

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: October 16, 2025

RE: Request for a Finding of Substantial Conformance for a Final Development Plan and Approval of a Final Plat of Subdivision for the 112-Unit Residential Planned Unit Development and a Primrose Child Day Care Center and Nursery School Located at 155 Pfingsten Road

Application History

Prefiling Conference Meeting Date: August 22, 2024

Prefiling Conference Meeting Date: June 12, 2025

Public Hearing Publication Date: June 19, 2025

Public Hearing Date: July 10, 2025 (Preliminary Development Plan)

Board of Trustees Meeting Date: August 4, 2025 (Plan Commission Recommendation Accepted by Village Board)

Zoning Actions

The Deerfield Plan Commission is conducting a public meeting to consider the request of 155 Group, LLC (property owner and developers of the proposed residential development), and Primrose Schools (business owner) that the Final Development Plan submitted by the petitioners to convert the existing 3-story, L-shaped office building into 112 loft-style apartments and constructing a day care center and nursery school on the 7.43 acre property located at 155 Pfingsten Road is substantially similar to their Preliminary Development Plan. The petitioner is also seeking approval of a Final Plat of Subdivision.

Subject Property

The subject property consists of a three-story, L-shaped office building of approximately 119,888 square feet (approximately 40,000 square feet per floor). This property was approved as a Planned Unit Development in the I-1 Office, Research, and Restricted Industrial District in 1986 (Ordinance 0-86-50 dated October 6, 1986). The office building was constructed in 1987. The subject property is approximately 7.43 acres.

Background

On August 4, 2025 the Village Board of Trustees approved the Preliminary Development Plan for the residential rental development and day care center and nursery school on the 155 Pfingsten Road property. If you wish to see the previously approved Preliminary Development Plan for 155 Group, LLC and Primrose Schools, you can click [here](#). Agenda item number 25-64.

Request for Approval of a Final Development Plan and Final Plat of Subdivision

Pursuant to Section 12.09-F.1 of the Deerfield Zoning Ordinance, a Final Development Plan for a proposed planned unit development (PUD) must be submitted to the Plan Commission by the applicant not later than one (1) year after approval of the Preliminary Development Plan. Additional time beyond one year may be authorized by resolution of the Village Board.

The petitioners are seeking approval of a Final Development Plan for the 112-unit multi-family rental development, including 11 affordable units which is in compliance with the Village's affordable housing ordinance. They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan.

The building heights, building elevations, landscaping, and vehicular access points have not changed from the Preliminary Development Plan to the Final Development Plan.

The petitioners have submitted a narrative summarizing changes from their approved Preliminary Development Plan to the Final Development Plan. A comparison of the Preliminary Development Plan to the Final Development Plan follows.

- Unit mix change from 7-1BR, 104-2BR, 1-3BR in the Preliminary Development Plan to 6-1BR, 105-2BR, 1-3BR in the Final Development Plan (Total unit count and affordable units are unchanged at 112 total units and 11 total affordable units).
- Green Space decreased slightly from 111,592 s.f. or 34.48% to 107,703 s.f. or 33.28%.
- Useable Open Space increased from 98,899 s.f. or 30.56% to 99,476 s.f. or 30.74%
- Final Affordable Housing Compliance Plan submitted. The location of one, 1-bedroom unit has changed from the 3rd floor North to the 1st floor East (The total affordable unit counts are unchanged at 11 total affordable units).
- Revised the pedestrian crosswalk with flashing lights per village consultant's comments.
- Adjacent property to the south has removed the brush that was impacting the sight line for vehicles exiting the driveway onto Pfingsten Road.
- Expanded EV charging to 6 vehicles (from 4 EV charging stations) with electric vehicle supply ready (EVSr) for 18 garage vehicles.
- Revised walkways and stairs at the south, north and east entrances.
- Relocated the trash enclosure to a more accessible and less visible location.
- Add landscaping to the north of the garages to provide screening.
- Revised design of north amenities area.
- Revised the exterior lighting to meet village requirements.
- West monument sign has been relocated west to increase visibility from Pfingsten Road.
- Revised Primrose site to accommodate design of retaining wall. (See attached "Site Comparison" drawing)

- Traffic Study dated October 8, 2025 has been updated with a Development Site Plan that incorporates the proposed pedestrian crosswalk with flashing lights.
- Plat of Subdivision is included in Final Development Plan. The petitioner is also seeking approval of a combined Preliminary and Final Plat of Subdivision for the 155 Pfingsten Road property.
- Photos of an existing Primrose Day Care and Nursery School building.

Storm Water and Utilities

The Village of Deerfield Engineering Department continues to review and work with the developer's engineer on the final engineering for the project.

Development Agreement













As a condition of the approval of the PUD, the applicant will be required to enter into a development agreement with the Village. The development agreement will govern the development of the property and will include a development schedule, requirements for the applicant to construct the contemplated improvements, site infrastructure inspections during the course of construction, and performance guarantees. All improvements on the subject property are proposed to be privately owned and maintained. The development agreement is under the purview of the Board of Trustees.

The petitioner has provided a Traffic Management Plan in their materials which covers all construction-related vehicular traffic for the redevelopment of the 155 N. Pfingsten Road building and the construction of the Primrose building.

Village of Deerfield 2025 Zoning Ordinance Map



Subject Property

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



Subject Property

0 300 600 ft

Print Date: 8/16/2024

Notes

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