

MEMORANDUM

TO: Plan Commission

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

DATE: January 16, 2026

RE: Prefiling Conference on the Request for a Text Amendment to the Deerfield Zoning Ordinance for a Nail Salon over 2,100 SF as a Special Use in the C-2 Outlying Commercial District and Approval of a Special Use for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center



VILLAGE OF DEERFIELD

The purpose of the prefiling conference is to provide the applicant with feedback, input, and reaction to their proposal in a workshop setting.

Subject Property

The subject property consists of Deerbrook Shopping Center, which is 47.45 acres in size. The subject property is zoned C-2 Outlying Commercial District and is a Commercial Planned Unit Development.

Recent approvals to the shopping center include: In 2023, the petitioner was granted approval of a Special Use for a 57,732 square feet Floor & Decor store in the former Bed Bath and Beyond, Men's Warehouse and Carters tenant spaces. Floor & Decor is a specialty retailer of hard surface flooring and flooring accessories. In 2024, the petitioner was granted approval of a Special Use for a 40,850 square feet indoor playground and trampoline park for Sky Zone. Also in 2024, Continental Properties was granted approval of a 254-home multifamily development consisting of 8-three story residential buildings offering both surface off-street parking and garage spaces including a community clubhouse and leasing center, swimming pool, fitness center, pet playground, and outdoor activity areas. In all, the residential apartment development occupies the rear 10.79 acres of the Deerbrook Shopping Center.

Other pertinent approvals include: In 2017, the petitioners were granted approval of major renovations to the middle portion of the shopping center between Hobby Lobby and the vacant Art Van Furniture space resulting in 534,757 square

feet to Deerbrook Shopping Center; a Special Use for a Stein Mart store (now Marshalls) and renovations to the pylon signs along with new signage criteria for the shopping center.

Surrounding Land Use and Zoning (for entire Deerfield Square PUD)

North (across Lake Cook Road): C-2 Outlying Commercial District - Shell Gas Station, Luna, and other retail uses

South: C-2 Outlying Commercial District – Super 8 by Wyndham Motel, Northwestern Memorial Hospital medical offices and Prairie Point Shopping Center

East: (across Waukegan Road): C-2 Outlying Commercial District and unincorporated Cook County – North Shore University medical offices, Chick-Fil-A, and other retail uses, and Glenbrook Countryside Estates subdivision (single family residential)

West: C-2 Outlying Commercial District – Deerfield Park Plaza

Proposed Use

The petitioners are proposing to establish a 6,858 square foot Gloss Nail Bar, a luxury nail salon and spa in the vacant retail space at 92 S. Waukegan Road. The vacant tenant space is located between Marshalls and Jewel Osco in the Deerbrook Shopping Center and is approximately 21 feet wide at the entrance to the space by 220 feet deep. Services would include pedicure, manicure, and nail related services. All services will be done inside the salon. Gloss Nail Bar will cater to appointments, walk-in clients, and also offer private rooms for birthdays, parties, events. The building floor plan will include a reception and polish station, manicure area, pedicure area, waxing room, customer lounge, bathrooms, and utility room. The typical hours of operations are Monday – Friday: 9:00AM-7:00PM, Saturday: 9:00AM-6:00PM, and Sunday: 10:00AM-5:00PM. On the average during weekdays, the nail salon would staff 8-12 employees at one time and during the weekend and holidays, there would be 12-16 employees working at one time. The petitioner anticipates using 20 parking spaces during slow periods and a maximum of 40 parking spaces at peak summer times and during Holidays.

The proposed signage will be compliant with Deerfield signage requirements. No modifications will be made to the exterior façade, landscaping on the property, the existing rooftop mechanical equipment, parking lot lighting or parking lot. The petitioner's material indicates their business will have more clients during nice weather and holidays and less clients during bad weather. Staff has asked the petitioner for estimates on the number of clients they will see on a daily basis as well as during their peak times. The petitioner is asking for a waiver of the parking and traffic study.

Zoning Conformance

The petitioners are seeking a Text Amendment to allow a nail salon of 6,900 square feet in the C-2 Outlying Commercial District as a Special Use. At the present time, a nail salon of not more than 2,100 square feet is a Special Use in the C-2 Outlying Commercial District. If a proposed use is not listed as either a Permitted or a Special Use in a zoning district, it is not allowed. Therefore, a nail salon of over 2,100 square feet is not currently allowed. The Board of Trustees placed the 2,100 square foot maximum restriction on nail salons in 2015 in the C-2 Outlying Commercial District when a previous nail salon use was approved in the C-2 district, due to concerns about non-sales tax space and the trends for nail salon uses at that time.

In order to allow the proposed use in the C-2 Outlying Commercial District, a text amendment would have to be made to the Zoning Ordinance to change the allowable square footage of a nail salon to be allowed as a Special Use in the C-2 Outlying Commercial District. The Plan Commission shall not recommend the adoption of a proposed text amendment unless it finds that the adoption of such a text amendment is in the public interest and is not solely for the interest of the applicant.

In addition to the text amendment, the petitioners are also seeking approval of a Special Use for a nail salon of 6,858 square feet for a Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerbrook Shopping Center. The Special Use standards are attached.

Parking for Deerbrook Shopping Center PUD

Required Parking for Deerbrook Shopping Center:

In 2001, Ordinance O-01-39, approving the renovations to Deerbrook Shopping Center granted a parking variation for Deerbrook (3,814 spaces were required when calculated on a use-by-use basis, and 2,804 spaces were provided according to Village records, a 26% reduction). In 2001, the Plan Commission (and Board of Trustees) believed the parking variation was warranted. The Village believed that the shared parking for Deerbrook had merit as the demand for parking will vary throughout the day based on the mix of businesses at the shopping center (e.g. retail busier during the day and restaurants busier in the evening). The Village believed that if all the uses were the same type so that their peak hours (busiest times) of operation coincided, then the maximum number of parking spaces would be needed, but that was not the case. Since the different uses in Deerbrook have varying peak parking demand times, the Village believed that the maximum amount of parking required by the Zoning Ordinance was not necessary. In 2005, the Village granted a further parking variation to Deerbrook to accommodate the vehicular cross access interconnection plan with Deerfield Park Plaza (which was the only part of the 2005 plan that was implemented).

Based on the square footage of the proposed nail salon use, a total of 46 ($4,758/150 = 45.72$) parking spaces would be required for the proposed use based on the requirement of one (1) parking space for each 150 square feet of gross floor area.

The current uses at Deerbrook Shopping Center require a total of 2,263 spaces when calculated on a use-by-use basis based, including the proposed Gloss Nail Bar, based on the square footage and the uses shown on the chart on the following page based on Village records.

Deerbrook Parking Based on Removal of Rear 10.79 Acres of Continental Properties Development

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
Grocery Store			
Jewel	61,867	175	353.53
Restaurants			
		60/120*	224.88
Starbucks	2,110		
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
Retail/Service			
Marshalls (Former Steinmart)	34,558	200	172.79
Vacant (Former Hobby Lobby)	51,350	200	256.75
Sleep Number	2,550	200	12.75
Ulta (Not Built/Future Retail)	10,570	200	52.85
Sky Zone	41,926	200	229.00
Floor & Décor (Former Carters)	6,267	200	31.34
Floor & Décor (Former Mens Warehouse)	5,875	200	29.38
Floor & Décor (Former Bed Bath & Beyond)	47,000	200	235.00
Mattress Firm	4,000	200	20.00
Vacant (Former Vitamin Shoppe)	3,500	200	17.50
Vacant (Former T-Mobile)	1,700	200	8.50
The Dump	135,855	1/1000; 1/300**	451.00
Retail A (Not Built/Future Retail)	9,350	200	46.75
Office Depot	15,000	200	75.00
Proposed Gloss Nail Bar (north of Marshalls)	6,858	150	45.72
Total Parking Provided*** (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
Total Parking Required (excludes rear 10.79 acres of Deerbrook property)			2,263
Parking Exception			11%
Year	2,026	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,263	3,327	3,814
Parking Exception	11%	16%	26%

* Calculated at 50% sit-down or 1 space per 60sf and 50% take-out or 1 space per 120 sf.

**Furniture Store Parking Calculation

*** 2,918 parking spaces minus 886 space(rear 10.79 acres of Deerbrook property which is used for Springs at Lake Cook Crossing rental apartments. Parking is on its own parcel) = 2,032 spaces.Per Approved 2017 Site Plan

Proposed Parking at Deerbrook:

A total of 2,032 parking spaces are currently provided at the Deerbrook Shopping Center (including the handicapped spaces on the site and the underground spaces below The Dump (former Great Indoors and Wonder stores). Although the parking requirements for all of the uses in the shopping center (including the proposed Gloss Nail Bar) is greater than the total provided parking for the shopping center, the current parking exception of 11% is still less than the 26% parking reduction that was approved in Ordinance O-01-39 in 2001. Most PUDs are approved with shared parking. In other words, the parking demand varies throughout the day depending on the uses.

Signage

Signage will be proposed for the building exterior. The petitioner has indicated that the signage for this tenant space will comply with the Zoning Ordinance and the Deerfield Square sign criteria. The petitioner will have to meet with the Appearance Review Commission for approval of the signage.

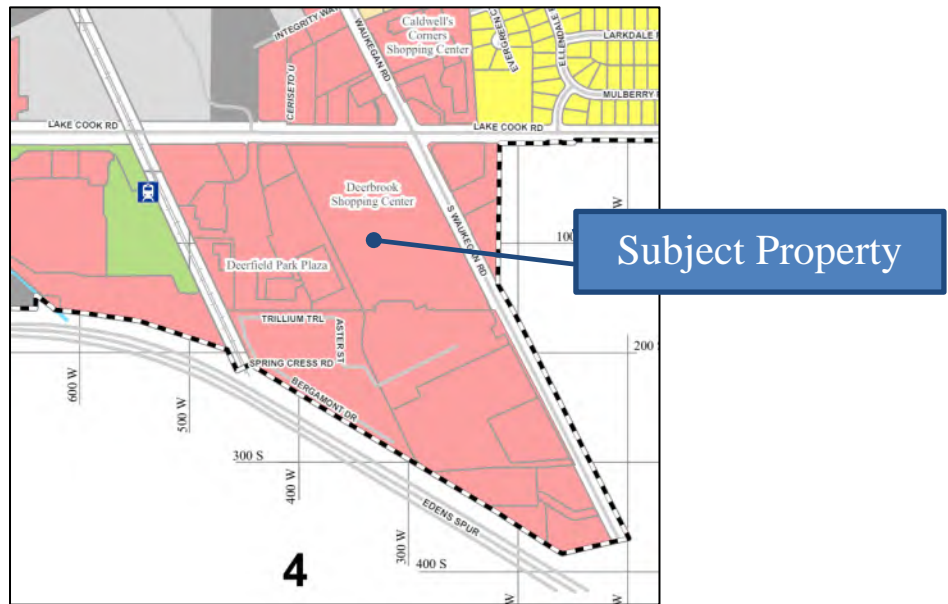
Appearance Review Commission













The Appearance Review Commission (ARC) will have to approve the exterior wall signs and any other exterior changes to the building and site.

Submittal List

Attached is a submittal list provided to the applicant.

Village of Deerfield 2025 Zoning Ordinance Map



	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



0 500 1000 ft

Print Date: 1/16/2026

Notes

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. 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.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. 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.
4. 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.
5. Effect on 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.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. 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.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

December 22, 2025

Text Amendment for a Special Use Nail Salon Over 2,100 SF in the C-2 Outlying Commercial District and Approval of a Special Use for a Proposed Nail Salon at Deerbrook Shopping Center Submittals

A nail salon under 2,100 square feet is a special use in the C-2 Outlying Commercial Zoning District.

Below is a list of the submittals that would need to be provided for the Plan Commission pre-filing conference and public hearing for the proposed Text amendment and Special Use.

Pre-filing Conference (workshop meeting) Submittals

Two (2) sets of plans are due three (3) weeks prior to the pre-filing conference for staff review and comments. Three (3) sets of paper plans and one electronic copy are due 2 weeks prior to the pre-filing conference meeting.

A pre-filing conference (an informal workshop meeting) with the Plan Commission will provide feedback, input and direction prior to the public hearing. For a pre-filing conference, the following submittals will be needed: a detailed written project description (see below comprehensive written description) of the proposed renovations, a scaled site plan with data table, scaled building elevation drawings including proposed wall signage, and the traffic and parking analysis (sometimes preliminary analysis is submitted if the traffic and parking study is not ready). You can ask for a waiver of the parking a traffic study. In order to do this you must provide adequate information to the Plan Commission that your business will not have a traffic and parking impact on neighboring businesses. This is done by providing data on your peak parking demand (maximum number of people in your space at one time) during the peak hours of the shopping center.

Public Hearing Submittals

Two (2) sets of plans are due three (3) weeks prior to the public hearing for staff review and comments. Four (4) sets of paper plans and one electronic copy are due 2 weeks prior to the public hearing meeting.

- A comprehensive written description of the business which is proposed at the location. Describe *all activities* to occur on the premises such as:
 - Days and hours of operation of the proposed nail salon.
 - Total square footage of the business and company background (if you have a brochure, please include it in the packet)
 - All product and product types to be sold etc.
 - The anticipated busiest times

- Number of employees (full and part time, and the maximum number working at one time)
- A Traffic and Parking Study prepared by a professional consultant. The parking study needs to be able to convince the Plan Commissioners that there is adequate parking and the impact of traffic from the proposed use will work. The consultant will have to testify at the public meetings.
- A scaled site plan detailing the proposed tenant location of the use (please label existing tenants on the site plan). If there are any changes to the site plan (landscaping, exterior lighting, etc.) indicate on the site plan.
- A scaled floor plan showing how the proposed space is to be used.
- Scaled building elevation drawing with the proposed wall sign that meets the sign criteria, if any, for the shopping center. The maximum size allowed for a front wall sign is 8% of the wall area, or 80 square feet. Please keep in mind this is the maximum allowable, but the Village may be more restrictive in order to make sure the sign is in keeping with the shopping center.
- Address the Special Use in writing. The Special Use standards are attached.

Two sets of public hearing materials must be submitted three weeks prior to the Plan Commission meeting date for staff to look over and provide you with comments. Three sets of plans and an electronic copy of the plans are due two weeks prior to the meeting date for distribution to the Plan Commission.

The Village has an Appearance Review Commission (ARC), which must approve the exterior elements of the project (e.g. signage, awning, exterior building changes, landscaping, etc.). The Village has an Appearance Code that applicants use in their design of exterior signage and other improvements and this is the code that the ARC uses to evaluate projects. The Appearance Code is available online by clicking [here](#). The contact for the ARC is Liz Delevitt at (847) 719-7483. Please begin to coordinate with Liz at this time about the ARC review process and application. ARC feedback on exterior modifications and exterior signage needs to be done early in the process and will feed into the Plan Commission meetings.

The Plan Commission is a recommending body of the Village Board of Trustees. The Village Board of Trustees will consider the recommendation and has a final decision on the matter. If the Village Board approves the Text Amendment and Special Use, an ordinance is prepared by the Village Attorney that goes through one (1) reading at the next Board meeting. Only after the reading of the ordinance is passed, is the Text Amendment and Special Use approved. In addition to being present at the Board of Trustees meeting where the Plan Commission recommendation is considered, representatives for your proposal must also be present at the reading of the ordinance to answer any additional questions that might come up. After approval of the ordinance, a building permit can be turned into the Building Department for review. Review time varies depending on the time of the year but sometimes the building review time can run up to four to six weeks.

The Plan Commission application is attached. The applicant is always the current property owner and they must sign off on the application. The current property owner must submit the most current plat of survey and proof of ownership (a deed and a title policy) with the Plan Commission application.