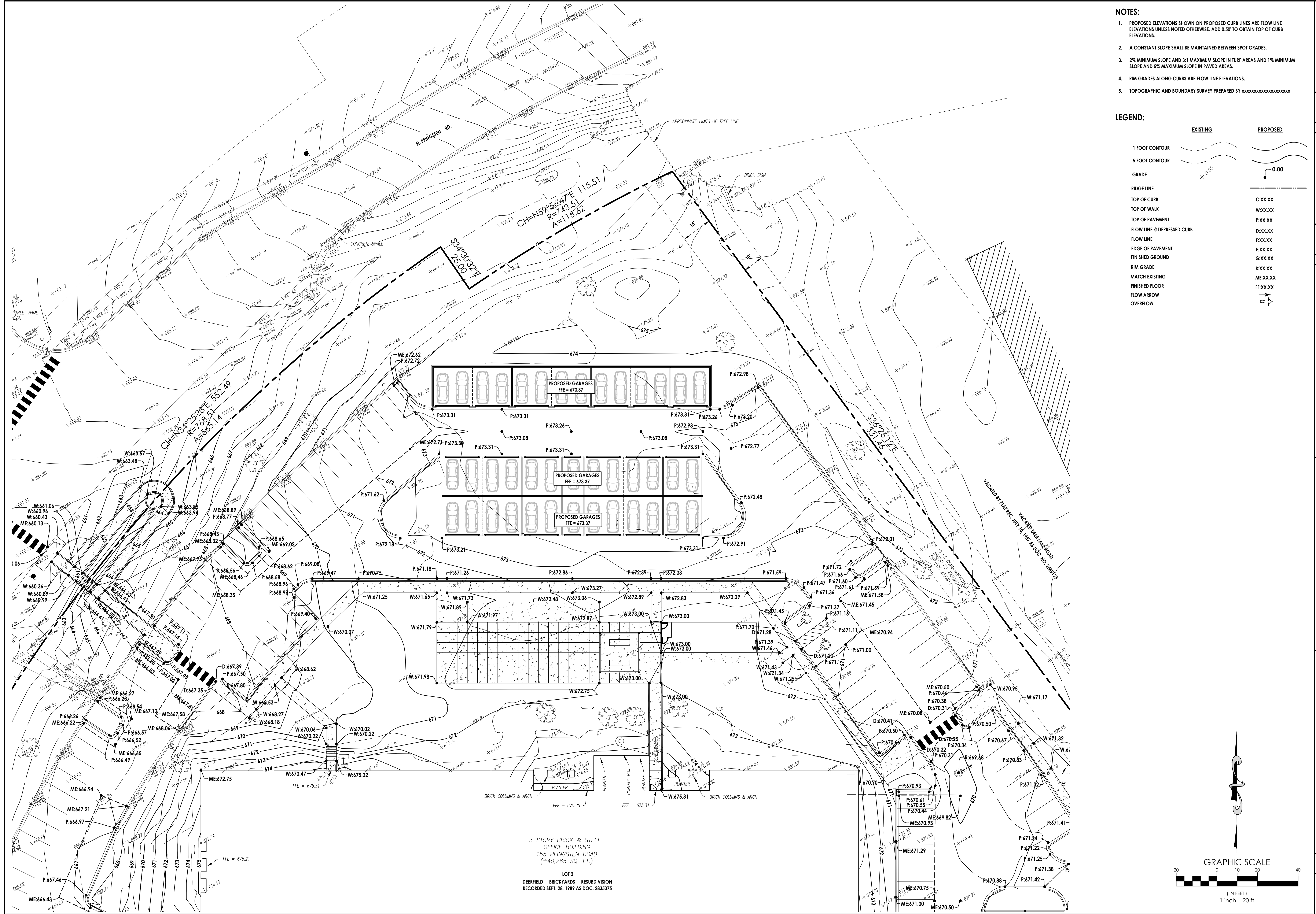
550 E. Algonquin Road Suite 250 Schaumburg, IL 60193 Telephone: (630) 755-4480 www.artm.com	IL Design Firm: 18,068777-0002
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OVERALL GRADING

SHEET NAME: BRICKYARDS LOFTS
PROJECT NAME: 155 N. PINGSTEN RD., DEERFIELD, IL

PROJECT No. 24.012254.5354
SHEET No. C3.0
OF 14 SHEETS

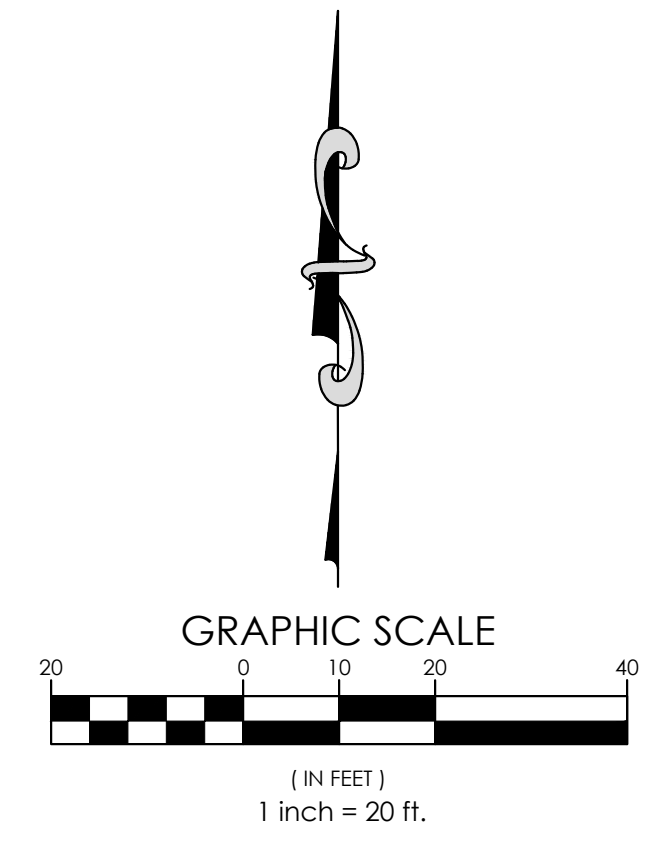
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- NOTES:**
1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
 2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
 3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
 4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
 5. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY xxxxxxxxxxxxxxxxxxxxxxx

LEGEND:

EXISTING	PROPOSED
1 FOOT CONTOUR	
5 FOOT CONTOUR	
GRADE	
RIDGE LINE	
TOP OF CURB	C.XX.XX
TOP OF WALK	W.XX.XX
TOP OF PAVEMENT	P.XX.XX
FLOW LINE @ DEPRESSED CURB	D.XX.XX
FLOW LINE	F.XX.XX
EDGE OF PAVEMENT	E.XX.XX
FINISHED GROUND	G.XX.XX
RIM GRADE	R.XX.XX
MATCH EXISTING	ME.XX.XX
FINISHED FLOOR	FF.XX.XX
FLOW ARROW	
OVERFLOW	



NO.	DATE	DESCRIPTION
0	06/17/25	PRELIMINARY

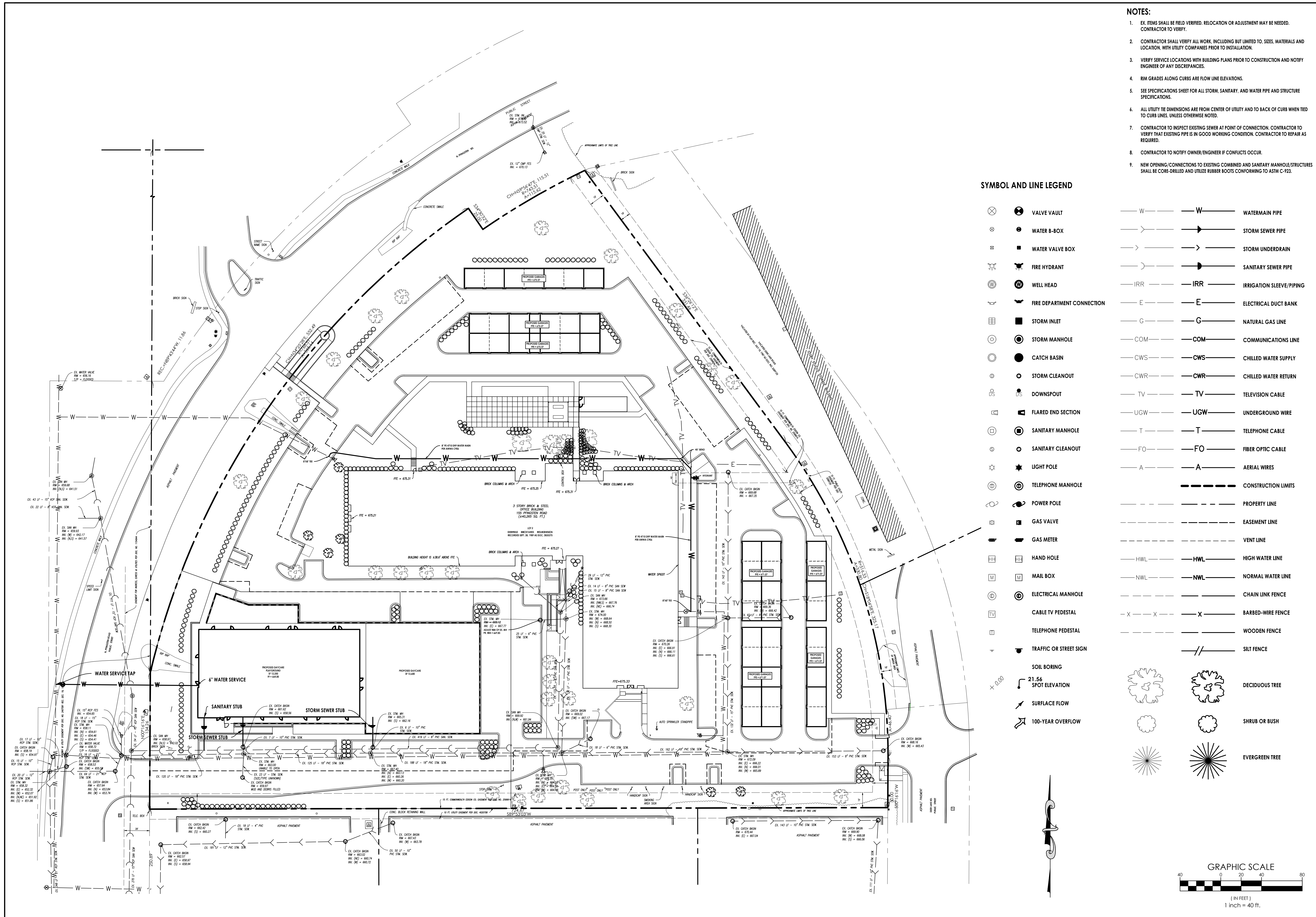
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PROJECT NO.	24.012254.5354
SHEET NO.	C3.1
OF 14 SHEETS	

155 N. PFINGSTEN RD. DEERFIELD, IL

engineering consultants

Ego E. Alphonquin Road
 Suite 250
 Schaumburg, IL 60193
 Telephone: (630) 756-4180
 www.rtm.com
 IL Design Firm: 183-068777-0002

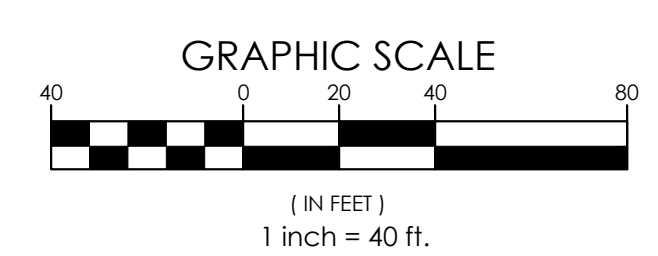
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SYMBOL AND LINE LEGEND

	VALVE VAULT		WATERMAIN PIPE
	WATER B-BOX		STORM SEWER PIPE
	WATER VALVE BOX		STORM UNDERDRAIN
	FIRE HYDRANT		SANITARY SEWER PIPE
	WELL HEAD		IRRIGATION SLEEVE/PIPING
	FIRE DEPARTMENT CONNECTION		ELECTRICAL DUCT BANK
	STORM INLET		NATURAL GAS LINE
	STORM MANHOLE		COMMUNICATIONS LINE
	CATCH BASIN		CHILLED WATER SUPPLY
	STORM CLEANOUT		CHILLED WATER RETURN
	DOWNSPOUT		TELEVISION CABLE
	FLARED END SECTION		UNDERGROUND WIRE
	SANITARY MANHOLE		TELEPHONE CABLE
	SANITARY CLEANOUT		FIBER OPTIC CABLE
	LIGHT POLE		AERIAL WIRES
	TELEPHONE MANHOLE		CONSTRUCTION LIMITS
	POWER POLE		PROPERTY LINE
	GAS VALVE		EASEMENT LINE
	GAS METER		VENT LINE
	HAND HOLE		HIGH WATER LINE
	MAIL BOX		NORMAL WATER LINE
	ELECTRICAL MANHOLE		CHAIN LINK FENCE
	CABLE TV PEDESTAL		BARBED-WIRE FENCE
	TELEPHONE PEDESTAL		WOODEN FENCE
	TRAFFIC OR STREET SIGN		SILT FENCE
	SOIL BORING		DECIDUOUS TREE
	21.56 SPOT ELEVATION		SHRUB OR BUSH
	SURFACE FLOW		EVERGREEN TREE
	100-YEAR OVERFLOW		

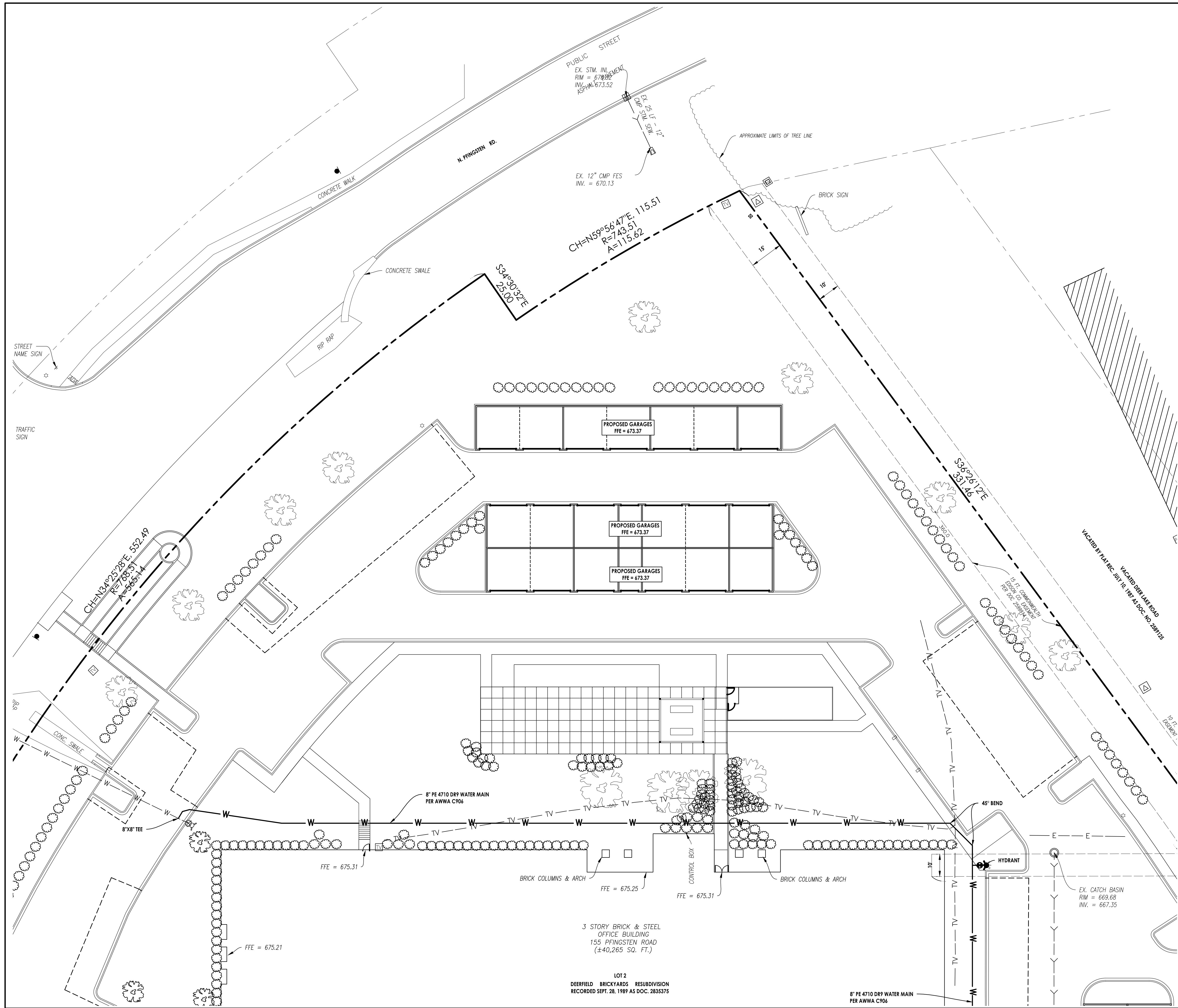
- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
 - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT NOT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
 - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
 - SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
 - ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
 - CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
 - NEW OPENING/CONNECTIONS TO EXISTING COMBINED AND SANITARY MANHOLE/STRUCTURES SHALL BE CORE-DRILLED AND UTILIZE RUBBER BOOTS CONFORMING TO ASTM C-923.



PROJECT NAME BRICKYARDS LOFTS	PROJECT NO. 24.012254.5354	SHEET NO. C4.0	SHEET NAME OVERALL UTILITY	SHEET NUMBER #	DESCRIPTION #	DATE #	NO. #
PROJECT ADDRESS 155 N. PINGSTEN RD., DEERFIELD, IL		DESIGNER Artm engineering consultants		DATE #		NO. #	
PROJECT NO. 24.012254.5354		SHEET NO. C4.0		DATE #		NO. #	

550 E. Algonquin Road
Suite 250
Schaumburg, IL 60193
Telephone: (630) 755-4180
www.artm.com
IL Design Firm: 18,006,877-0002

User: lucas.keller File: C:\Users\lucas.keller\Documents\Engineering\Projects\Brickyards\Brickyards\Project Files\03_DESIGN\DRAWINGS\02_SHEET SET\C4.0 UTILITY.dwg Time: Jun 27, 2025 - 2:29pm



- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
 - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT NOT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
 - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
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No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
0	06/17/25	PRELIMINARY			

PROJECT No. 24.012254.5354
SHEET No. C4.1
OF 14 SHEETS

PROJECT NAME: BRICKYARDS LOFTS
DEERFIELD, IL
155 N. PFINGSTEN RD.

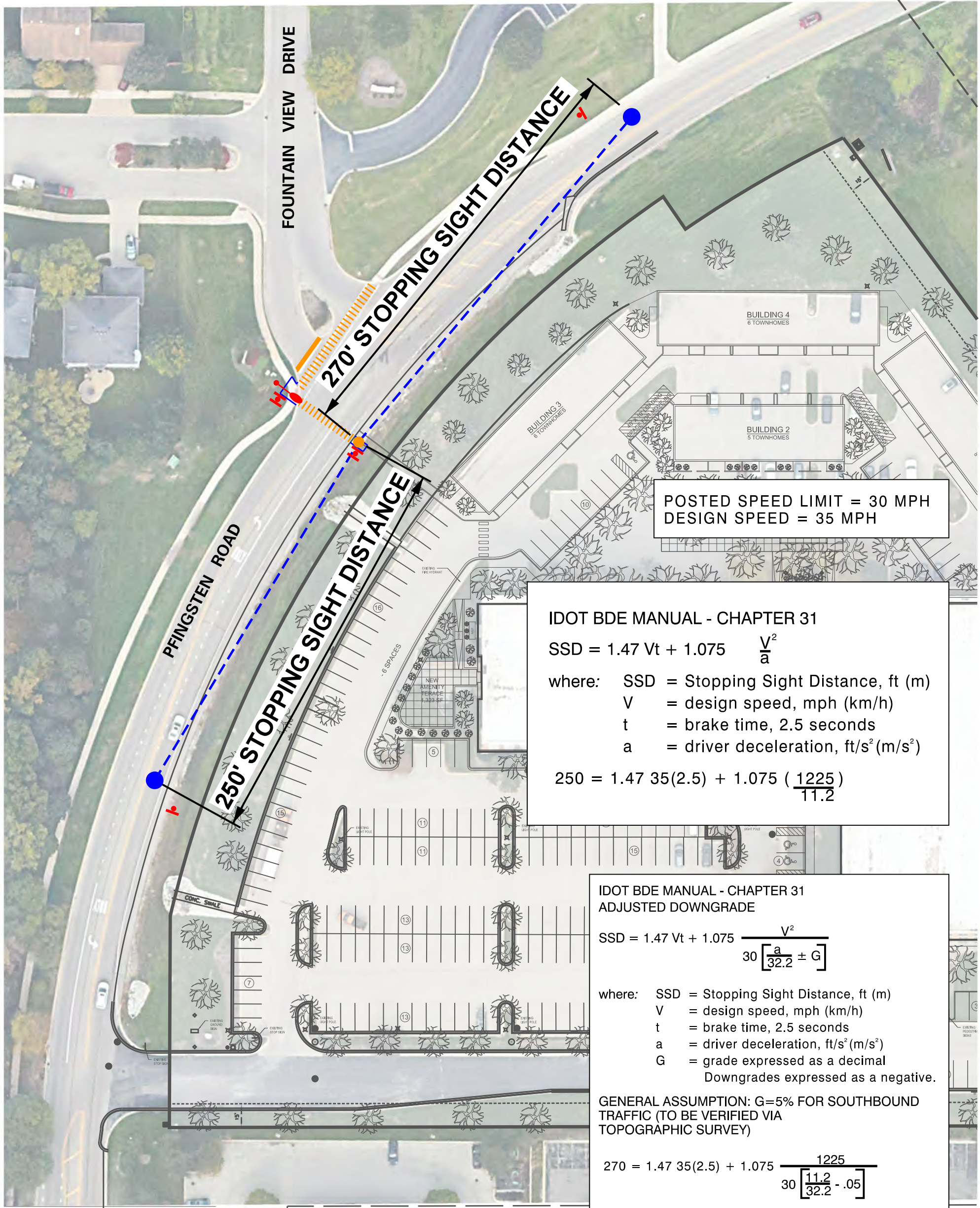
SHEET NAME: UTILITY PLAN N

560 E. Algonquin Road
Suite 250
Schaumburg, IL 60193
Telephone: (630) 756-4480
www.artm.com
IL Design Firm: 18-066777-0002

artm
engineering consultants



SCALE: 1" = 60'



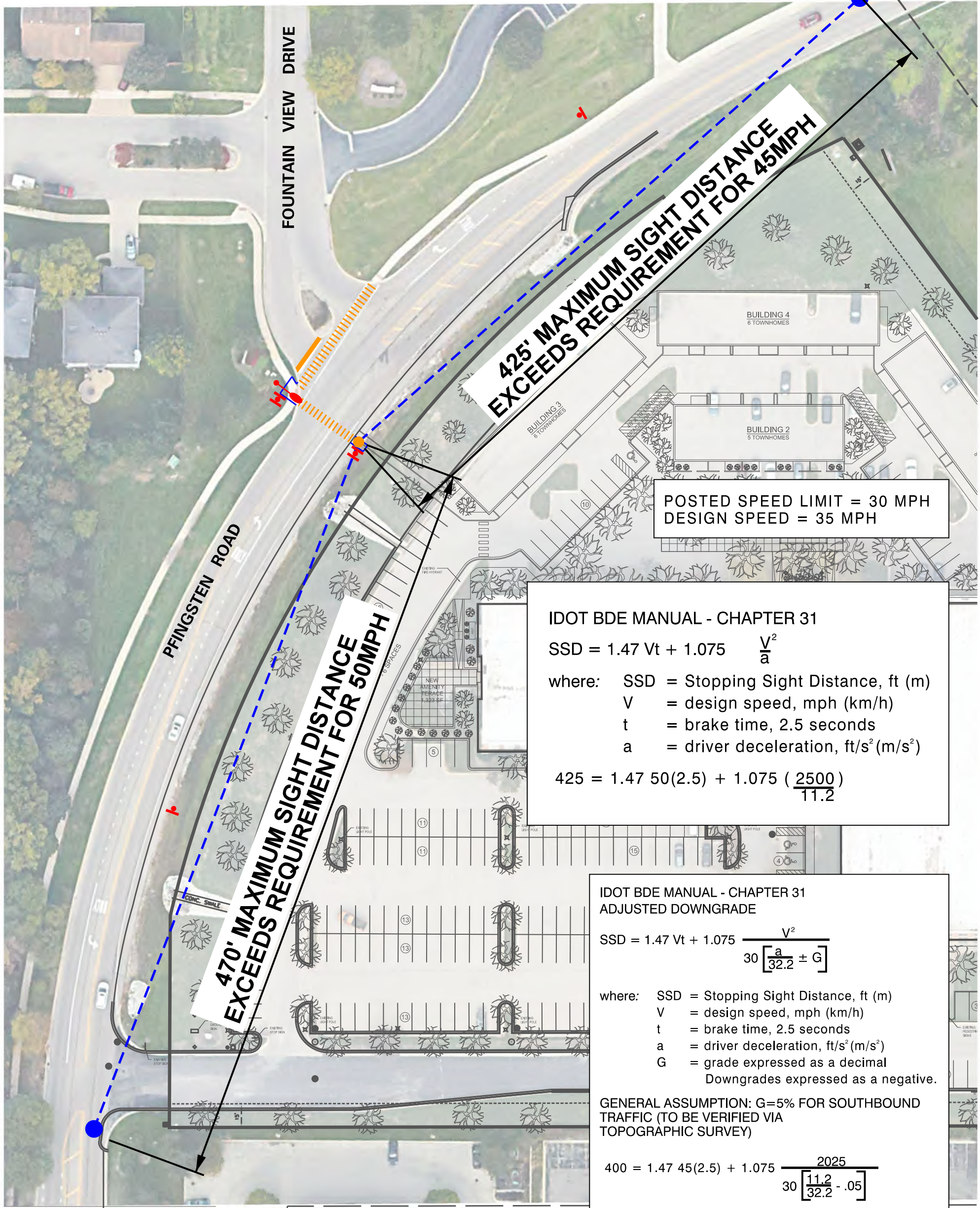
POSTED SPEED LIMIT = 30 MPH
DESIGN SPEED = 35 MPH

IDOT BDE MANUAL - CHAPTER 31
 $SSD = 1.47 Vt + 1.075 \frac{V^2}{a}$
where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s² (m/s²)
 $250 = 1.47 35(2.5) + 1.075 \left(\frac{1225}{11.2} \right)$

IDOT BDE MANUAL - CHAPTER 31
ADJUSTED DOWNGRADE
 $SSD = 1.47 Vt + 1.075 \frac{V^2}{30 \left[\frac{a}{32.2} \pm G \right]}$
where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s² (m/s²)
G = grade expressed as a decimal
Downgrades expressed as a negative.
GENERAL ASSUMPTION: G=5% FOR SOUTHBOUND TRAFFIC (TO BE VERIFIED VIA TOPOGRAPHIC SURVEY)
 $270 = 1.47 35(2.5) + 1.075 \frac{1225}{30 \left[\frac{11.2}{32.2} - .05 \right]}$



SCALE: 1" = 60'



FOUNTAIN VIEW DRIVE

PFINGSTEN ROAD

425' MAXIMUM SIGHT DISTANCE EXCEEDS REQUIREMENT FOR 45MPH

470' MAXIMUM SIGHT DISTANCE EXCEEDS REQUIREMENT FOR 50MPH

POSTED SPEED LIMIT = 30 MPH
DESIGN SPEED = 35 MPH

IDOT BDE MANUAL - CHAPTER 31

$$SSD = 1.47 Vt + 1.075 \frac{V^2}{a}$$

where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s² (m/s²)

$$425 = 1.47 50(2.5) + 1.075 \left(\frac{2500}{11.2} \right)$$

IDOT BDE MANUAL - CHAPTER 31
ADJUSTED DOWNGRADE

$$SSD = 1.47 Vt + 1.075 \frac{V^2}{30 \left[\frac{a}{32.2} \pm G \right]}$$

where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s² (m/s²)
G = grade expressed as a decimal
Downgrades expressed as a negative.

GENERAL ASSUMPTION: G=5% FOR SOUTHBOUND TRAFFIC (TO BE VERIFIED VIA TOPOGRAPHIC SURVEY)

$$400 = 1.47 45(2.5) + 1.075 \frac{2025}{30 \left[\frac{11.2}{32.2} - .05 \right]}$$

MEMORANDUM TO: Paul Fishbein
Baum Realty Group, LLC

FROM: Brendan S. May, PE, PTOE
Principal

Luay R. Aboona, PE, PTOE
Principal

DATE: May 28, 2025

SUBJECT: Traffic Impact Statement
Proposed Mixed-Use Development
Deerfield, Illinois

This memorandum summarizes a trip generation and site access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed mixed-use development to be located in Deerfield, Illinois. The site, which currently contains an office building, is located at 155 N. Pfingsten Road.

The plans call for repurposing the building to provide 112 apartments. Furthermore, the southwest corner of the site will be developed to provide an approximately 13,600 square-foot day care center with a maximum of 195 students and 30 employees. A total of 306 parking spaces will be provided. Access will continue to be provided via the east-west access road that extends along the south side of the site between Pfingsten Road and Deer Lake Road. **Figure 1** shows an aerial view of the site. The site plan is included in the Appendix.

Existing Traffic Conditions

Pfingsten Road is a north-south major collector roadway north of Lake Cook Road and a minor arterial roadway south of Lake Cook Road. Within the vicinity of the site, the roadway provides one travel lane in each direction. At its unsignalized intersection with Estate Drive, Pfingsten Road provides an exclusive left-turn lane, exclusive through lane, and an exclusive right-turn lane on the northbound and southbound approaches. At its unsignalized intersection with Fountain View Drive, Pfingsten Road provides an exclusive left-turn lane and an exclusive through lane on the northbound approach and an exclusive through lane and exclusive right-turn lane on the southbound approach. At its unsignalized intersection with the east-west access road, Pfingsten Road provides a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane and exclusive through lane on the southbound approach. Pfingsten Road is under the jurisdiction of the Village of Deerfield north of Lake Cook Road and under the jurisdiction of the Illinois Department of Transportation (IDOT) south of Lake Cook Road. Pfingsten Road carries an annual average daily traffic (AADT) of 9,300 vehicles (IDOT 2023) and has a posted speed limit of 30 miles per hour.



Aerial View of Site

Figure 1

Deer Lake Road is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with the east-west access road, Deer Lake Road provides a shared left-turn/through/right-turn lane on the northbound and southbound approaches. Deer Lake Road is under the jurisdiction of the Village of Deerfield.

Estate Drive is an east-west local roadway that provides one travel lane in each direction. At its unsignalized intersection with Pfingsten Road, Estate Drive provides a shared left-turn/through/right-turn lane on the eastbound approach and a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach. Both approaches are under stop sign control. Estate Drive is under the jurisdiction of the Village of Deerfield.

Fountain View Drive is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with Pfingsten Road, Fountain View Drive provides a single lane approach that is wide enough to accommodate left and right-turning movements simultaneously. Fountain View Drive is under the jurisdiction of the Village of Deerfield.

Traffic Count Data

The following summarizes previous daily and peak hour traffic volumes performed in the study area:

- Based on available daily traffic volumes from IDOT, Pfingsten Road carries an AADT volume of 9,300 vehicles.
- Based on traffic count data collected by KLOA, Inc. at the intersection of Lake Cook Road with Pfingsten Road in 2023 the following is determined:
 - During the weekday morning peak hour, the intersection carries a total of 2,976 vehicles
 - During the weekday evening peak hour, the intersection carries a total of 4,221 vehicles
 - During the weekday morning peak hour, Pfingsten Road north of Lake Cook Road carries a two-way traffic volume of 725 vehicles
 - During the weekday evening peak hour, Pfingsten Road north of Lake Cook Road carries a two-way traffic volume of 902 vehicles
- Based on traffic count data collected by KLOA, Inc. at the intersection of Lake Cook Road with Deer Lake Road in 2023 the following is determined:
 - During the weekday morning peak hour, the intersection carries a total of 3,507 vehicles
 - During the weekday evening peak hour, the intersection carries a total of 3,843 vehicles

Development Vehicular Access

The site, as previously indicated, is located at 155 N. Pfungsten Road. Access to the site will continue to be provided via the east-west access road that extends along the south side of the site between Pfungsten Road and Deer Lake Road as summarized below:

- At its full movement intersection with Pfungsten Road, the east-west access road provides a shared left-turn/right-turn lane on the westbound approach and is under stop sign control. Left-turn movements to the access drive from Pfungsten Road are accommodated via an exclusive southbound left-turn lane providing approximately 120 feet of storage and approximately 200 feet of taper. As part of the proposed development, the access road's approach will be restriped to provide an exclusive left-turn lane and an exclusive right-turn lane.
- At its full movement intersection with Deer Lake Road, the east-west access road provides a shared left-turn/through/right-turn lane on the eastbound approach that is under stop-sign control. It should be noted that Deer Lake Road has a signalized intersection with Lake Cook Road located approximately 950 feet south of the site.

Overall, the site will have a total of 306 parking spaces, which meets the Village Code requirements as discussed later. The residential portion of the development will be served by 255 parking spaces of which 94 spaces will be garage spaces and 161 will be surface parking spaces. The day care will be served by a surface parking lot providing 51 parking spaces. The parking fields serving the site will have three connections to the east-west access roadway that connects Pfungsten Road to Deer Lake Road.

Day Care Center Drop-Off/Pick-Up Operations

The proposed day care center will generally be open between 6:30 A.M. and 6:00 P.M. on weekdays. The 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 facility 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.

The proposed day care center children will be transported to the facility by their parents or other adult guardians, and most will arrive via personal vehicle. Given the location of the center, very few children (if at all) are expected to arrive at this center by bicycle or walking. 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 the facility. Furthermore, based on a survey of a similar existing facility 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, which occurred during the weekday morning and weekday evening peak hours of traffic. Therefore, assuming the maximum capacity of the facility, it can be estimated 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 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.

Development Traffic Generation

The estimates of traffic to be generated by 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**.

Trip Generation Comparison

As previously indicated, the site was previously occupied by an approximately 119,265 square foot office space. The estimate of traffic generated by the 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**. 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.

Traffic Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed development are compared to the existing traffic volumes on the surrounding roadway network, the following was determined:

- The development is projected to increase the peak hour traffic volumes at the intersection of Lake Cook Road with Pfingsten Road by approximately three percent, and less than what the previous office development generated.
- The development is projected to increase the peak hour traffic volumes at the intersection of Lake Cook Road with Deer Lake Road by approximately three percent, and less than what the previous office development generated.

As such, the proposed development will have a limited impact on the operations of the adjacent roadway network and intersections will have a similar, if not, less of an impact than the previous office building.

Table 1
ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
221	Multifamily Housing (112 units)	9	29	38	27	17	44	488
565	Day Care (195 Students)	73	64	137	62	69	131	741
	Total	82	93	175	89	86	175	1189

Table 2
ESTIMATED PREVIOUS DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
710	General Office Building 119,265 s.f.	171	24	195	33	159	192	1,350

Parking Evaluation

As previously stated, the proposed development will have approximately 112 apartment units and an approximately 13,600 square foot day care with a maximum of 195 students and 30 employees. Parking for the residential units will be accommodated by 255 parking spaces and parking for the day care will be accommodated by 51 parking spaces.

In order to determine the projected parking demand of the proposed development, the parking demand was estimated based on the Village of Deerfield Village Code requirements and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition. Based on the two methodologies, the parking demand for the proposed development is as follows:

Parking Requirements per Village Code

- Multifamily Housing (112 units)
 - 1 Bedroom (6 units) – 1.5 parking spaces per unit
 - 2 Bedroom (106 units) – 2 parking spaces per unit
 - 3 Bedroom (1 unit) – 3 parking spaces per unit
- Day Care Center (195 students and 30 employees)
 - 1 space per employee and 1 space for every 10 students.

Based on the above and the requirements of the Village of Deerfield, the apartment building will be required to provide 224 parking spaces and the day care is required to provide 50 parking spaces. As such, the proposed parking supply for each of the proposed land-uses meet the Village's parking requirements.

ITE Parking Generation Manual

- Multifamily Housing – 2+ BR (Mid-Rise) – Land Use Code 221 (112 units)
 - 1.23 parking spaces per unit – 138 parking spaces (Weekday Monday-Friday)
 - 1.04 parking spaces per unit – 116 parking spaces (Saturday)
- Day Care Center – Land Use Code 565 (195 students)
 - 0.25 parking spaces per student – 49 parking spaces (Weekday Monday-Friday)

Based on the above, the proposed residential development will have an estimated peak parking demand of 138 parking spaces occurring on a weekday. Similarly, the proposed day care center is projected to have a peak parking demand of 49 parking spaces.

As such, the proposed 225 residential parking spaces and 51 day care parking spaces will be adequate in accommodating the estimated peak parking demands generated by the proposed development.

Conclusion

Based on the preceding evaluation, the following is concluded:

- 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.
- 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.

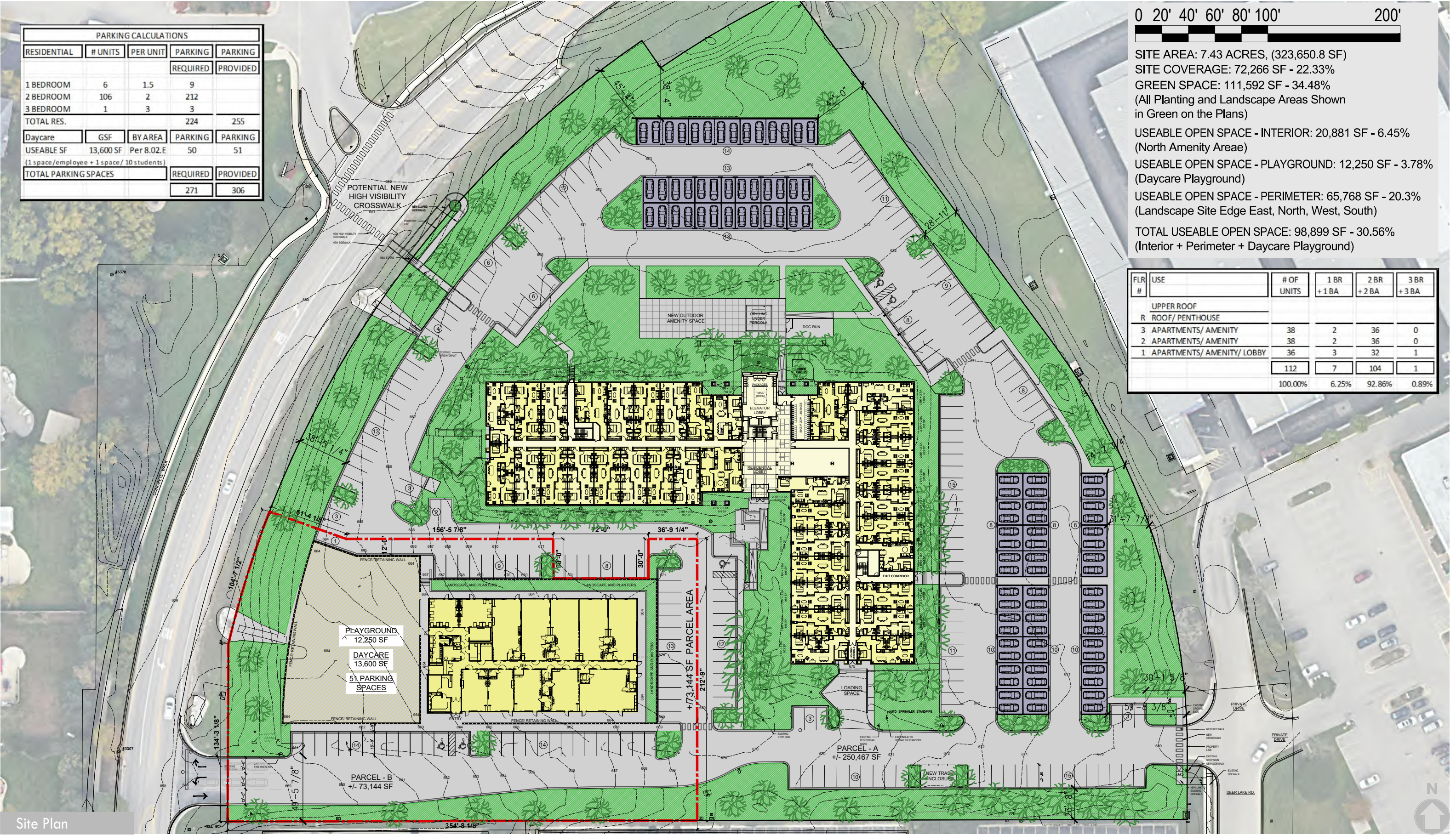
Appendix

PARKING CALCULATIONS				
RESIDENTIAL	# UNITS	PER UNIT	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	6	1.5	9	
2 BEDROOM	106	2	212	
3 BEDROOM	1	3	3	
TOTAL RES.			224	255
Daycare	GSF	BY AREA	PARKING REQUIRED	PARKING PROVIDED
USEABLE SF	13,600 SF	Per 8.02.E	50	51
<small>(1 space/employee + 1 space/ 10 students)</small>				
TOTAL PARKING SPACES			271	306



SITE AREA: 7.43 ACRES, (323,650.8 SF)
 SITE COVERAGE: 72,266 SF - 22.33%
 GREEN SPACE: 111,592 SF - 34.48%
 (All Planting and Landscape Areas Shown in Green on the Plans)
 USEABLE OPEN SPACE - INTERIOR: 20,881 SF - 6.45%
 (North Amenity Area)
 USEABLE OPEN SPACE - PLAYGROUND: 12,250 SF - 3.78%
 (Daycare Playground)
 USEABLE OPEN SPACE - PERIMETER: 65,768 SF - 20.3%
 (Landscape Site Edge East, North, West, South)
 TOTAL USEABLE OPEN SPACE: 98,899 SF - 30.56%
 (Interior + Perimeter + Daycare Playground)

FLR #	USE	# OF UNITS	1 BR + 1 BA	2 BR + 2 BA	3 BR + 3 BA
UPPER ROOF					
R	ROOF/ PENTHOUSE				
3	APARTMENTS/ AMENITY	38	2	36	0
2	APARTMENTS/ AMENITY	38	2	36	0
1	APARTMENTS/ AMENITY/ LOBBY	36	3	32	1
		112	7	104	1
		100.00%	6.25%	92.86%	0.89%



Site Plan

155 N. Pfingsten, Deerfield
 Existing Building
 West Deerfield Township

Current Taxes paid in 2024	327,929
----------------------------	---------

Apartments - Projected Taxes using 2023 rate:	573,319	
Daycare * - Projected Taxes:	84,010	
Total:	657,329	
Increase from Current taxes paid:	329,400	200.45%

Existing Building 2024	Taxable Valuation	Market Valuation
Land AV	1,201,514	3,604,902
Building AV	2,225,526	6,677,246
Total AV	3,427,040	10,282,148
Taxes Paid 2024	327,929.12	

Tax Calculation based on Income Approach per Neal Gerber Eisenberg Law		
155 Pfingsten	909 Avg SF	
Apartments	112 Units	
	2.95 Mo. Rent PSF	
	<u>3,604,003</u> Gross Revenue	
	3,604,003 Gross Revenue	
	3,135,483 87% Occupancy after vacancy and credit loss	
	2,038,064 35% CAM	
	11.1350% for tax calc. 8% Cap Rate + Property Tax Load	
	18,303,222 Taxable Value	
	6,094,973 .333 Taxable Equilized Valuation	
	0.09406427 Tax Rate 2023	
	<u>573,319</u> Taxes Due	
	5,119 Tax per unit	

* Daycare is based on existing facility of similar sf in Long Grove, IL

To: Planning Commission and City Council Members

From: Primrose School Development Team

Date: 6/25/2025

Subject: Economic Viability and Community Impact of a Proposed Primrose School Development

I am writing to provide an economic assessment and viability analysis in support of the proposed Primrose School within your municipality. As an early education and childcare provider with a national footprint, Primrose Schools represents a high-performing, community-oriented franchise system that brings both economic and social value to the areas it serves.

Overview of Primrose Schools

Primrose School Franchising SPE, LLC, headquartered in Atlanta, GA, operates a network of 500+ franchised units across 34 states and Washington, D.C. Since its founding in 1988, the brand has established itself as a leader in early childhood education, serving children from six weeks to twelve years of age. The system is part of the Roark Capital Group portfolio, which includes other nationally recognized brands such as Mathnasium, Focus Brands and Inspire Brands.

What Does Primrose Do?

Primrose Schools provide high-quality, full-day, year-round early education and care for children from infancy through age six, with additional after-school programming for children up to age twelve. Their mission is to deliver a balanced and nurturing learning environment that supports the cognitive, emotional, and physical development of every child.

Age Groups Served:

- **Infant Care:** 6 weeks – 12 months
- **Toddler Program:** 1 – 2 years
- **Early Preschool:** 2 – 3 years
- **Preschool & Pre-Kindergarten:** 3 – 5 years
- **Kindergarten**
- **After-School Programs:** Up to 12 years old

Core Educational Offerings:

At the heart of Primrose's approach is its proprietary **Balanced Learning® Curriculum**, a research-informed model that blends:

- Teacher-guided instruction with child-initiated discovery
- STEM and literacy development
- Social-emotional learning and character education
- Enrichment in music, art, gardening, physical development, and Spanish language

This curriculum is designed to prepare children not only for academic success but also for life-long personal growth and civic engagement.

Commitment to Safety and Quality:

Primrose Schools exceed state-mandated health and safety standards through:

- Secure entry systems and real-time parent communication apps
- Strict teacher-to-child ratios
- Highly trained, background-checked staff
- Ongoing professional development for educators
- Maintaining an up-to-date and customized Safe School Plan posted in all classrooms for easy teacher access

Support for Working Families:

Primrose programs operate Monday through Friday providing reliable, high-quality care that aligns with the schedules of working parents. Primrose Schools offer a comprehensive, community-centered solution to early childhood education and care. Their presence in a community not only supports families but also contributes to workforce stability, educational readiness, and long-term economic vitality.

How is Primrose Different?

Primrose Schools differentiates itself from traditional daycare providers in several key ways, positioning itself as a premium early education provider rather than just a childcare center. Here's how Primrose stands apart:

Education-First Philosophy

Unlike many daycare centers that focus primarily on supervision and basic care, Primrose Schools emphasize early childhood education through their proprietary **Balanced Learning® Curriculum**.

Age-Appropriate, Structured Programs

Primrose offers a comprehensive age-based progression from infancy through age 12, including:

- Infant, toddler, preschool, and pre-K programs
- Private kindergarten
- After-school care with educational enrichment

High Standards for Safety and Staffing

Primrose exceeds state licensing requirements with:

- Strict teacher-to-child ratios
- Secure entry systems and parent communication apps
- Highly trained, background-checked staff
- Ongoing professional development for teachers

Proven Track Record and Financial Strength

Primrose Schools have a **97.9% historical success rate** and strong unit economics.

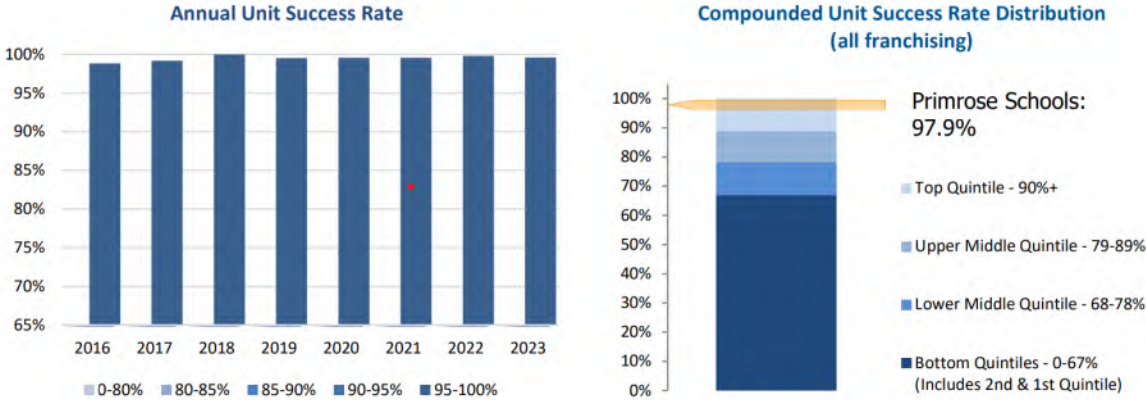
In summary, **Primrose Schools are not just daycares—they are early learning institutions** that combine academic rigor, nurturing care, and operational excellence. This makes them a valuable asset to any community looking to support families, attract young professionals, and invest in long-term educational outcomes.

Feature	Primrose Schools	Daycare Chains	Independent Preschools
Age Range	6 weeks – 12 years	Varies (infant–5)	Mostly 2–5 years
Curriculum	Balanced Learning®	Basic/play-based	Varies widely
Accreditation	Yes (often Cogna/NAEYC)	Not always	Sometimes
Teacher Training	Nationally standardized	Inconsistent	Varies
Hours	Full-time, year-round	Varies	Often part-time/school year
Extras (music, language, etc.)	Included	Optional/add-ons	Rare
Safety & Facilities	Corporate-level standards	State minimum	Inconsistent

Economic Performance and Stability

Primrose Schools has demonstrated exceptional financial performance and operational stability:

- Historical Success Rate:** Over the past eight years, the system has maintained a compounded success rate of 97.9%, placing it in the top quintile of all franchise concepts nationally.
- Revenue Growth:** Between 2020 and 2023, Primrose Schools' average unit revenues increased from \$1,659,293 to \$2,635,346, at a CAGR of 16.7%, in line with peers' average growth rate of 20.4%.
- Profitability:** Unit-level profits increased from \$360,480 to \$754,142 over the same period, with profit margins rising from 21% to 28%.
- Transparency and Accountability:** The brand provides significant public data on unit economics and has no history of litigation or franchisee dissatisfaction.



Note: Source FranData www.frandata.com

Prospect Screening

For individual applicants to qualify, the franchisor requires a minimum net worth of \$1,200,000 along with a minimum liquidity of \$750,000. Both financial requirements are above the peers' averages. Given the brand's initial investment levels, minimum net worth and liquidity requirements represent a low barrier to entry for prospective franchisees. In addition to the financial requirements, Primrose Schools' franchise owners typically have prior experience in various industries such as finance, tech, real estate, and healthcare.

Community and Economic Impact

The presence of a Primrose School contributes to local economic development in several key ways:

1. **Job Creation:** Each school typically employs 25–30 staff members, including educators, administrators, and support personnel.
2. **Support for Working Families:** High-quality childcare enables greater workforce participation, particularly among parents of young children. The target location will service 195 area children.
3. **Property Value Enhancement:** Proximity to reputable early education centers is a known driver of residential property value appreciation.
4. **Long-Term Investment:** With no corporate-owned units, each school is locally owned and operated, ensuring that profits and decision-making remain within the community.

Why Primrose in Deerfield?

Primrose evaluates trade areas and communities on several economic criteria- family affluence, educational attainment, neighborhood stability, and market opportunity. The Deerfield, IL community scored high in all areas.

Affluent, Family-Oriented Demographics

Deerfield is home to approximately 19,185 residents, with a median household income of \$189,705, more than double the Illinois state average. This level of affluence indicates a strong capacity and willingness to invest in premium early education services. Additionally, 82% of households are married couples, and the average household size is 2.6 persons, suggesting a high concentration of families with young children—Primrose’s core customer base.

Strong Educational Attainment

Deerfield boasts an exceptionally well-educated population, with 98.7% holding a high school diploma or higher, and 82.7% possessing a bachelor’s degree or more. This aligns well with Primrose’s value proposition, which emphasizes a research-informed curriculum and holistic child development—attributes that resonate with highly educated parents.

High Stability

Deerfield is economically stable and well-positioned to support long-term enrollment sustainability. The community's high homeownership rate (83%) and median home value of \$608,600 further reinforce its economic resilience and desirability as a place to raise children.

Market Opportunity

While Deerfield is part of the broader Chicago metro area, its specific demographic profile—affluent, family-centric, and education-focused—suggests a niche market that is likely underserved by traditional daycare providers. A Primrose School would fill a premium gap in the local early education landscape. Moreover, with an average commute time of 28.9 minutes, many Deerfield parents are working professionals who value reliable, full-day care.

Conclusion

In conclusion, Deerfield, IL presents a uniquely compelling opportunity for the establishment of a Primrose School. With its strong economic foundation, high concentration of families, exceptional educational attainment, and alignment with ongoing residential and commercial development, Deerfield is not only a strategic fit—it is an ideal community for a mission-driven, high-quality early education provider like Primrose.

The proposed site complements the village's broader vision for growth and family-focused infrastructure. A Primrose School would serve as a long-term anchor for educational excellence and community engagement, supporting both current and future residents.

Moreover, the Child Education and Development industry is poised for sustained growth, fueled by increasing demand for quality early learning, evolving family dynamics, and innovation in personalized education. By welcoming Primrose Schools, Deerfield positions itself at the forefront of this positive trend—investing in its youngest citizens and reinforcing its reputation as a premier place to live, work, and raise a family.