

## MEMORANDUM

TO: Plan Commission

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

DATE: February 20, 2026

RE: Public Hearing on the Request for a Text Amendment to the Deerfield Zoning Ordinance to Allow 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

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VILLAGE OF DEERFIELD

### **Application History**

Prefiling Conference Meeting Date: January 22, 2026

Public Hearing Publication Date: February 5, 2026

Public Hearing Date: February 26, 2026

### **Zoning Actions**

The Deerfield Plan Commission is conducting a public hearing to consider a request for a Text Amendment to the Deerfield Zoning Ordinance to allow 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.

### **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 foot 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 the vacant Hobby Lobby space and the vacant Art Van Furniture space (now Sky Zone); 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 – Endeavor Health medical offices, Chick-Fil-A, and other 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 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 offer

appointments, walk-in clients, as well as offer private rooms for birthdays, parties, and 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.

No changes will be made to the exterior façade of the tenant space (other than proposed signage), 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. At the pre-filing conference meeting, the petitioner asked for a waiver of the parking and traffic study. The Plan Commission did not have an issue with waiving the parking and traffic study.

### **Zoning Conformance**

The petitioners are seeking a Text Amendment to allow a nail salon of 7,000 square feet (rounded up from 6,858 proposed space) 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 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 nails 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 in the interest of the applicant.

In addition to the Text Amendment to allow a larger nail salon in the C-2 district, 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.

At the January 22, 2026 Prefiling Conference meeting, the Plan Commission suggested the Text Amendment to be limited to a specific percentage of the building; possibly 3 percent of the building area. The Text Amendment would apply to all properties in the C-2 District. The Plan Commission asked staff to further explore the matter of limiting the size of nail salon. Staff reviewed four shopping centers in the C-2 Outlying Commercial District varying in size from 11,296 square feet to 454,536 square feet and what a nail salon tenant size would be at 1%, 2%, 3% of the total building square footage. Table 1 illustrates the results.

**Table 1**

<b>Shopping Center Property</b>	<b>Building Size* Square Feet</b>	<b>3% of Building Size</b>	<b>2% of Building Size</b>	<b>1% of Building Size</b>
Ifergan	11,296	339	226	113
Cadwells Corners	79,774	2,393	1,595	798
DF Park Plaza	201,141	6,034	4,023	2011
Deerbrook	454,536	13,636	9,091	4545
*Village Files				

Reviewing the 1%, 2%, and 3% thresholds as applied to total building square footage indicates that a minimum allowable square footage is necessary to ensure nail salons can operate in smaller properties or as can be seen from the chart, the small properties such as Ifergan would not be allowed adequate square footage for a nail salon. Accordingly, staff is suggesting that the Plan Commission consider a Text Amendment that would:

- Establish a minimum allowable nail salon size of 2,100 square feet to take into account the smaller buildings in the C-2 District and which is consistent with the nail salon size currently allowed in the C-2 Outlying Commercial District; and
- Revise the maximum permitted size to 2% of the gross building square footage, capped at 7,000 square feet.

The proposed minimum allowable nail salon would provide a consistent baseline nail salon size regardless of building size, while the revised maximum would allow nail salon floor area to scale proportionately with the overall building size—up to a maximum of 7,000 square feet.

Text Amendment

Staff is recommending that the Plan Commission consider the current nail salon Special Use, 5.02-C.2.,m be amended as follows:

Replace

~~m. Nail salons of not more than 2,100 square feet of gross floor area providing manicures and pedicures, which may include ancillary service such as massage and waxing service.~~

And amend/replace with:

m. Nail salons of not more than 7,000 square feet or 2% of the total building whichever is lesser, with a minimum allowable nail salon of 2,100 square feet. Nail salon services include manicure and pedicure services and may include ancillary services such as massage and waxing services.

**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 Residential Development

Uses:	Square Feet:	Parking Calculation: 1 Space/Square Feet	Required Parking
<b>Grocery Store</b>			
Jewel	61,867	175	353.53
<b>Restaurants</b>			
Starbucks	2,110	60/120*	224.88
Vacant	2,200		
Subway	1,200		
Noodles&Company	2,800		
Retail E (Panera)	4,000		
Retail F (City BQ)	4,000		
<b>Retail</b>			
Marshalls (Former Steinmart)	33,637	200	168.19
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
<b>Total Parking Provided***</b> (excludes parking in rear 10.79 acres of Deerbrook property)			2,032
<b>Total Parking Required</b> (excludes rear 10.79 acres of Deerbrook property)			2,212
<b>Parking Exception</b>			9%

Year	2,025	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,212	3,327	3,814
Parking Exception	9%	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) = 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 where the parking demand varies throughout the day depending on the uses.

## **Signage**

### **Wall Signage**

Wall signage is proposed for the building exterior and a shopping center pylon signs. The petitioner has a sign plan illustrating two (east and north elevation) wall signs for the tenant space as well as Pylon 5 along Lake Cook Road. The proposed wall signs are composed of internally illuminated, front-lit channel letters centered vertically and horizontally within the sign bands. The signs will have black faces and black returns. The east elevation will have a 48-inch diameter logo with black and gold translucent overlay with black returns. The east elevation wall sign is slightly off center over the tenant space in order to center the sign within the sign band.

Deerbrook Mall Sign Criteria (attached) restricts businesses of less than 10,000 square feet to a 28- inch letter height. In the past, the Appearance Review Commission (ARC) has sometimes restricted the entire sign height, including the logo, to this dimension. Sleep Number was required to reduce their logo to 28 inches, but Starbucks Coffee was approved with a 48-inch logo on their south and east elevations. Gloss Nail Bar is requesting a 48-inch logo and 2 lines of text totaling 38 inches, while maintaining the 28-inch letter height. Gloss Nail Bar feels that visibility is difficult in their proposed location, and the sign band is too narrow to allow for unstacked lettering. The proposed east and north wall signs

would require an exception to the Deerbrook Mall Sign Criteria for a letter height greater than 28 inches. The sign allowances for the wall signs follow.

East (Front) Elevation Wall Sign

	ALLOWED	PROPOSED
Sign Area:	8% of the wall area = 38.24 SF (or 80 SF, whichever is greater)	52 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height & 48-inch logo height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

### North (Side) Wall Sign

	ALLOWED	PROPOSED
Sign Area:	4% of the wall area = 13.53 SF (or 40 SF, whichever is greater)	30.35 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

### Pylon Signage

The petitioner is requesting two (2) half size sign panels to be added to Pylon 5 along Lake Cook. Proposed are aluminum sign faces with push-through graphics. The panels are to be painted Greyshank suede satin finish, as required by the sign criteria and the letter faces will be white (the same as the Floor & Decor face color). The minimum 4" margin around the text has been provided. The proposed sign meets the Deerbrook Mall sign criteria and the Deerfield Zoning Ordinance.

### Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall signs, and pylon sign. The petitioner is scheduled to present their sign plan at the February 23, 2026 ARC meeting.

### Prefiling Conference Minutes

Attached are the January 22, 2026 prefiling conference minutes.

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
January 22, 2026  
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on January 22, 2026, at Deerfield Village Hall.

Present were: Al Bromberg, Chair  
Bill Keefe  
David Rauen  
Blake Schulman

Absent: Lisa Crist  
Sara Lubezny  
Ken Stolman

Also Present: Jeff Ryckaert, Principal Planner

Chair Bromberg noted the Village is not being represented by counsel tonight; rather, a transcript is being recorded and minutes are being taken by the secretary. Chairperson Bromberg swore in those who plan to testify before the Commission.

**Public Comment on a Non-Agenda Item**

There were no comments from the public on a non-agenda item.

**WORKSHOP MEETING**

- 1) Prefiling Conference on the Request for a Text Amendment to the Deerfield Zoning Ordinance to Allow 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

Thinh To, Owner and General Contractor for Gloss Nail Bar, explained they currently have two (2) locations and will have four (4) in addition to the proposed Deerfield salon. Gloss is a luxury retail nail salon that caters to each individual client. They pay attention to detail with an emphasis on marketing. They bring people from 20 miles away into their locations. Gloss provides quality services, hold special event parties. Nail salons are currently an \$11.96 billion industry and see a projected growth rate of 9.5 percent from 2023 to 2030. Mr. To projects building his client base from 5,000 to 7,000 in Deerfield by 2030. People patronize Gloss for consistent nail growth and health, cleaner healthier hands and feet, resetting their mental health, stress relief, professional monitoring, elevating appearance and confidence and a ritual that grounds customer's wellness routines.

Chair Bromberg questioned the size of the space. Mr. To explained their locations are all more than 6,000 square feet. Their salons are larger than typical salons. Gloss provides value and their customers typically walk around, and engage with the community. Approximately 65 percent of their clients are female. At their Rockford salon, which is about 4,500 square feet, they generate \$2.4 million in business. Mr. Ryckaert explained the zoning code limits the size of a nail salon to 2,100 square feet. In 2015, the Village limited a nail salon's size to 2,100 square

feet because of concerns about nail salons taking up too much retail space. Therefore, a Text Amendment is required for salons larger than 2,100 square feet, and then a Special Use is needed for the proposed location.

Adam Firsel, Managing Principal and Founder of Core Acquisitions explained there was a lot of competition to purchase Deerbrook Shopping Center, and they have owned it since November 4, 2025. He explained this space is the hardest space to lease in the shopping center, as it is the leftover space from Marshalls. It has 20 feet of frontage that opens in the back and a small sign band. Because the space opens in back, it is perfect for the pedicure rooms. Mr. Firsel was looking for a user to be a good tenant for that space. Gloss is a high-end, established business.

Commissioner Keefe noted this property only has 21 feet of frontage and goes deep. Commissioner Keefe questioned whether their business generates more sales tax than other salons. Mr. To explained they do not have retail; it is all service-based. He noted this is the first time he has appeared for a Special Use due to the location size, but has dealt with spacing requirements between nail salons in other communities.

Commissioner Schulman understands why the Trustees limited the space to 2,100 square feet in Cadwell's Corners. This center is a lot larger, and he suggested the Text Amendment to be limited to a specific percentage of the property; possibly the lesser of 7,000 square feet or 3 percent of the property. Chair Bromberg explained a Text Amendment would apply to all properties in the C-2 District. He believes limiting the size to a percentage would be difficult for smaller properties such as the Ifergan property. Staff will explore further how to limit the size of nail salon for the proposed Text Amendment for a nail salon in the C-2 zoning district.

Chair Bromberg explained the applicant also asked for a waiver of the parking study. The commissioners were okay with the waiver request.

Mr. Ryckaert explained the Public Hearing will be on February 26, 2026. Chair Bromberg suggested making a short presentation for the absent commissioners and letting the Commission know if there are any changes from the current proposal.

## ~~DOCUMENT APPROVAL~~

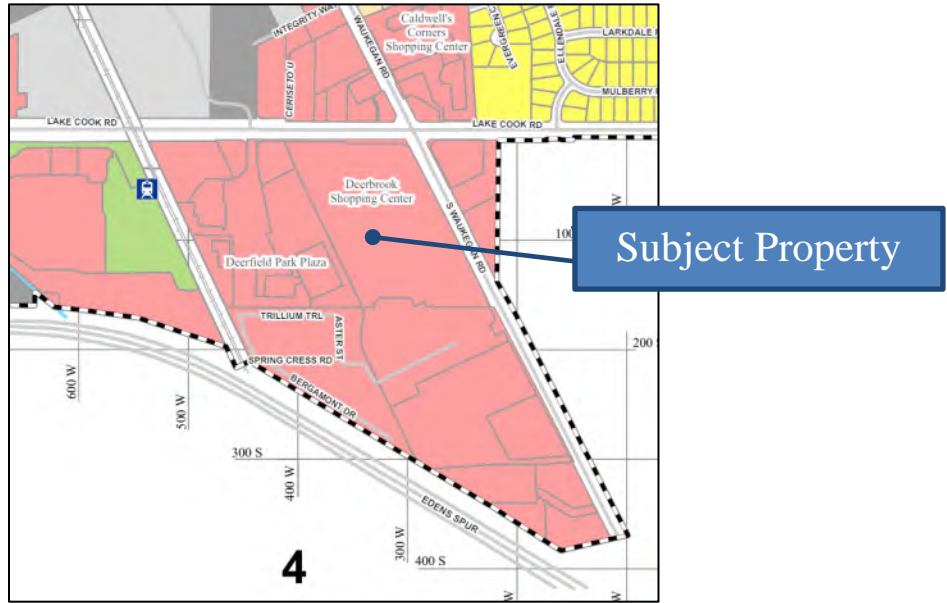
### ~~1) 833 Deerfield Road Text Amendment and Special Use Recommendation~~













~~Commissioner Schulman made some changes to the minutes. Commissioner Schulman moved, seconded by Commissioner Rauen, to approve the minutes as corrected. The motion passed unanimously on a voice vote.~~

### ~~2) January 8, 2026 Plan Commission Minutes~~

~~Commissioner Schulman recommended changes to the minutes. Commissioner Schulman moved, seconded by Commissioner Keefe, to approve the minutes as corrected. The motion passed unanimously on a voice vote.~~

# Village of Deerfield 2025 Zoning Ordinance Map



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



0 500 1000 ft

Print Date: 1/16/2026

Notes

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

## 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.

## **DEERBROOK MALL SIGN CRITERIA**

**March 2017**

All signs for the Premises are subject to the written approval of Landlord and the Village of Deerfield Appearance Review Commission.

### **A) General Design Requirements**

- 1) One tenant identification sign is allowed for each elevation facing a public street or parking area.
- 2) No wall sign shall be located higher than the roof deck and no higher than thirty feet (30') above the curb, whichever is lower. Tenant's sign submittal shall indicate the roof deck height by a dashed line across the building elevation.
- 3) Wall signs shall not exceed a depth of six inches (6") and sign elements must be flat and installed on the same plane.
- 4) Tenant's signs shall be directly fastened to the vertical face of the Premises, in a manner approved by Landlord.
- 5) Sign wording shall be limited to store identity (corporate or trademarked name) and shall not include product, goods or services sold.
- 6) Logos shall be permitted only if trademarked and specifically approved by Landlord and the Village of Deerfield.
- 7) All sign attachment devices, wiring, clips, transformers, lamps, tubes and other sign mechanisms shall be concealed.
- 8) No animated, moving action, flashing or audible signs will be permitted.
- 9) Total sign area shall be calculated based on the sign area calculation method used by the Village of Deerfield sign ordinance. In all cases, signs shall not exceed eight percent (8%) of the front wall and four percent (4%) of a rear or side wall. Wall area is calculated by multiplying the height (grade to roof deck), by the lineal frontage (lease line to lease line).

- 10) No wall sign may exceed a maximum area of two hundred fifty square feet (250' sf).
- 11) Tenant signs shall be three dimensional, channel type individual letters, with acrylic face and metal sides and backs.
- 12) All exposed metal returns, mounting brackets, fastening devices and trim caps shall be black or match the two sign colors.
- 13) No sign shall be painted directly onto an exterior wall.

#### B) Sign Design

- 1) Trademarked sign colors will be approved upon Landlord's receipt of tenant's trademark certificate.
- 2) Wall sign colors shall be harmonious with the building architecture. A maximum of two colors may be used for each sign.
- 3) Sign text shall be surrounded by negative space, providing a margin between the letters and/or logo and the edge of the sign's background.
- 4) Signs shall be centered vertically and horizontally on the Premises' designated sign area.
- 5) Letter height shall be:
  - a) A maximum of twenty eight inches (28") for a business less than ten thousand square feet (10,000 sf).
  - b) A maximum of thirty six inches (36") for a business greater than ten thousand square feet (10,000 sf) and less than twenty thousand square feet (20,000 sf).
  - c) A business greater than twenty thousand square feet (20,000 sf), shall not exceed the maximum sign area allowance of two hundred fifty square feet (250 sf.) and said area shall be reasonable in relationship and proportion to the building.
- 6) Tenant signage may be all capital letters or a combination of upper and lowercase.

### C) Sign Illumination

- 1) A sign's light source must be fixed and concealed. Exposed neon and exposed LED lighting are prohibited. Letters shall be internally face lit only.
- 2) Raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the exterior wall due to a structural conflict, the raceway shall be mounted to the exterior surface of the wall and be finished to match the background wall. Exposed raceways are discouraged.
- 3) Tenants are to control the illumination of their signs.

### D) Window Signs

- 1) Window signs are regulated by village ordinance 0-07-26, which can be found on the Village of Deerfield's website.

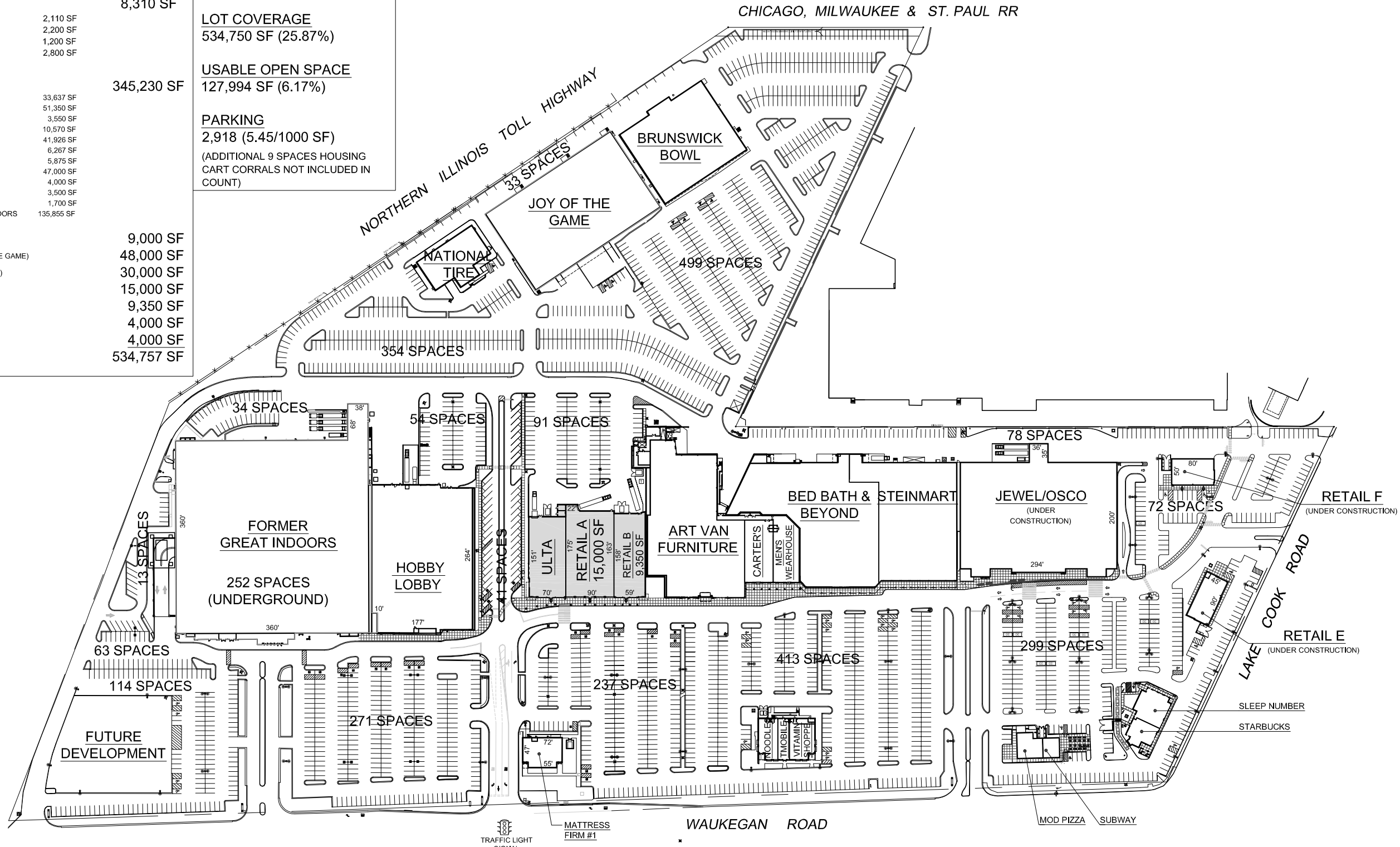
### E) Miscellaneous Signage

- 1) No advertising placards, paper signs, banners, pennants, names, insignias or other descriptive materials shall be affixed upon the exterior walls of the premises or storefront.
- 2) Tenants will be permitted to place upon each entrance of its Leased Premises not more than one hundred forty four square inches (144") of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating store address number, hours of business and emergency phone numbers.
- 3) Permanent free standing signs are prohibited. The following signs are prohibited when placed outside of the tenant's interior premises: temporary free standing signs, sandwich boards, feather banners, inflatable characters, etc.

F) Pylon Sign Panels

- 1) Tenant's pylon sign panels shall be one trademark color.
- 2) Logos are prohibited on pylon sign panels.
- 3) Tenants shall submit their pylon panel design to the Village of Deerfield for review and approval with their wall sign package.
- 4) No more than one line of text shall be permitted on any panel.
- 5) Tenant sign lettering to be routed and push-thru 1" thick acrylic.
- 6) A minimum of a 4 inch margin on all sides of the tenant sign panel shall be kept around the text.
- 7) All Tenant sign panels shall be .125", flat aluminum painted MAP 13914 Greysbank (or approved color match), Suede Satin Finish and attached with countersunk screws on faces.
- 8) Landlord to designate the pylon sign and panel location for tenant's installation.

EXISTING GLA		LOT AREA	
GROCERY	61,867 SF	2,066,994 SF (47.45 ACRES)	
RESTAURANT	8,310 SF		
STARBUCKS	2,110 SF		
MOD PIZZA	2,200 SF		
SUBWAY	1,200 SF		
NOODLES	2,800 SF		
RETAIL/ BANK		USABLE OPEN SPACE	
STEINMART	33,637 SF	127,994 SF (6.17%)	
HOBBY LOBBY	51,350 SF		
SLEEP NUMBER	3,550 SF		
ULTA	10,570 SF		
ART VAN FURNITURE	41,926 SF		
CARTERS	6,267 SF		
MEN'S WAREHOUSE	5,875 SF		
BED BATH BEYOND	47,000 SF		
MATTRESS FIRM #1	4,000 SF		
VITAMIN SHOPPE	3,500 SF		
TMOBILE	1,700 SF		
FORMER GREAT INDOORS	135,855 SF		
PARKING		2,918 (5.45/1000 SF)	
(ADDITIONAL 9 SPACES HOUSING CART CORRALS NOT INCLUDED IN COUNT)			
AUTO SERVICE		9,000 SF	
FITNESS (JOY OF THE GAME)		48,000 SF	
BOWLING (32 LANES)		30,000 SF	
RETAIL A		15,000 SF	
RETAIL B		9,350 SF	
RETAIL E		4,000 SF	
RETAIL F		4,000 SF	
		534,757 SF	

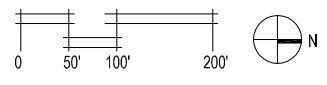


**PROPOSED PLAN**  
SCALE: 1"=200'-0"

NEW CONSTRUCTION



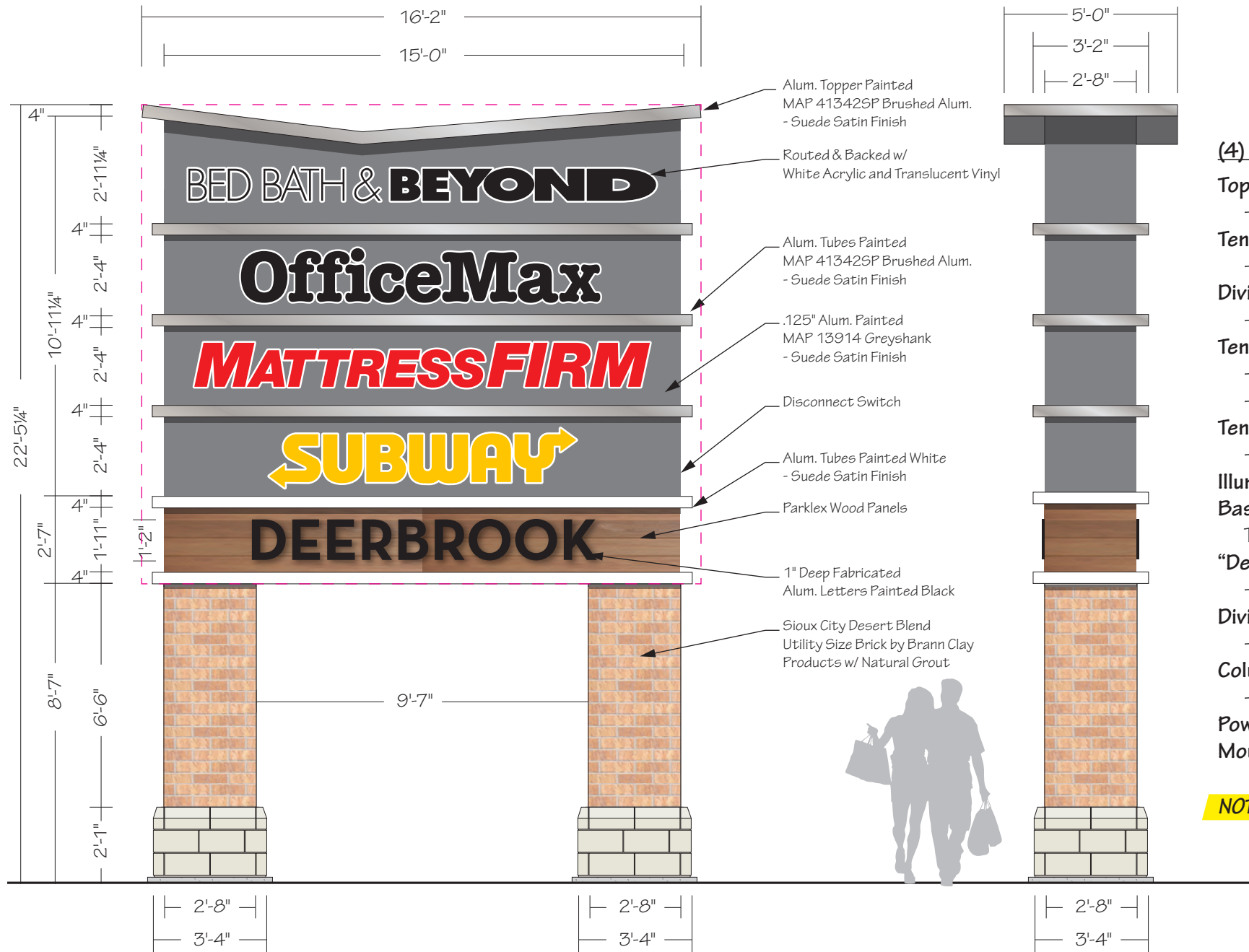
**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**DEERBROOK MALL**  
DEERFIELD, ILLINOIS

April 06, 2017 Project #: 16094

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



$$\begin{array}{r}
 166.25'' \\
 \times 194.00'' \\
 \hline
 32252.50'' \\
 \\ 
 \frac{32252.50''}{144} = 224 \text{ SF}
 \end{array}$$

**(4) 22'-5 1/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs**

- Topper:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish
- Tenant Cabinet:** Fabricated Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish
- Divider Bands:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish
- Tenant Panels:** .125" Flat Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish - Attach w/ Countersunk Screws on Faces
- Tenant Graphics:** Routed & Backed w/ White Acrylic - Translucent Vinyl Graphics Applied
- Illumination:** White LEDs
- Base Cabinet:** Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels
- "Deerbrook" Letters:** 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish
- Divider Bands:** Fabricated Aluminum Painted White - Suede Satin Finish
- Columns:** Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout
- Power:** Reuse Existing
- Mounting:** Use Existing Steel

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

Design • Fabrication • Installation • Maintenance  
165 Tubeway Drive • Carol Stream • Illinois 60188  
Tel/630-510-2020 • Fax/630-510-2074  
e-mail/signs@parvinclauss.com  
www.parvinclauss.com

**PROJECT:**



Deerbrook Mall  
260 S. Waukegan Road  
Deerfield, IL 60015

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

1 of 2

WORK ORDER

76519

FILE NAME

MA76519am

**REVISIONS:**

- 11.14.16
- 1.11.17 - move project name to lower cabinet
- 1.26.17 - reduce size
- 2.02.17 - adjust size
- 2.27.17 - Parklex HDL Timber
- 
- 
- 

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

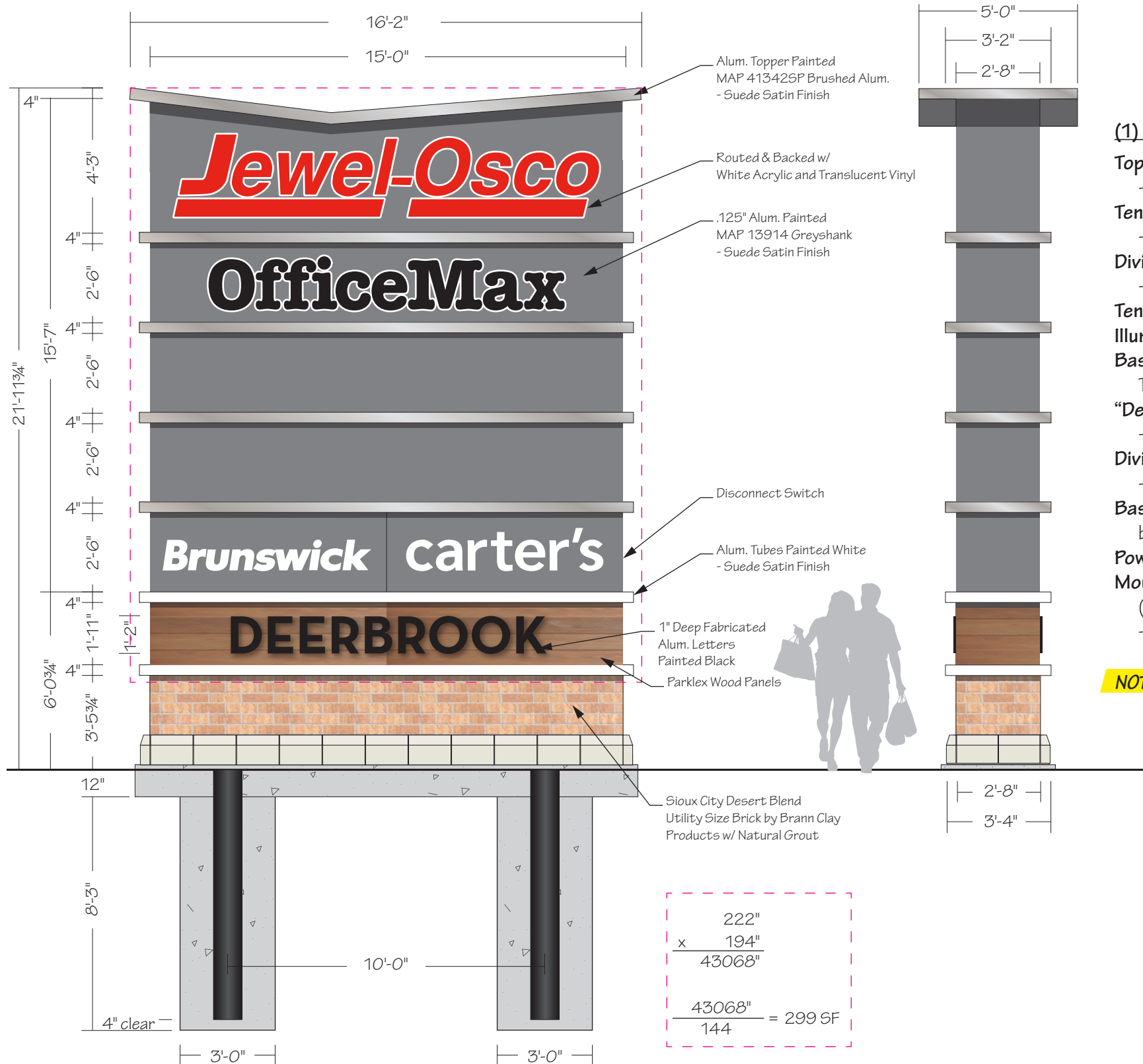


This sign is built to UL Standards for operation in North America.

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OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



**(1) 21'-11 3/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs**

**Topper:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

**Tenant Cabinet:** Fabricated Aluminum Painted MAP 13914 Greysbank - Suede Satin Finish

**Divider Bands:** Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

**Tenant Graphics:** Routed & Push-thru 1" Thick White Acrylic

**Illumination:** White LEDs

**Base Cabinet:** Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels

**"Deerbrook" Letters:** 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

**Divider Bands:** Fabricated Aluminum Painted White - Suede Satin Finish

**Base:** CMU Block w/ Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout

**Power:** Reuse Existing

**Mounting:** (2) 10" (10.75" O.D.) Sch. 40 Steel Pipes Set into (2) 3'-0" dia. x 8'-3" deep Concrete Piers - Concrete Pad Foundation for Masonry

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

**PROJECT:**



Deerbrook Mall  
260 S. Waukegan Road  
Deerfield, IL 60015

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

2 of 2

WORK ORDER

76519

FILE NAME

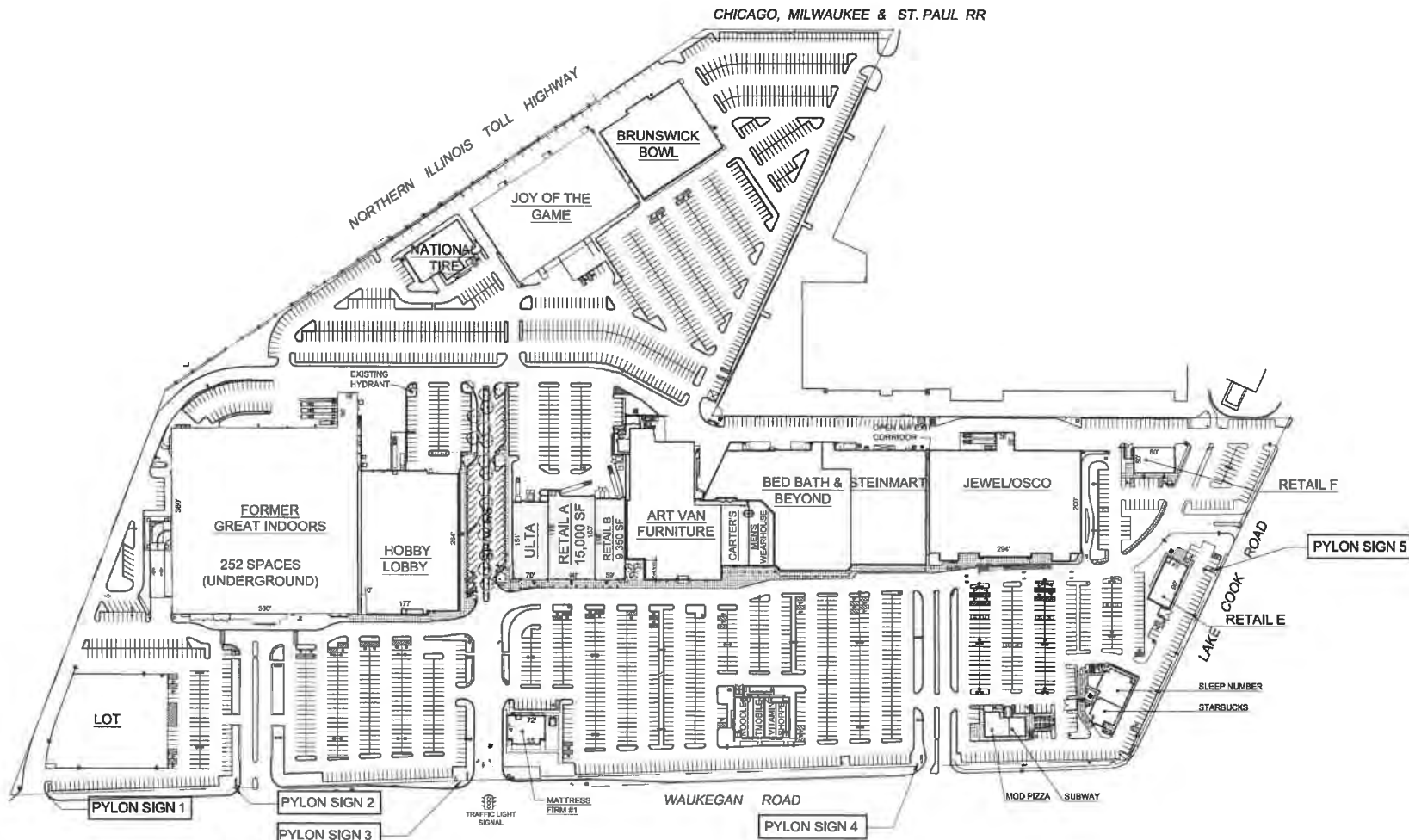
MA76519am

**REVISIONS:**

- 1 11.14.16
- 2 1.11.17 - move project name to lower cabinet
- 3 1.26.17 - reduce size
- 4 2.02.17
- 5 2.27.17 - Parklex HDL Timber
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





**PYLON SIGN LOCATION PLAN**  
SCALE: 1"=200'-0"



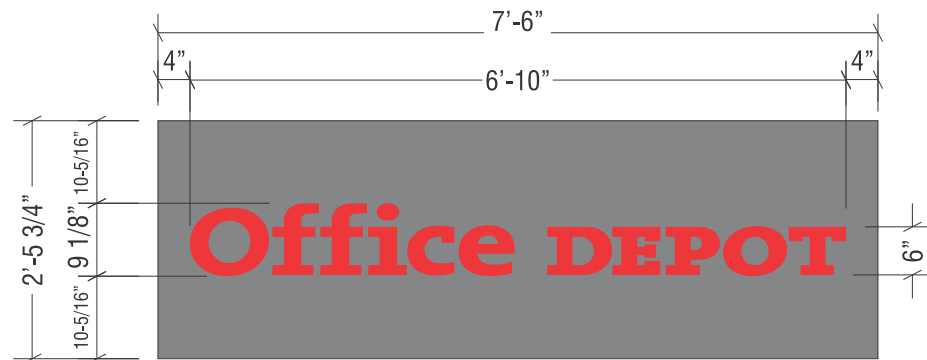
**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



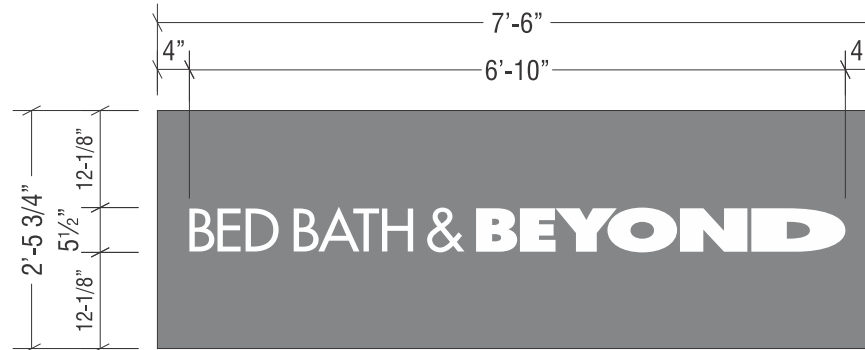
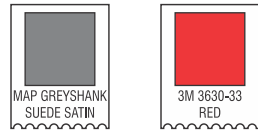
**DEERBROOK MALL**  
DEERFIELD, ILLINOIS

March 02, 2017 Project #: 16094

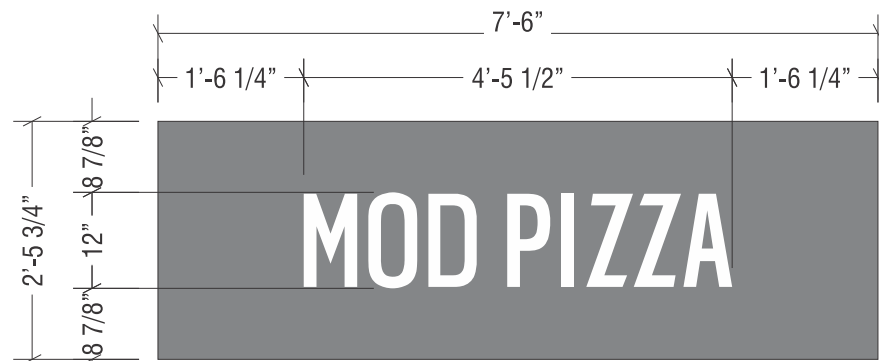
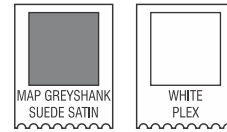
Previously Approved Deerbrook Half Panels



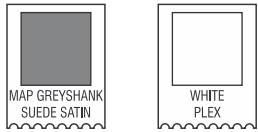
**B** TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO  
 SCALE: 1/2"=1'  
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH  
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



**C** TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO  
 SCALE: 1/2"=1'  
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH  
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



**D** TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO  
 SCALE: 1/2"=1'  
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH  
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



**DOYLE**  
 GENERAL SIGN CONTRACTORS  
 232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
11.7.22	REMOVE THE DUMP PYLON 3 & REVISE NOODLES GO TO MOD PIZZA
11.15.22	REVISE STARBUCKS(STACKED) & SLEEP NUMBER(COLORS)
12.9.22	VARIOUS REVISIONS PER JST NOTES - km
12.13.22	VARIOUS REVISIONS PER JST NOTES - km
12.21.22	ADDED COLOR SPECS - km
12.22.22	REVISED PER NOTES - km
1.3.23	REMOVED REG. MK. FROM BED BATH & BEYOND ALT. - km
1.9.23	REMOVED BED BATH & BEYOND ALT. - km
1.25.23	VARIOUS REVISIONS - km

*Jay A. Mural* 1/25/2023  
 CUSTOMER APPROVAL DATE  
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CLIENT	DEERBROOK MALL						
ADDRESS	110 S WAUKEGAN RD.						
CITY	DEERFIELD	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90680	SCALE:	NOTED	DATE:	02.24.2022	SHEET NO.	1