

MEMORANDUM

TO: Plan Commission

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

DATE: June 5, 2026

RE: Public Hearing on the Request for Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center



VILLAGE OF DEERFIELD

Application History

Prefiling Conference Meeting Date: May 14, 2026

Public Hearing Publication Date: May 21, 2026

Public Hearing Date: June 11, 2026

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. In 2024, the petitioner was granted approval of a Special Use for a 40,850 square foot 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 apartment buildings. Most recently, in April 2026, the petitioner was granted approval of a 6,858 square foot nail salon to the north of Marshalls.

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 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 3,550 square foot US Bank branch in the vacant space outlot building at 60 S. Waukegan Road that is located at the southwest corner of Lake Cook and Waukegan Roads in the Deerbrook Shopping Center. The vacant tenant space shares the outlot building with Starbucks.

Services at this location will include personal and business banking, mortgage and loan assistance, and basic financial guidance. The branch will have teller stations for routine transactions, private offices for meetings, and ATM access for convenient banking. The typical hours of operations are Monday – Friday: 9:00AM-5:00PM and Saturday: 9:00AM-1:00PM. The bank will be closed on Sundays. The total number of employees will be nine, with a maximum of nine employees on-site at any given time. Anticipated peak hours (highest customer activity) are Mondays and Fridays between 11:00 AM and 2:00 PM. During the peak time, the petitioner anticipates a maximum of 19 customers for a total of 28 occupants (9 employees and 19 customers). Deliveries and loading activities, including cash shipments and water delivery, will occur at the front entrance during regular banking hours.

Improvements to the building will primarily occur within the interior and include customer service stations and offices, a conference room, ATM and night drop room, waiting area, cash safe storage, breakroom, restrooms, mother's room, computer/network room, janitor's room, electrical and mechanical rooms, and a back-of-house employee work area. The building exterior will remain largely unchanged, except for new building signage and the addition of a walk-up ATM

and night drop at the existing storefront. The walk-up ATM and night drop will have overhead exterior lighting and a security camera.

The existing landscaping on the site will remain unchanged. No site work is proposed as part of this project, and current site plan has parking spaces available in the parking lot as shown on the site plan. The petitioner was granted a waiver of the parking and traffic study at the pre-filing conference.

Zoning Conformance

Banks, savings and loan associations and other financial institutions, with or without a drive-through facility are a Special Use in the C-2 Outlying Commercial District. The petitioners are seeking a Special Use in accordance to Article 5.02-C,2.,c for the proposed US Bank. Attached are the Special Use standards. The petitioner has responded to the Special Use standards in their submittals.

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 was 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.

Based on the square footage of the proposed bank branch, a total of 18 (3,550sf/200sf = 17.75) parking spaces would be required for the proposed use based on the requirement of one (1) parking space for each 200 square feet of gross floor area.

The current uses at Deerbrook Shopping Center require a total of 2,229 spaces when calculated on a use-by-use basis (including the proposed US Bank branch) 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 Apartment Development

Uses:	Square Feet:	Code Requirement 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			
Proposed US Bank (Former Sleep Number)	3,550	200	17.75
Marshalls (Former Steinmart)	26,804	200	134.02
Gloss Nail Bar (north of Marshalls)	6,858	150	45.72
Vacant (Former Hobby Lobby)	51,350	200	256.75
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
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)			2,229
Parking Exception			10%
Year	2,026	2013	2001
Parking Provided	2,032	2,786	2,804
Parking Required	2,229	3,327	3,814
Parking Exception	10%	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 spaces(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.

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 US Bank branch) is greater than the total provided parking for the shopping center, the current parking exception of 10% is 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 in the development.

Signage

Exterior Improvements, including signage:

Two (2) panes of storefront glass will be removed from the north elevation in order to allow for a new walk-up ATM and night drop box for the bank. The ATM will have illuminated signage above and a blue acrylic trim piece around the machine. The trim will stick out slightly from the wall and be back-lit for safety reasons. There will also be a new security camera and wall pack light fixture for additional safety. The existing entrance doors will be replaced by two (2) new doors that will match the existing storefront doors.

Wall Signs:

Proposed are three (3) identical wall signs composed of internally illuminated, front-lit channel letters centered vertically and horizontally within the sign bands. The signs have red and white faces. The signs will be 28-inches high, because the Deerbrook Mall Sign Criteria restricts businesses of less than 10,000 square feet to a 28-inch letter height. Signs will be placed 2'-7" above the roof deck in order to center the signs in the sign band. The ARC is permitted to grant exceptions up to 3'-0" above the roof deck, and has approved these requests in the past.

Below are the sign allowances for the wall signs:

North (Front) Elevation Wall Sign:

	<u>ALLOWED</u>	<u>PROPOSED</u>
Sign Area:	8% of the wall area = 37.49 sf (or 80 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'- 6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

*ARC is permitted to grant sign exceptions of up to 3' above roof deck

West (Side) Wall Sign:

	<u>ALLOWED</u>	<u>PROPOSED</u>
Sign Area:	4% of the wall area = 25.27 sf (or 40 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'- 6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

* ARC is permitted to grant sign exceptions of up to 3' above roof deck

South (Rear) Wall Sign:

	ALLOWED	PROPOSED
Sign Area:	8% of the wall area = 65.88 sf (or 80 sf, whichever is greater)	18.93 sf
Sign Height:	Below roof deck (13'-6") or 30' above curb, whichever is lower.	2'-7" above roof deck*
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 sf	28 inches high
Illumination:	Light source fixed and concealed	Internally illuminated

*ARC is permitted to grant sign exceptions of up to 3' above roof deck

Pylon Panels:

US Bank is requesting two (2) full size sign panels to be added to Pylon 1 along Waukegan Road (see site plan for location). Proposed are aluminum sign faces with 1" thick acrylic, routed-out, push-through graphics. The panels are to be painted Greysbank suede satin finish, as required by the sign criteria. The minimum 4" margin around the text (per the sign criteria) has been provided.

ATM Signage:

Proposed is a 3'-3 1/4" wide x 11 1/4" high, front-lit sign above the automatic teller machine (ATM). The Deerfield Zoning Ordinance permits ATMs to have up to 9 SF of informational signage in relation to the machines. The proposed 3.07 SF signs meet the allowances for this type of signage. There is nothing in the code that states whether ATM signage can be illuminated or not. US Bank feels that illumination on the machine will enhance safety during the evening hours.

Directional Signage:

The petitioner is proposing four (4) short term parking spaces with directional signs that say “Customer Parking Only” and “All other vehicles will be towed at owner’s expense.” The signs are 1.5 SF and non-illuminated and therefore considered exempt signage.

Appearance Review Commission

The Appearance Review Commission (ARC) approved the exterior wall signs, and pylon sign. The petitioner appeared before the ARC to present their sign plan at the May 18, 2026 meeting. At that meeting, the ARC approved of their requests including the ATM illuminated signs and the pylon panels as presented. The ARC approvals included the wall signs being 2’-7” above the roof deck. The ARC has the authority to approve wall signs up to 3’ above the roof deck.

Prefiling Conference Minutes

Attached are the May 14, 2026 prefiling conference minutes.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
May 14, 2026
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on May 14, 2026, at Deerfield Village Hall.

Present were: Al Bromberg, Chair
 Lisa Crist
 Bill Keefe
 Sara Lubezny
 David Rauen
 Blake Schulman
 Ken Stolman

Also Present: Jeff Ryckaert, Principal Planner
 Dan Nakahara, Planner II
 Justin Keenan, Assistant Village Manager
 Ben Schuster, Village Attorney

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 Approval of a Special Use to Permit a Financial Institution for a US Bank at 60 S. Waukegan Road in the Deerbrook Shopping Center

Those who wish to speak on this petition were sworn in by Chair Bromberg. He explained the purpose of a prefiling conference is to provide the applicant with feedback, input and reaction to their proposal before a public hearing. The Plan Commission will neither vote nor make any decisions this evening.

Commissioner Stolman noted he had a relationship with Deerbrook Shopping Center, but does not have a conflict of interest.

Nate Rowe, RSP Architect and Ray Roll with JLL, owner's representative for US Bank, were present. They are looking into moving into the former Sleep Number space and would mostly remodel the interior of the existing space. On the exterior, they propose removing an existing glass pane for a walk-up ATM and drop box. They propose adding accessible parking. The interior buildout will include offices and walk-up transaction space. They will also add a break room and use the existing restrooms. Mr. Rowe explained they requested to waive a parking study. The Sleep Number signage would be replaced with US bank signage. They will add cameras and canopy lighting for security above the ATM. The ATM will have acrylic panels added.

Mr. Rowe explained they want to add additional information, including the tagline Infinite Possibilities, Ideal Solutions to the exterior signage and will appear before the ARC on May 18th. They will add some customer only parking signs, which have been approved by the landlord.

Ch. Bromberg asked if this would impact the existing Deerfield Road US Bank branch location, which it would not. Ms. Crist asked the applicants to provide updated site plans as the site plan included in their submittal was outdated.

Mr. Ryckaert reported the Public Hearing would be on June 11th.

~~2 Discussion of Potential Sports Mall at South End of Deerbrook Shopping Center~~

~~Jessie Dodson, Attorney representing Hall Equities, explained they are proposing an exciting, family-oriented use for Deerbrook Shopping Center. Mark Hall with Hall Equities, Adam Firsell and Brad Joseph representing Core Acquisitions, Deerbrook Shopping Center ownership, were present. Core Acquisitions purchased the property after a 20+ year run from the previous owner. He explained the shopping center has much potential and they are thrilled about this proposal.~~

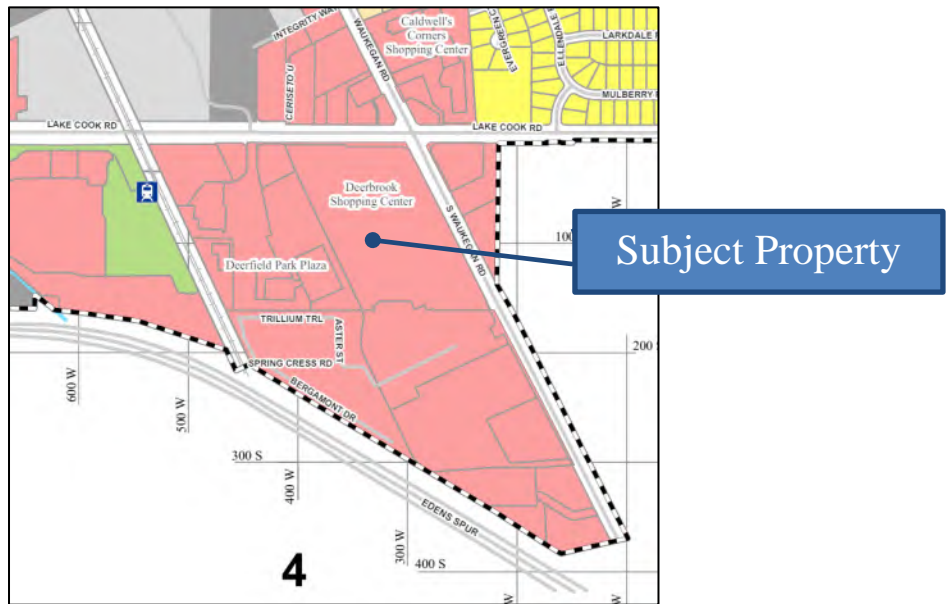
~~Mr. Joseph said he grew up in Deerfield and explained this center has been on their radar for a long time. The existing tenants struggle because there is not a regional draw to the center. They are targeting a user that will bring people into the center who will also patronize the other tenants. This is an exciting opportunity that will draw from 50+ miles away and will be a huge traffic generator for the Village. Mr. Firsell noted Hall Equities is under contract to purchase the former Hobby Lobby and The Dump properties.~~













~~Mr. Mark Hall provided a background on himself, his company and the project. He has been an entrepreneur since college and has owned, operated and developed a multitude of property types throughout his career. Hall Equities Group has a nationwide footprint including regional shopping center, apartment buildings, storage, industrial, office buildings and 50 hotels. Recently they formed a new business unit called National SportsMall Realty. Their first location is in Northern California and are working on other sites. They also have a business called Copa Innovation Laboratories specializing in sports technology and training devices. They are an owner operator in youth sports training and sports training business as well as a real estate owner.~~

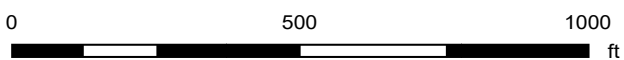
~~Mr. Hall explained that with him this evening is: Chuck Davis, Sr. VP of Development, is focused on the engineering and entitlement, Dan Germaine, inhouse Director of Design, working with Brian Zerwinski, and Charlie Campbell, former professional athlete and coach.~~

~~SportsMall grew out of Mr. Hall's involvement in developing regional shopping centers. They were looking at how to repurpose large, retail spaces into an alternative use that is feasible and harmoniously integrated. SportsMall is a shopping center of sports training. Mr. Hall commented that sports training puts more bodies in a building learning skills rather than game play. He added that it is tougher to make economics work with game play rather than training. Training is an activity that families engage in a few times a week and allows parents to drop their children off for 40-60 minutes then pick them up after training. This will create an opportunity for the parents to shop the adjacent retail stores. Mr. Hall's company purchased a newspaper printing plant in Northern California to determine if the sports mall concept would~~

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



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.

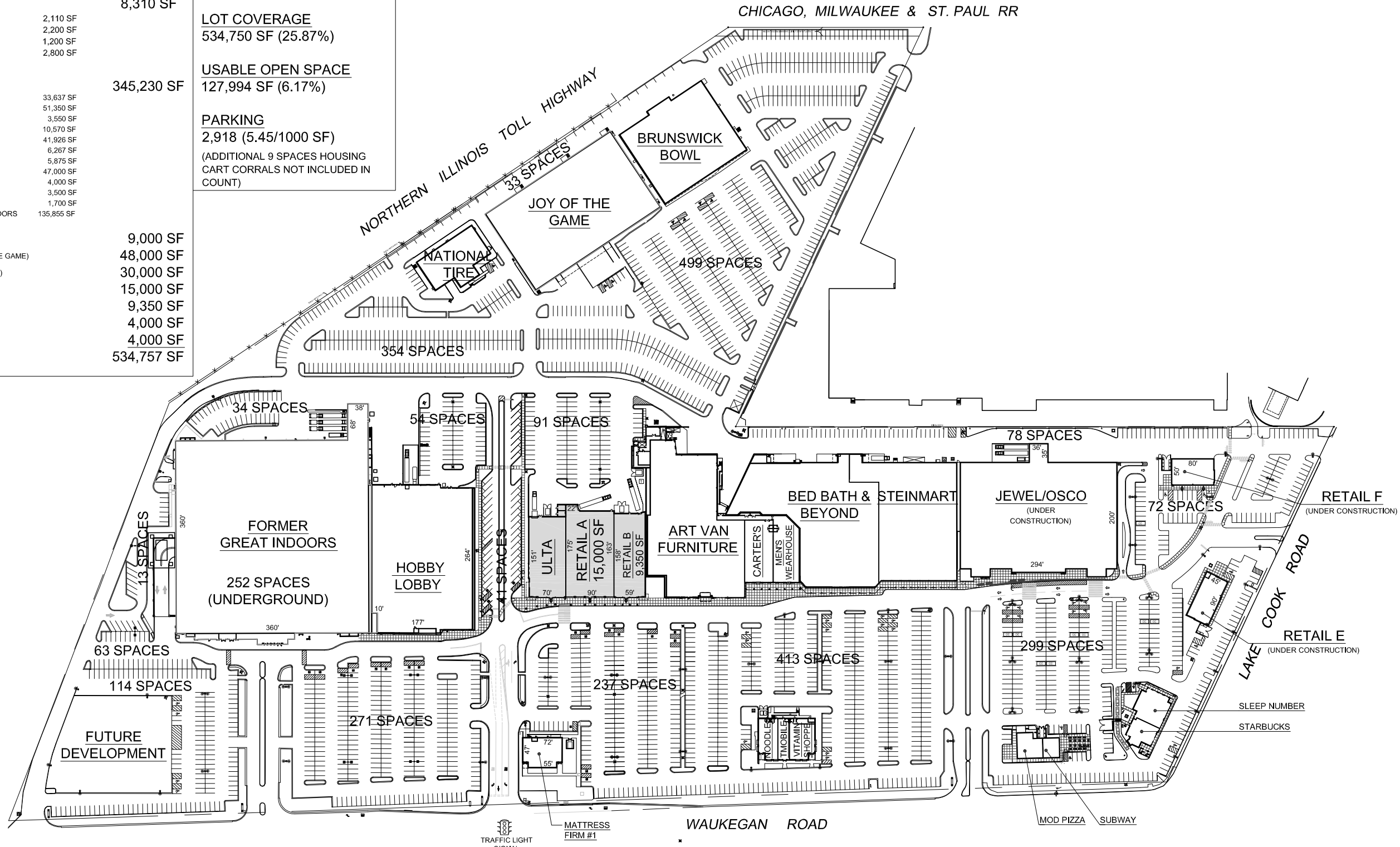
E) Miscellaneous Signage

- 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	

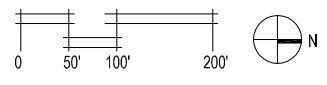


PROPOSED PLAN
SCALE: 1"=200'-0"

NEW CONSTRUCTION



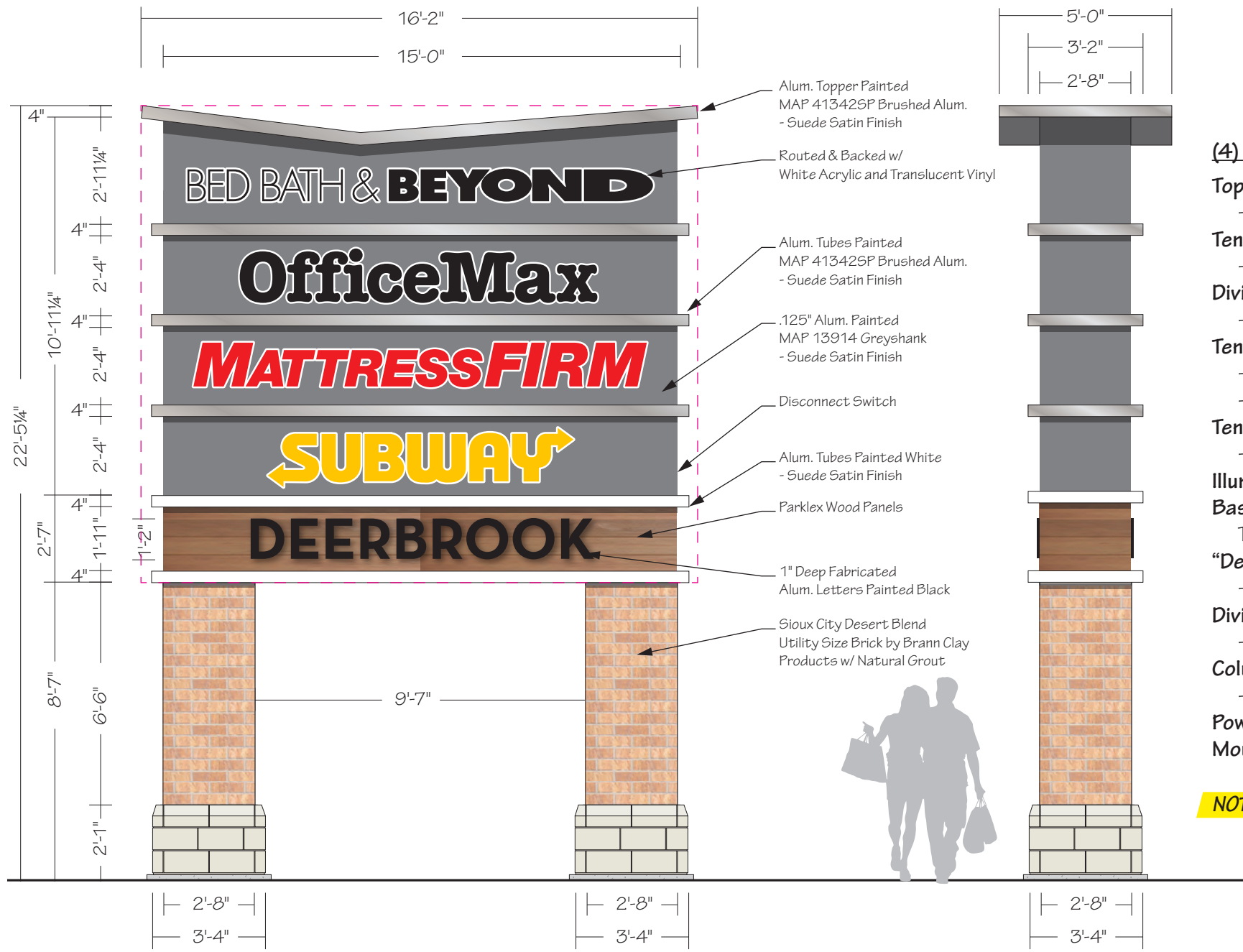
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



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.

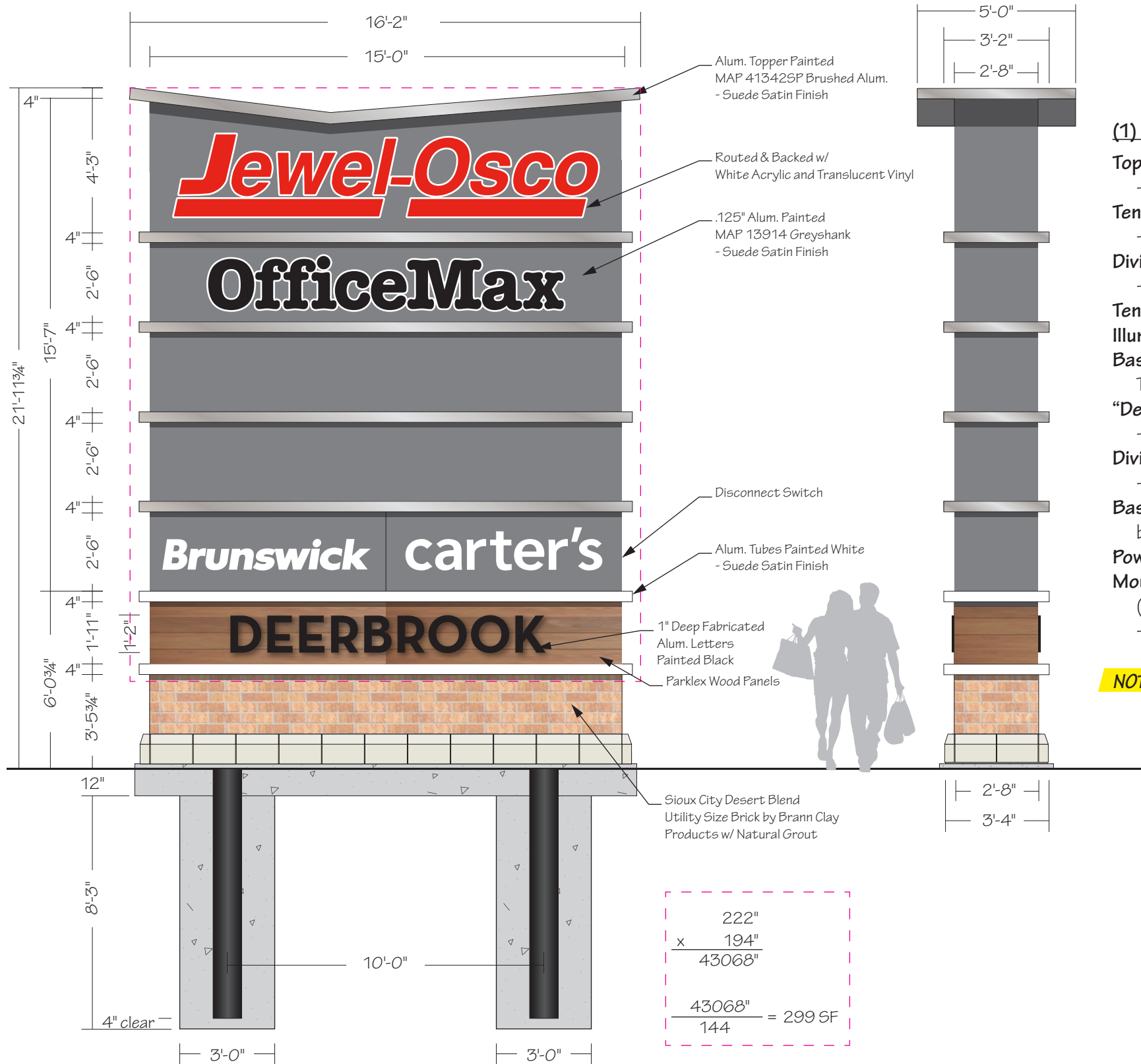


This sign is built to UL Standards for operation in North America.

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OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



$$\begin{array}{r}
 222'' \\
 \times 194'' \\
 \hline
 43068'' \\
 \hline
 \frac{43068''}{144} = 299 \text{ SF}
 \end{array}$$

(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

Parvin-Clauss
SIGN COMPANY

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.

2 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
- 2.27.17 - Parklex HDL Timber
-
-
-

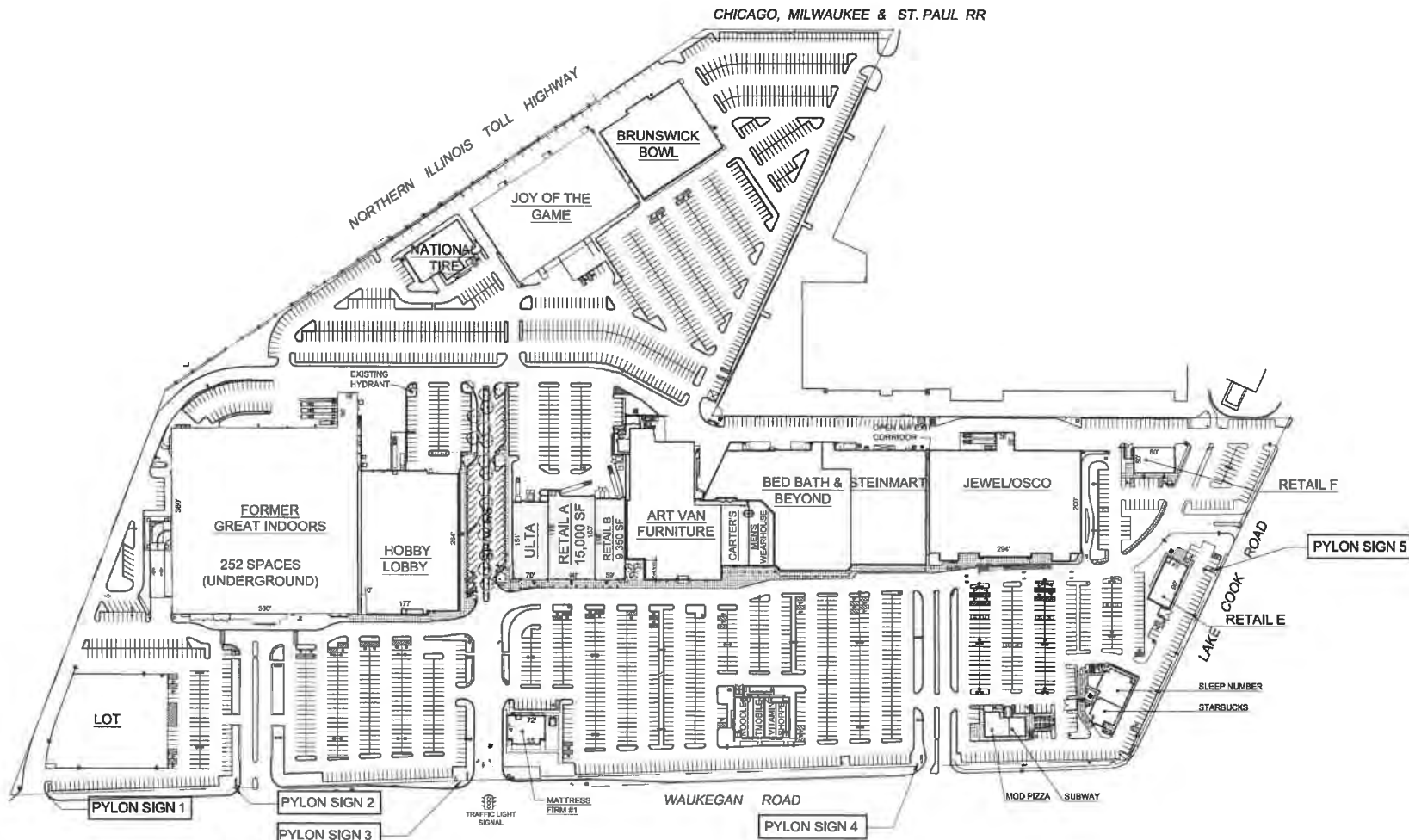
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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

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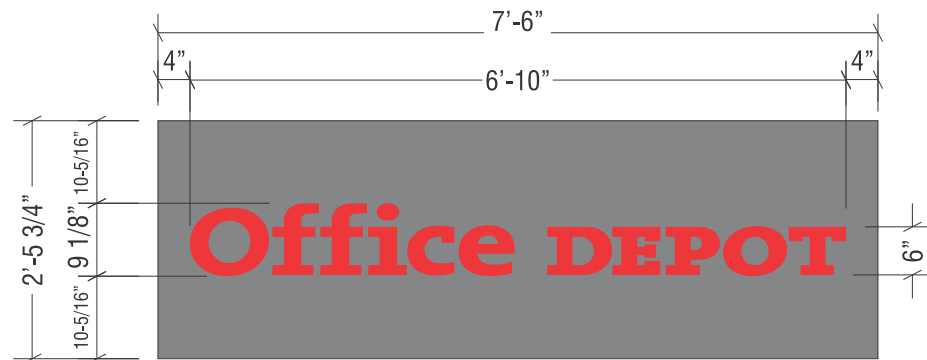
PYLON SIGN LOCATION PLAN
SCALE: 1"=200'-0"

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

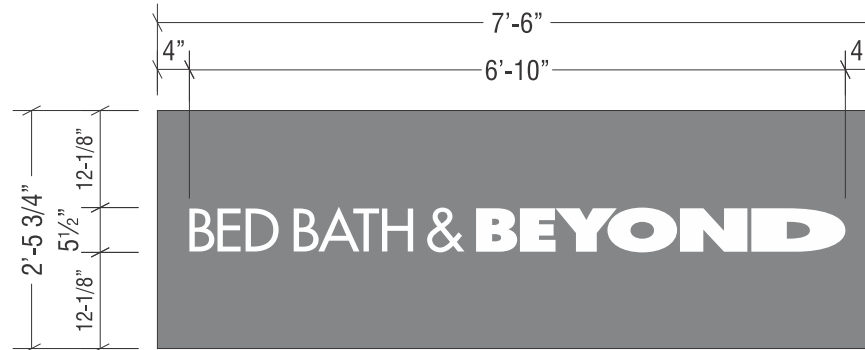
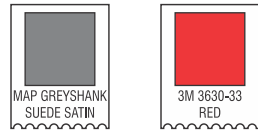


DEERBROOK MALL
 DEERFIELD, ILLINOIS
 March 02, 2017 Project #: 16094

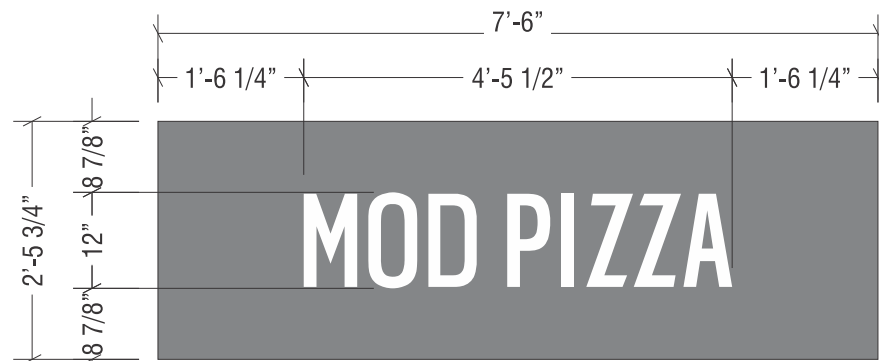
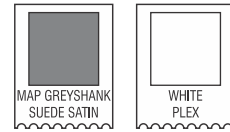
Previously Approved Deerbrook Half Panels



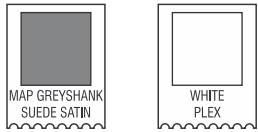
B TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



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
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 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



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 - 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