

MEMORANDUM

TO: Plan Commission

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

DATE: May 8, 2026

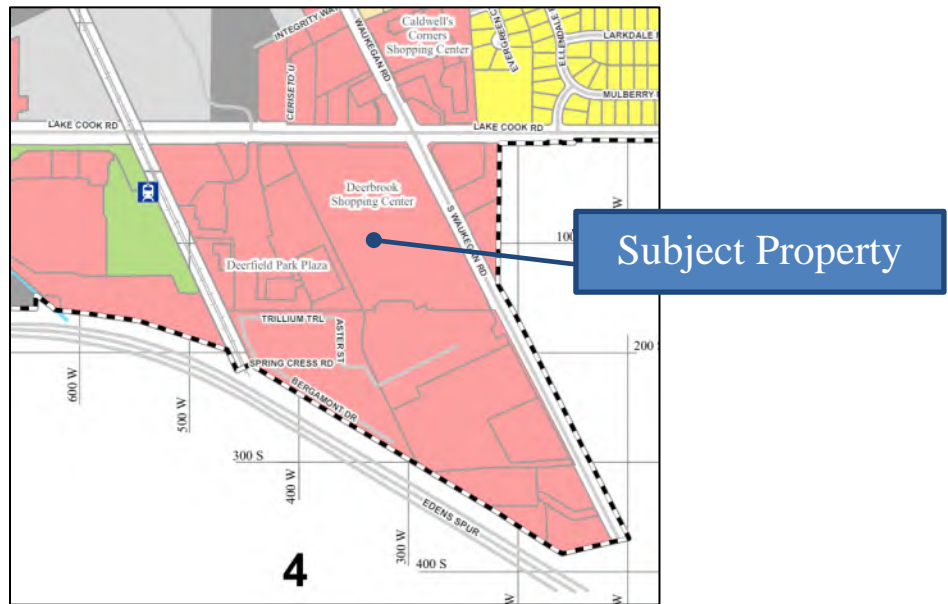
RE: Discussion Regarding Sports Mall at the South End of Deerbrook Shopping Center















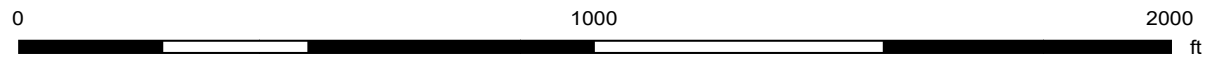
VILLAGE OF DEERFIELD

The contract purchaser for the south end of the Deerbrook Shopping Center have a sports mall concept and are seeking input at a very early stage. The meeting is not a pre-filing conference, but before they expend additional funds, they want to get input from the Plan Commission. The applicant will be bringing their presentation to the meeting on Thursday.

Village of Deerfield 2026 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



Print Date: 5/8/2026

Notes

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DEERBROOK SHOPPING CENTER

CHICAGO, MILWAUKEE & ST. PAUL RR

NORTHERN ILLINOIS TOLL HIGHWAY

Future Multi-Family
Development ± 254
Units



40
252 SPACES
(UNDERGROUND)

38AB
HOBBY LOBBY

128'
RETAIL B
FUTURE DEVELOPMENT
UP TO 30K SF
Office DEPOT

Sky Zone

14
FLOOR DECOR

13
15
7,684 SF
Marshalls

01
Jewel-Osco

72 SPACES

63 SPACES

114 SPACES

FUTURE RETAIL
DEVELOPMENT
2.14 AC (DIVISIBLE)

271 SPACES

237 SPACES

413 SPACES

299 SPACES

95
55'

96C
96B
96A

85A
85B

90A
90B

WAUKEGAN ROAD

TRAFFIC LIGHT
SIGNAL

MATTRESS FIRM

NOODLES
& COMPANY

Available
3,500 SF

SUBWAY



sleep number

City
BARBEQUE

