



RSP Architects, Ltd. | Illinois Professional Design Firm No. 184-003206  
1220 Marshall Street NE | Minneapolis, MN 55413  
612.677.7100 main | www.rsparch.com

27 May 2026

Mr. Al Bromberg, Chair  
Village of Deerfield, IL - Village Hall  
850 Waukegan Road  
Deerfield, IL 60015

U.S. Bank – Deerfield, IL  
60 S Waukegan Road, Suite B  
Deerfield, IL 60015  
RE: Response to Special Use Criteria

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Dear Mr. Bromberg and Plan Commission Committee Members:

We are writing on behalf of our client, U.S. Bank to respectfully request zoning approval for the property located at 60 S Waukegan Road, Suite B, Deerfield, IL. My name is Matthew Crews, and I am the Project Representative from RSP Architects seeking zoning approval for the U.S. Bank financial institution project being proposed in the C-2 Outlying Commercial District, which is considered Special Use per Deerfield Zoning Codes. Please find following, responses to the Special Use Criteria for the Plan Commission's review.

**1. Compatible with Existing Development**

The proposed U.S. Bank financial institution use is compatible with the existing commercial development pattern along Lane Cook and Waukegan Road and within the Deerbrook Shopping Center. The proposed use is consistent with nearby retail, service, and commercial uses and is designed to integrate into the existing character of Deerbrook.

The operation of a U.S. Bank branch is a low-intensity commercial use that generates limited noise, minimal outdoor activity, and orderly customer traffic patterns. The proposed improvements and site operations will not impede the normal and orderly development or improvement of surrounding properties.

## **2. Lot of Sufficient Size**

The Deerbrook Shopping Center property provides sufficient lot area to accommodate the proposed U.S. Bank financial institution use. The existing lot contains the needed parking required, internal circulation, landscaping, and access drives.

The site is adequately sized to support the operational needs of the proposed use while remaining compliant with applicable zoning and development requirements.

## **3. Traffic**

The proposed use is not expected to create significant adverse traffic impacts on surrounding properties or roadways. Financial institutions generate moderate and predictable traffic volumes distributed throughout normal business hours.

The property's location along Lake Cook and Waukegan Road, major commercial corridors designed to accommodate commercial traffic, makes it well suited for the proposed use. Existing roadway infrastructure and access patterns are adequate to safely support anticipated traffic associated with the development.

## **4. Parking and Access**

The proposed parking areas are adequate in size and appropriately located to serve employees and customers of the financial institution. Site access and internal circulation are designed to provide safe and efficient vehicular movement while minimizing conflicts and traffic hazards. Ingress and egress points will function in a manner consistent with surrounding commercial properties and will not create nuisances for adjacent uses.

## **5. Effect on Neighborhood**

The proposed U.S. Bank financial institution will not be materially detrimental to the public health, safety, or welfare, nor injurious to nearby properties or improvements. U.S. Bank branches are traditionally considered stable, with low-impact commercial uses that are compatible with surrounding retail and commercial development.

The proposed use is expected to maintain and potentially enhance property values by contributing to the economic vitality and continued commercial activity of the area.

## **6. Adequate Facilities**

The property is currently served by existing public utilities, roadway infrastructure, drainage systems, and municipal services adequate to support the proposed use. No unusual demands regarding public facilities are anticipated.

All required utilities and site improvements will be provided in accordance with Village of Deerfield requirements and applicable engineering standards.

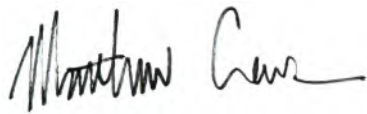
## 7. Adequate Buffering

Existing landscaping, screening, and site design elements will provide appropriate buffering between the proposed use and surrounding properties. Parking and service areas will be designed and maintained to minimize visual impacts and preserve the character of the Deerbrook Shopping Center.

The proposed use does not involve significant noise, lighting, or outdoor activity that would adversely affect neighboring properties.

If you have any questions, feel free to reach out to [matthew.crews@rsparch.com](mailto:matthew.crews@rsparch.com) or 612-677-7185.

Sincerely,



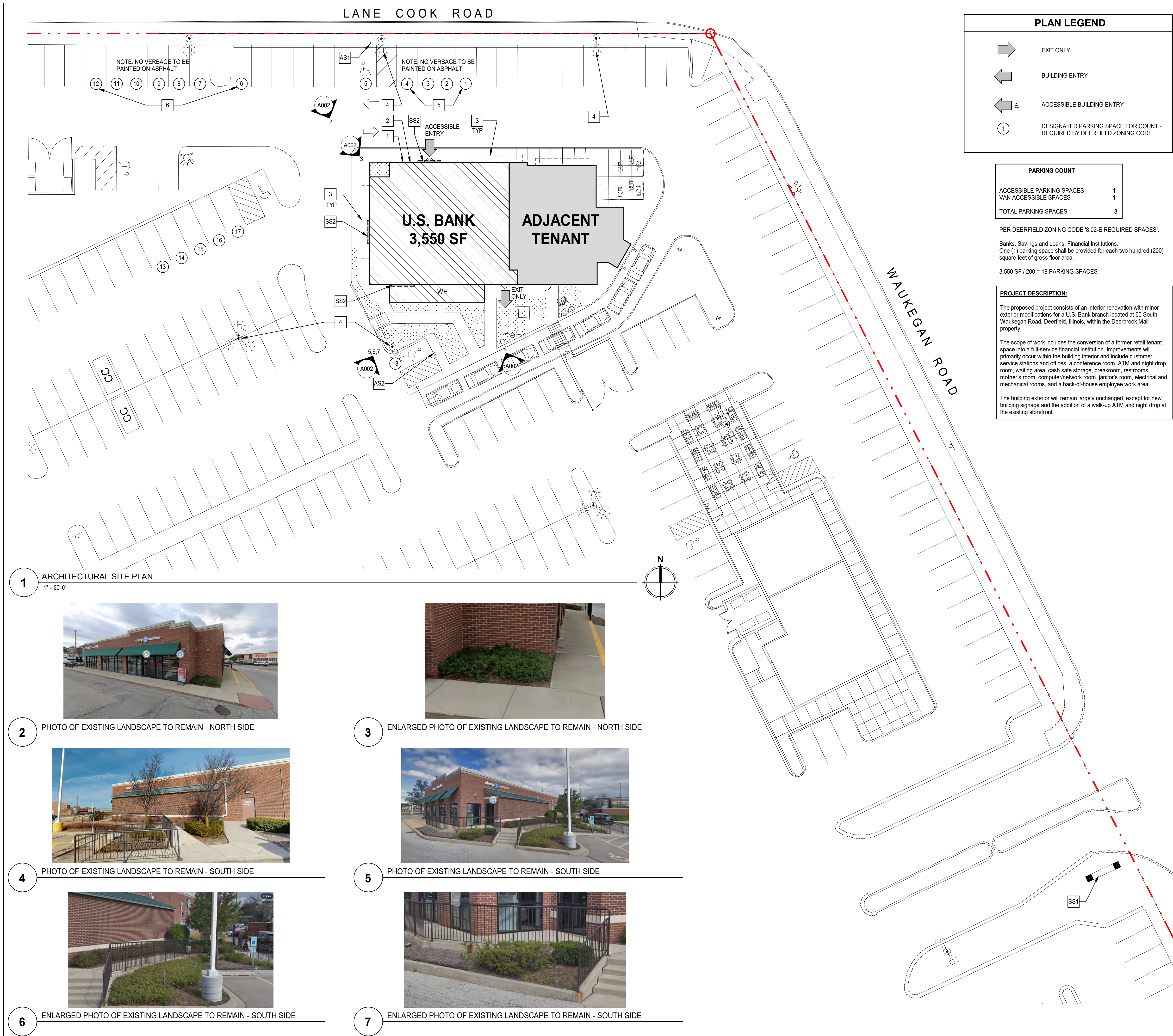
Matthew Crews

Project Representative | Project Captain

**Attachments/Enclosures:** A001-Arch Site Plan, A002-Arch Site Plan – Overall, A102 – Floor Plans, A401-Exterior Elevations, A402-Exterior Elevations, A403-Exterior Elevations

**Copy:** Daniel Nakahara @ Deerfield, Jeffrey Ryckaert @ Deerfield, Ray Roll @ Jones Lang Lasalle, Jerry Kampenga @ Jones Lang Lasalle, Elvy Cleary @ RSP Architects

X:\US Bank\US Bank-Retail\IL Deerfield DeNovo 519A72\03 CodeReg\01 CodesZoning\20260611 Zoning Public Hearing\260526 Response to Special Use Plan Comm Mtg.docx



**PLAN LEGEND**

- EXIT ONLY
- BUILDING ENTRY
- ACCESSIBLE BUILDING ENTRY
- DESIGNATED PARKING SPACE FOR COUNT - REQUIRED BY DEERFIELD ZONING CODE

**PARKING COUNT**

ACCESSIBLE PARKING SPACES	1
VAN ACCESSIBLE SPACES	1
TOTAL PARKING SPACES	18

PER DEERFIELD ZONING CODE '8.02-E REQUIRED SPACES:

Banks, Savings and Loans, Financial Institutions:  
One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area.

3,550 SF / 200 = 18 PARKING SPACES

**PROJECT DESCRIPTION:**

The proposed project consists of an interior renovation with minor exterior modifications for a U.S. Bank branch located at 60 South Waukegan Road, Deerfield, Illinois, within the Deerbrook Mall property.

The scope of work includes the conversion of a former retail tenant space into a full-service financial institution. Improvements will primarily occur within the building 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.

**GENERAL NOTES - SITE PLAN**

- A. REFER TO OWNERS SIGNAGE VENDOR DRAWINGS FOR SITE ACCESSIBILITY SIGNAGE, SITE AND BUILDING SIGNAGE. SUBMITTED UNDER SEPARATE PERMIT SUBMISSION.
- B. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN.
- C. NO PROPOSED WORK TO THE EXISTING SITE PLAN.

**KEYNOTES - SITE PLAN**

NO.	DESCRIPTION
1	WALK-UP NIGHT DROP BANK EQUIPMENT - SEE POWER AND COMMUNICATIONS PLAN FOR MORE INFORMATION.
2	WALK-UP ATM BANK EQUIPMENT - SEE POWER AND COMMUNICATIONS PLAN FOR MORE INFORMATION.
3	DASHED LINES INDICATE EXISTING FABRIC AWNINGS TO REMAIN.
4	EXISTING LIGHT POLE - SEE CIVIL.
5	SHORT TERM PARKING SPACES
6	EMPLOYEE PARKING SPACES

ACCESSIBILITY SITE SIGNAGE (BY OWNER'S SIGN VENDOR)

- AS1 ACCESSIBLE STALL SIGN - POST MOUNTED
- AS2 VAN ACCESSIBLE STALL SIGN - POST MOUNTED

SITE SIGNAGE (BY OWNER'S SIGN VENDOR)

- SS1 EXISTING SITE MONUMENT SIGN.
- SS2 BUILDING SIGNAGE FOR OWNERS SIGNAGE VENDOR - SEE ELECTRICAL FOR MORE INFORMATION

**PROJECT NARRATIVE:**

**Description of Business Proposed:**

The proposed business is a U.S. Bank branch that provides everyday banking services to the public. Customers can visit the location to open and manage accounts, deposit or withdraw money, apply for loans, and get help with their finances.

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 space will serve customers in a safe and professional setting, with staff available to assist with both simple transactions and more detailed financial needs.

**Hours of Operation:**

Standard business hours will be as follows:  
Monday through Friday: 9:00 AM - 5:00 PM  
Saturday: 9:00 AM - 1:00 PM  
Sunday: Closed

**Anticipated Peak Hours:**

Anticipated peak hours (highest customer activity) are Mondays and Fridays between 11:00 AM and 2:00 PM.

**Total Number of Employees:**

The total number of employees will be nine (9), with a maximum of nine (9) on-site at any given time.

**Location of Employee Parking:**

Employee parking and four (4) non-exclusive short-term parking spaces are being planned and keynoted on this site plan. The previous tenant did not require assigned parking.

**Gross Square Footage of Store:**

The gross square footage of the store is 3,550 GSF.

**Information about Deliveries / Loading:**

Deliveries and loading activities, including cash shipments and water delivery, will occur at the front entrance during regular banking hours.

**Traffic and Parking:**

No site work is proposed as part of this project, and current site plan has adequate parking spaces available. The Planning and Zoning Department waived the parking and traffic study analysis requirement on 5/14/26 during the Plan Commission Preiling Conference Meeting. See below for Traffic and Parking information.

**Landscaping and Irrigation:**

Existing landscaping and irrigation systems will remain unchanged.

**TRAFFIC AND PARKING:**

**Occupants:**

Per 2024 IBC:  
Occupant Load Factors (OLF): 150 - B occupancy (Office/Lobby/Tellers/Waiting)  
15 - A occupancy (Conference)

Occupant Load per occupancy:  
B occupancy (first): 3,378 SF / 150 = 23 Occupants  
A occupancy: 172 SF / 15 = 12 Occupants (accessory use = 5%)  
Total = 35 Occupants

**Per Current U.S. Bank Design, Peak Banking Scenario:**

Employees:  
The total number of employees will be nine (9), with a maximum of nine (9) on-site at any given time.

Customers:  
Offices: 5 offices x 1.5 customers = 8 customers  
Conference: 5 customers  
Tellers - 2 Lines: 3 customers  
Waiting: 3 customers  
19 customers

19 customers + 9 employees = 28 Occupants

**Possible Parking at Peak :**

Category	Count	Parking
Employees	9	9
Customers	19	19 / 1.3 = 15 Spaces
Total	28 Occ	24 Spaces

30 Customer Parking Spaces are available at Deerbrook Mall shared parking to meet possible peak demand.

**NOTE: PER DEERFIELD ZONING CODE '8.02-E REQUIRED SPACES:**

Banks, Savings and Loans, Financial Institutions:  
One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area.

3,550 GSF / 200 = 18 PARKING SPACES

**1** ARCHITECTURAL SITE PLAN  
1" = 20'-0"



**2** PHOTO OF EXISTING LANDSCAPE TO REMAIN - NORTH SIDE



**3** ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - NORTH SIDE



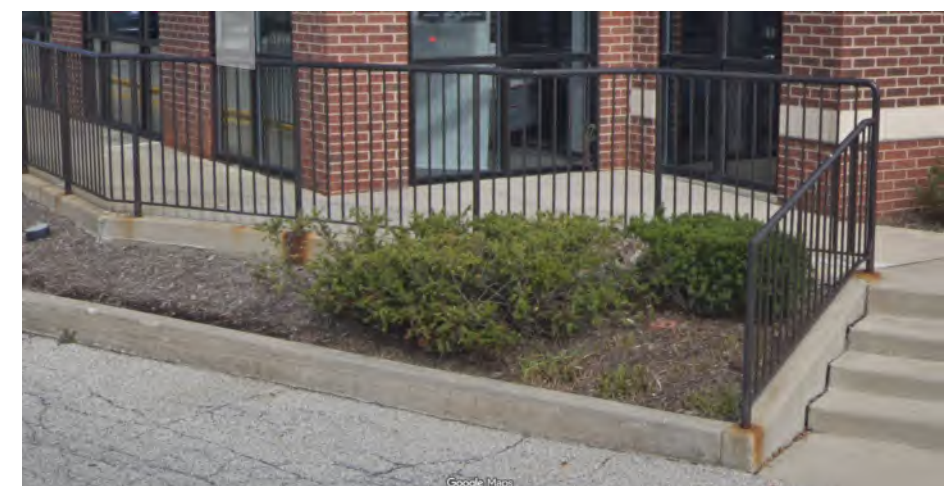
**4** PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



**5** PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



**6** ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



**7** ENLARGED PHOTO OF EXISTING LANDSCAPE TO REMAIN - SOUTH SIDE



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1220 Marshall St NE  
Minneapolis, MN  
55413-1036  
612.677.7100  
rsparch.com

**CONSULTANTS**

**NOT FOR CONSTRUCTION**  
6/11/2026



60 S WAUKEGAN ROAD,  
DEERFIELD, IL 60015

Project No.	1485519A72
Drawn By	MSC
Checked By	EC
Date	06/11/2026

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**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing

ARCHITECTURAL  
SITE PLAN

**A001**

# DEERBROOK



# SITE PLAN

Suite	Tenant	SF
40	Lease Pending	135,855
38AB	Lease Pending	51,190
B	Build to Suit Opportunity	±30K SF
19	Office Depot	15,490
18	Sky Zone	41,966
13	Gloss Nail Bar	6,858
14	Floor & Decor	59,630

Suite	Tenant	SF
15	Marshalls	26,721
01	Jewel-Osco	61,840
90A	Lease Pending	3,520
90B	Starbucks	2,130
85B	Subway	1,200
85A	Lease Pending	2,200
96A	Lease Pending	2,400

Suite	Tenant	SF
96B	Available	2,829
96C	Noodles & Company	2,800
95	Mattress Firm	4,000
97	City Barbeque	4,000
	Panera	4,500
	<b>Pad Opportunity</b>	<b>2.14 AC</b>
	<b>Total GLA</b>	<b>428,612</b>

FOR REFERENCE ONLY



1 OVERALL PLAN  
1" = 125'-0"



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DEERFIELD, IL 60015

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NO.	DATE	DESCRIPTION
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ARCHITECTURAL  
SITE PLAN -  
OVERALL

A002

CONSULTANTS

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 6/11/2026

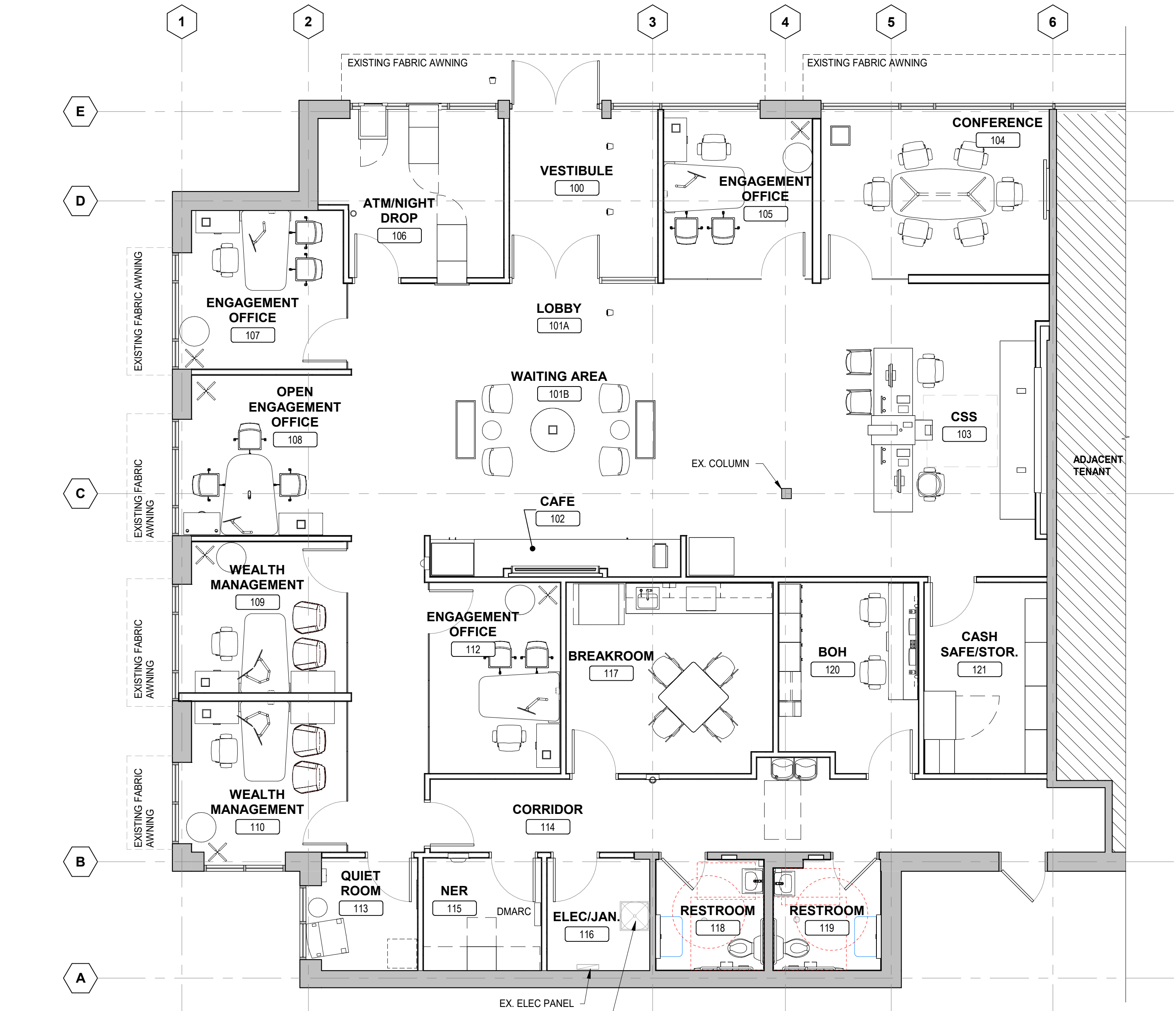
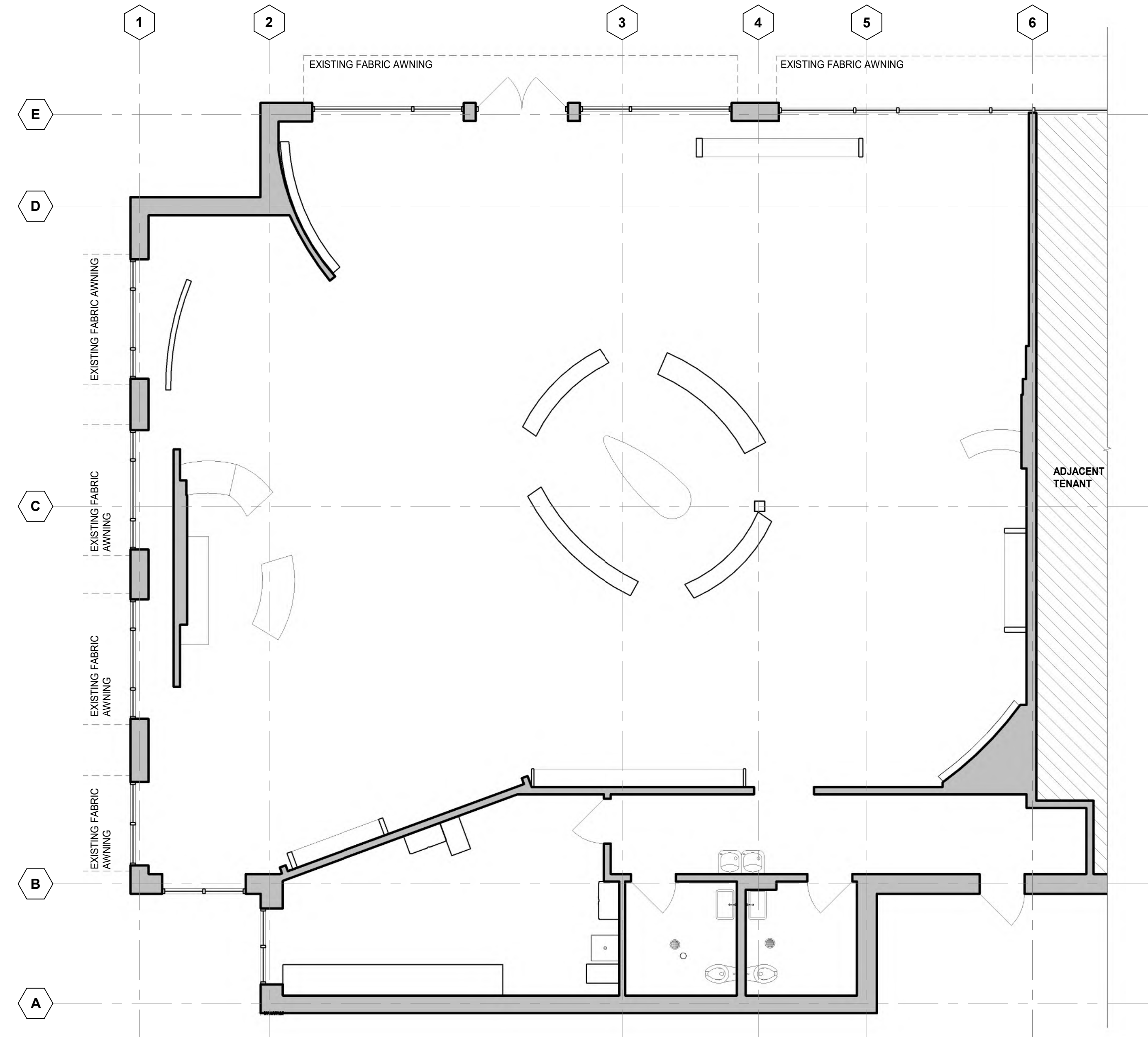


60 S WAUKEGAN ROAD,  
 DEERFIELD, IL 60015

Project No. 1485519A72  
 Drawn By ZA  
 Checked By MC  
 Date 06/11/2026

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ISSUES / REVISIONS		
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FLOOR PLANS

## A102

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**NOT FOR CONSTRUCTION**  
 6/11/2026



60 S WAUKEGAN ROAD,  
 DEERFIELD, IL 60015

Project No. 1485519A72  
 Drawn By AR  
 Checked By MC  
 Date 06/11/2026

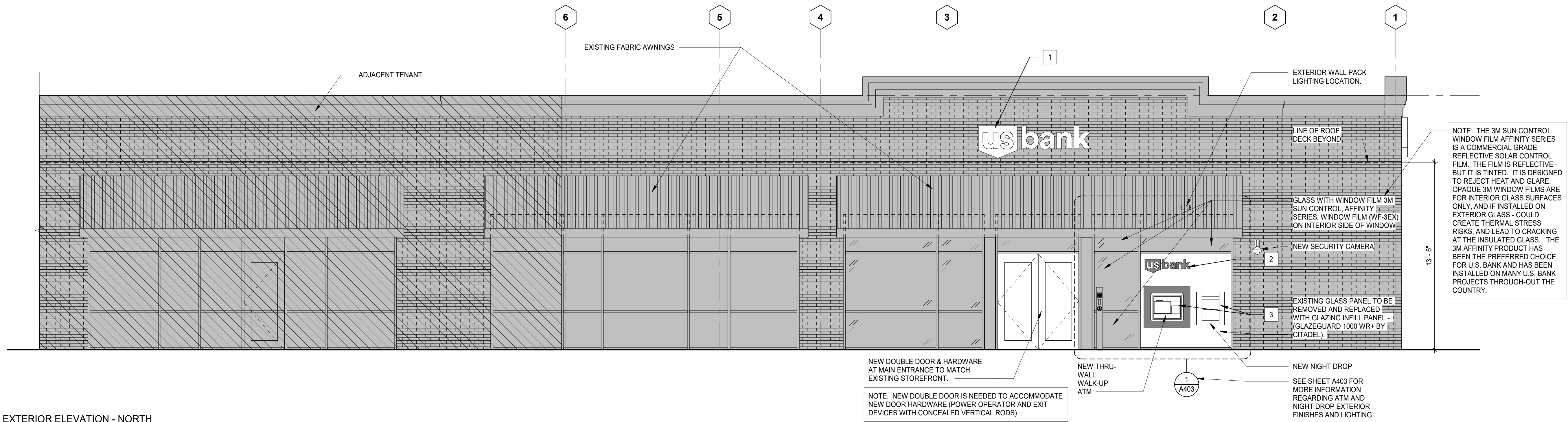
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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EXTERIOR ELEVATIONS

# A401



**1** EXTERIOR ELEVATION - NORTH  
 1/4" = 1'-0"



**2** PHOTO OF EXISTING NORTH ELEVATION

**GENERAL NOTES - EXTERIOR ELEVATION**

- A. SEE SHEET A201 FOR ANY EXTERIOR CEILING FINISH AND HEIGHT INFORMATION (IF PRESENT).
- B. ALL EXTERIOR SIGNAGE BY US BANK'S SIGNAGE VENDOR UNDER SEPARATE PERMIT.
- C. ALL BANK EQUIPMENT INFORMATION TO BE PROVIDED BY CONVERGINT TECHNOLOGIES. CONTACT INFORMATION IS PROVIDED ON COVER SHEET 0000.
- D. GRAY HATCH ON ELEVATIONS INDICATES EXISTING CONSTRUCTION TO REMAIN.
- E. POWER WASH BUILDING.
- F. INSPECT AND REPAIR ANY DEFICIENT BUILDING MATERIALS.

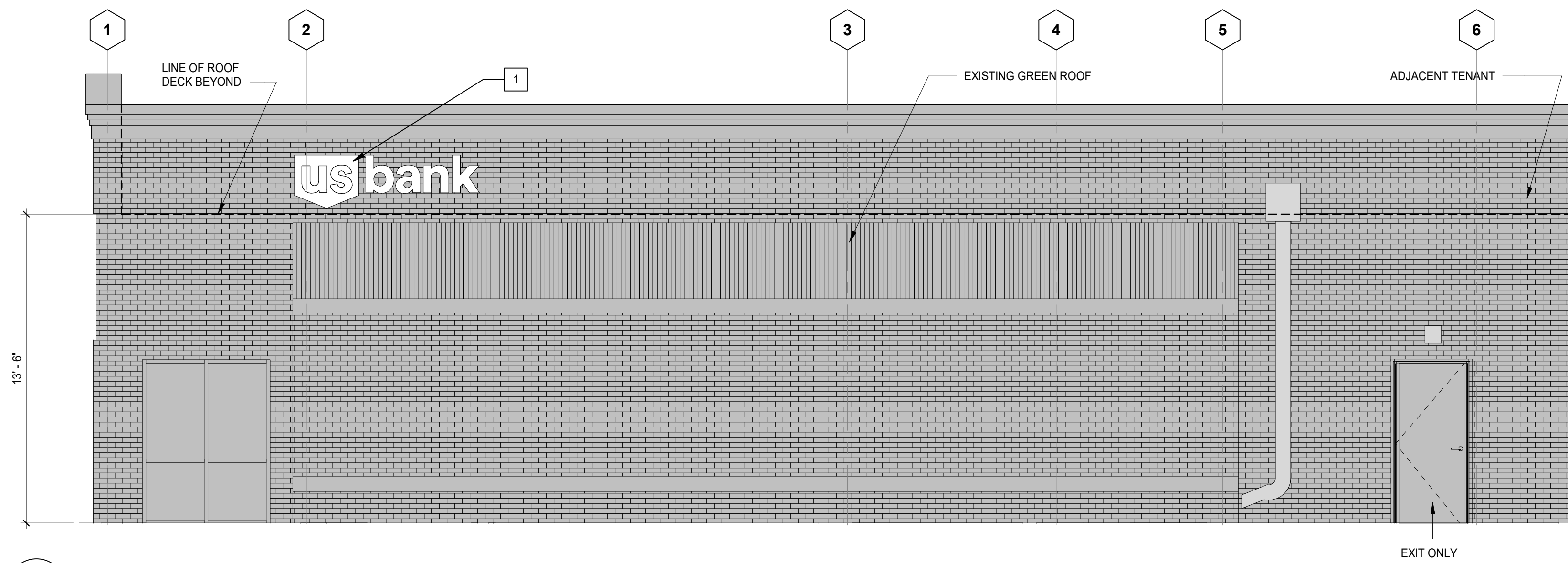
**ELEVATION LEGEND**

	NOT IN SCOPE
	ADJACENT TENANT SPACE

**KEYNOTES - EXTERIOR ELEVATIONS**

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

NO.	Description
1	NEW U.S. BANK ILLUMINATED SIGNAGE - EXISTING ELECTRICAL TO BE RE-USED. BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT.
2	NEW US BANK ATM SIGNAGE BY OWNER'S VENDOR UNDER SEPARATE PERMIT.
3	NEW THRU-WALL EQUIPMENT. G.C. TO CONTACT US BANK EQUIPMENT VENDOR (CONVERGINT TO OBTAIN CUTSHEETS AND VERIFY EQUIPMENT DIMENSIONS. SURROUND BY OWNER'S VENDOR AND TO BE UNDER SEPARATE PERMIT.



**1** EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"



**2** PHOTO OF EXISTING SOUTH ELEVATION

- GENERAL NOTES - EXTERIOR ELEVATION**
- A. SEE SHEET A201 FOR ANY EXTERIOR CEILING FINISH AND HEIGHT INFORMATION (IF PRESENT).
  - B. ALL EXTERIOR SIGNAGE BY US BANK'S SIGNAGE VENDOR UNDER SEPARATE PERMIT.
  - C. ALL BANK EQUIPMENT INFORMATION TO BE PROVIDED BY CONVERGINT TECHNOLOGIES. CONTACT INFORMATION IS PROVIDED ON COVER SHEET G000.
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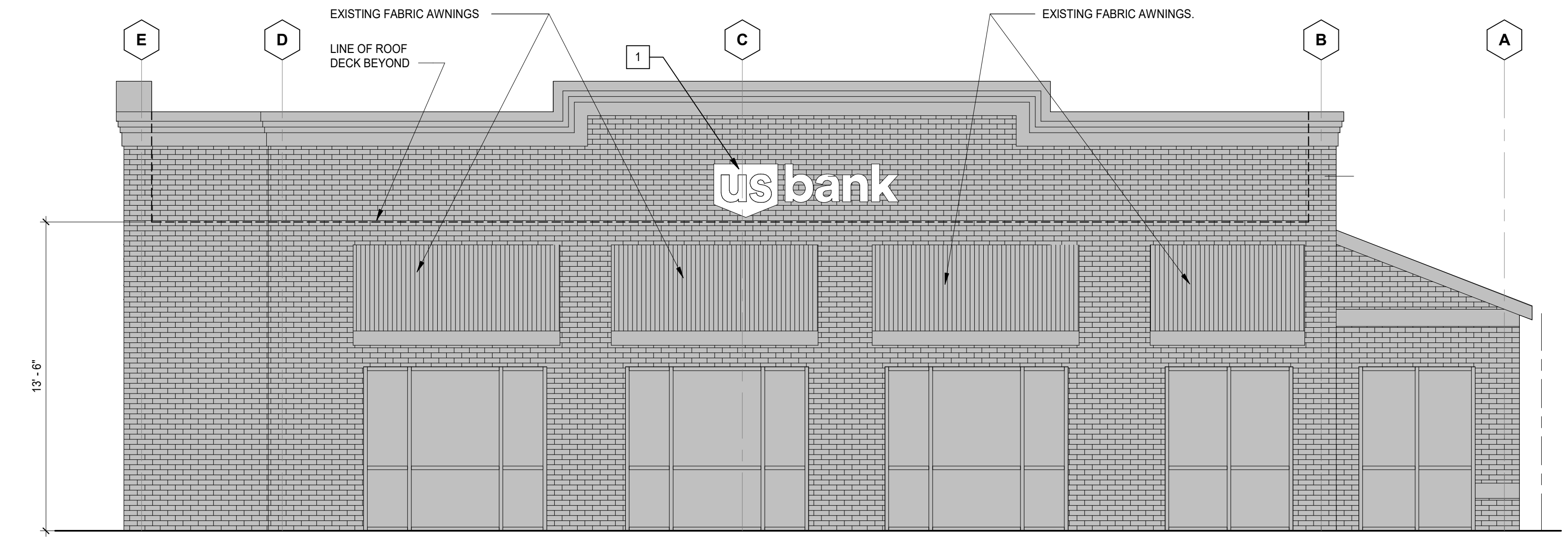
**ELEVATION LEGEND**

	NOT IN SCOPE
	ADJACENT TENANT SPACE

**KEYNOTES - EXTERIOR ELEVATIONS**

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

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**3** EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"



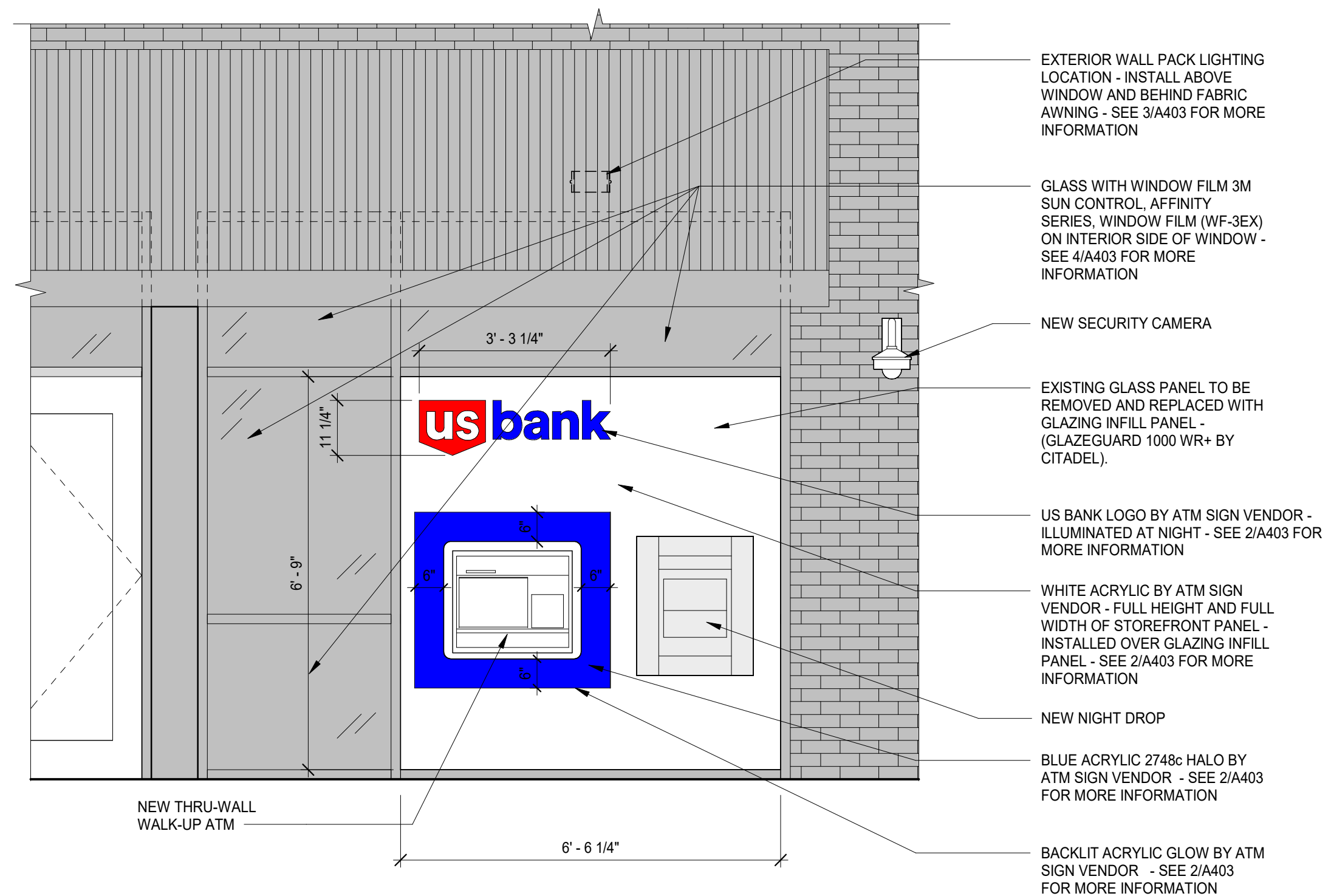
**4** PHOTO OF EXISTING WEST ELEVATION

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	06/11/2026

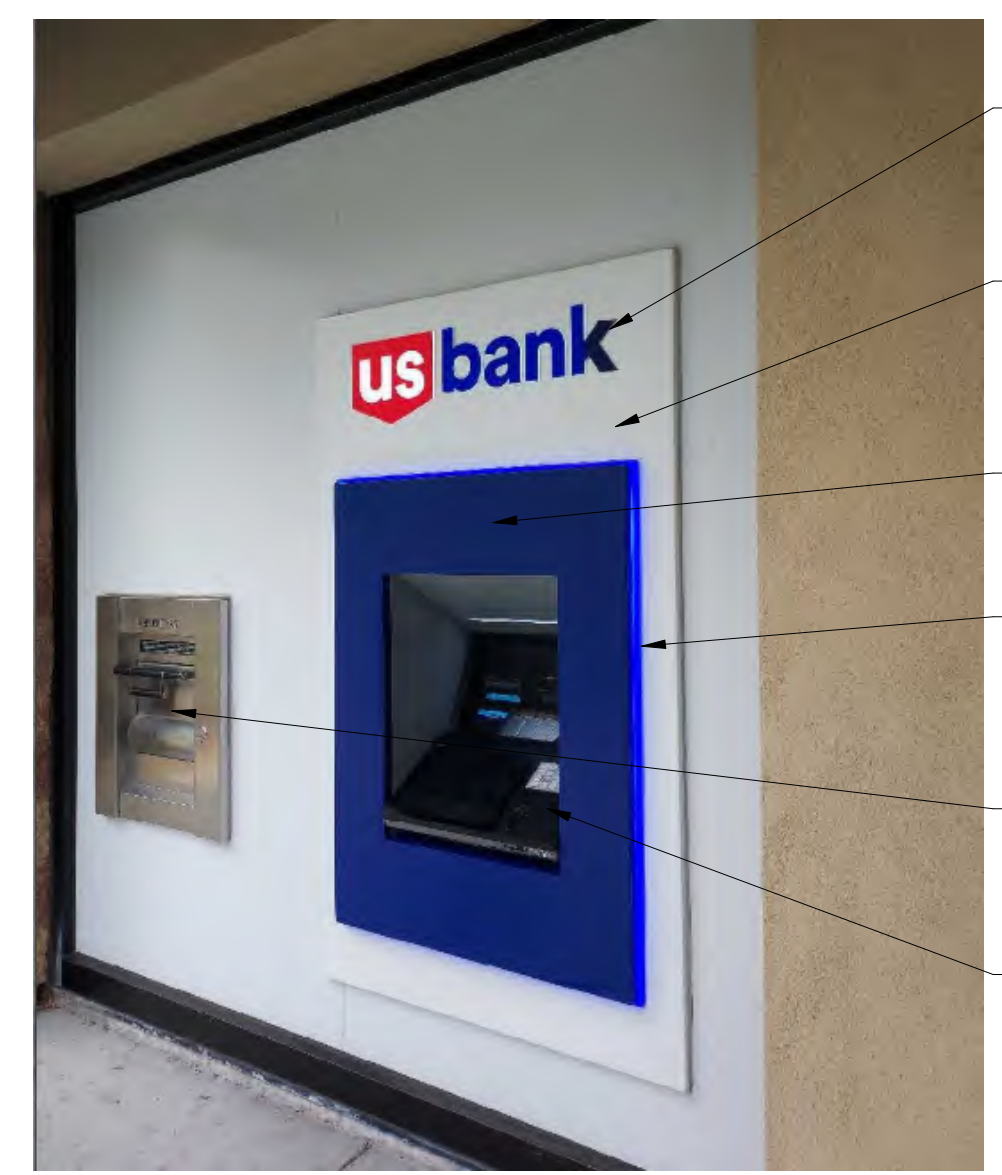
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1 EXTERIOR ELEVATION - ATM AND NIGHT DROP  
1/2" = 1'-0"



EXAMPLE 1 PREVIOUS PROJECT - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT



EXAMPLE 2 PREVIOUS PROJECT - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT

2 PHOTOS OF PREVIOUS PROJECTS - ATM AND NIGHT DROP INSTALLATION AT STOREFRONT

LED wall luminaire - asymmetric light distribution **BEGA**

**Application**  
This LED wall luminaire with an asymmetric light distribution can be used to illuminate ceiling or ground surfaces in front of the mounting surface. Can be used for uplight or downlight applications.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflector made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRFL** listed to North American Standards, suitable for wet locations  
Protection class IP66  
Weight: 11 lbs

**Electrical**  
Operating voltage: 120-277V AC  
Minimum start temperature: -40° C  
LED module wattage: 43.4 W  
System wattage: 50 W  
Controllability: 0-10V dimmable  
Color rendering index: Ra > 90  
Luminaire lumens: 4549 lumens (3000K)  
Lifetime at Ta = 15° C: 50,000 h (L70)

**LED color temperature**  
 4000K - Product number = **K4**  
 3500K - Product number = **K35**  
 3000K - Product number = **K3**  
 2700K - Product number = **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors:  Black (BLK)  White (WHT)  RAL:  Bronze (BRZ)  Silver (SLV)  CUS:

Type: BEGA Product: 33386 K35 BLK  
Project:  
Modified:

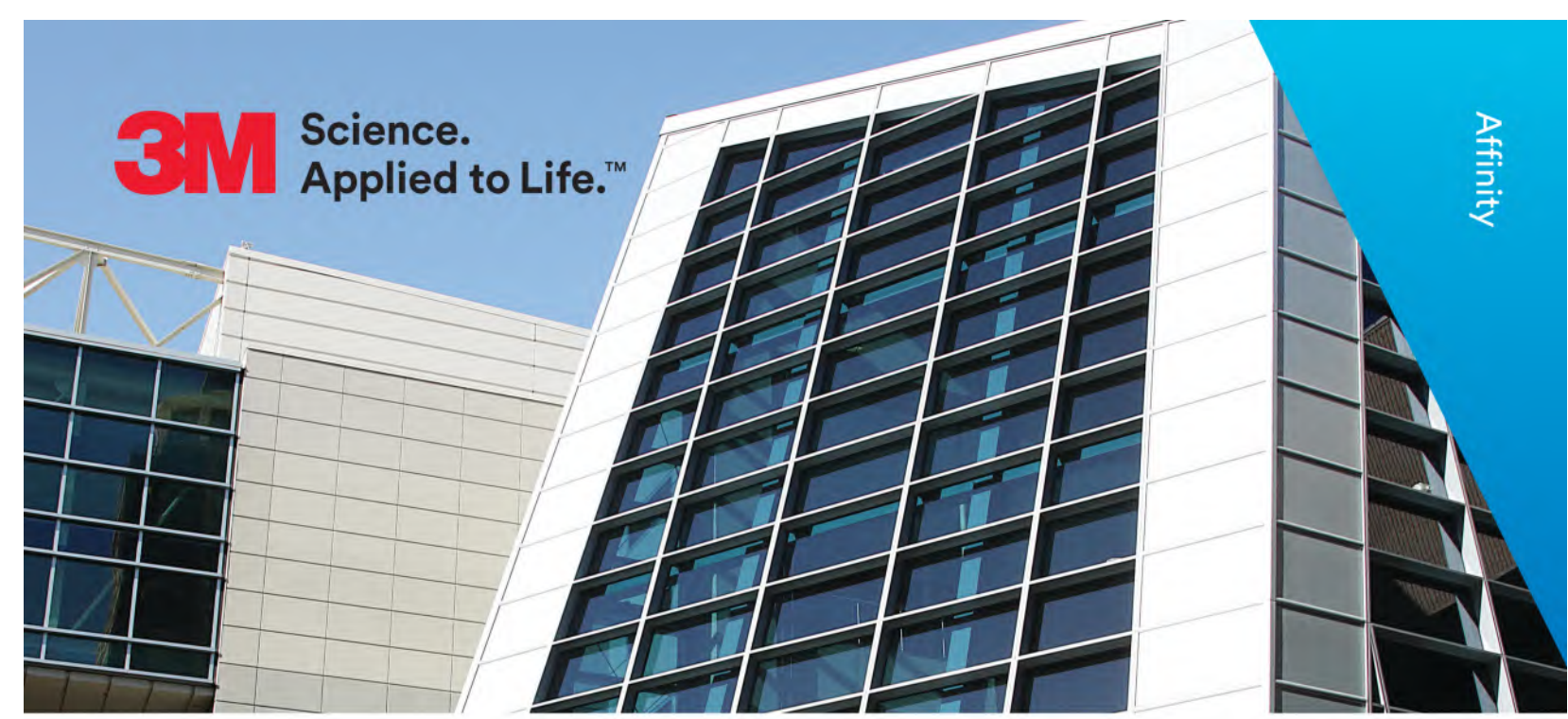


LED wall luminaire - asymmetric light distribution

LED	A	B	C
33386	43.4 W	12"	8 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2019.

3 EXTERIOR LIGHTING CUTSHEET - WALL PACK ABOVE ATM AND NIGHT DROP



Improve your building's energy performance and comfort — on budget — with 3M™ Sun Control Window Film Affinity Series.

- ▶ Commercial grade highly reflective film
- ▶ Rejects up to 79% of all solar energy
- ▶ Helps provide energy savings resulting in potential paybacks in less than 3 years\*
- ▶ Helps extend the life of furnishings by significantly reducing harmful UV rays, the largest cause of fading
- ▶ Excellent scratch resistant coating
- ▶ Comprehensive warranty from 3M

\*Based on Energy Analysis for Window Films Applications in New and Existing Homes and Offices completed by CONSOL Energy

**Product Performance and Technical Data**

Glass Type (All 1/4")	Film Type	Visible Light			Solar Energy Rejected	Solar Heat Gain Coefficient (G Value)	U Value	Solar Heat Reduction	UV Light Rejected	Glare Reduction	Visible Light to Solar Heat Gain Ratio	
		Reflected (Interior)	Reflected (Exterior)	Transmitted								
Clear	Affinity 15	25%	58%	9%	79%	0.21	1.00	5.7	74%	99%	90%	0.4
	Affinity 30	19%	29%	33%	61%	0.39	0.94	5.3	62%	99%	63%	0.8
Tinted	Affinity 15	25%	24%	5%	73%	0.27	1.00	5.7	67%	99%	8%	0.2
	Affinity 30	19%	14%	20%	63%	0.37	0.94	5.3	41%	99%	62%	0.5
Double Clear	Affinity 15	26%	57%	8%	68%	0.32	0.47	2.7	54%	99%	90%	0.3
	Affinity 30	20%	32%	30%	54%	0.46	0.45	2.6	34%	99%	62%	0.7
Double Tinted	Affinity 15	25%	23%	5%	73%	0.27	0.47	2.7	47%	99%	89%	0.2
	Affinity 30	20%	15%	18%	64%	0.36	0.45	2.6	29%	99%	62%	0.5

**Warranty and Limited Remedy:** 3M warrants that each 3M product meets the applicable 3M product specification at the time 3M ships the product. 3M MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, INCLUDING ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. If the 3M product does not conform to this warranty, the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price. Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted.

3M Commercial Solutions Division  
3M Center, Building 220-1E-04  
St. Paul, MN 55144-1000  
3M.com/windowfilm

3M is a trademark of 3M.  
Used under license in Canada.

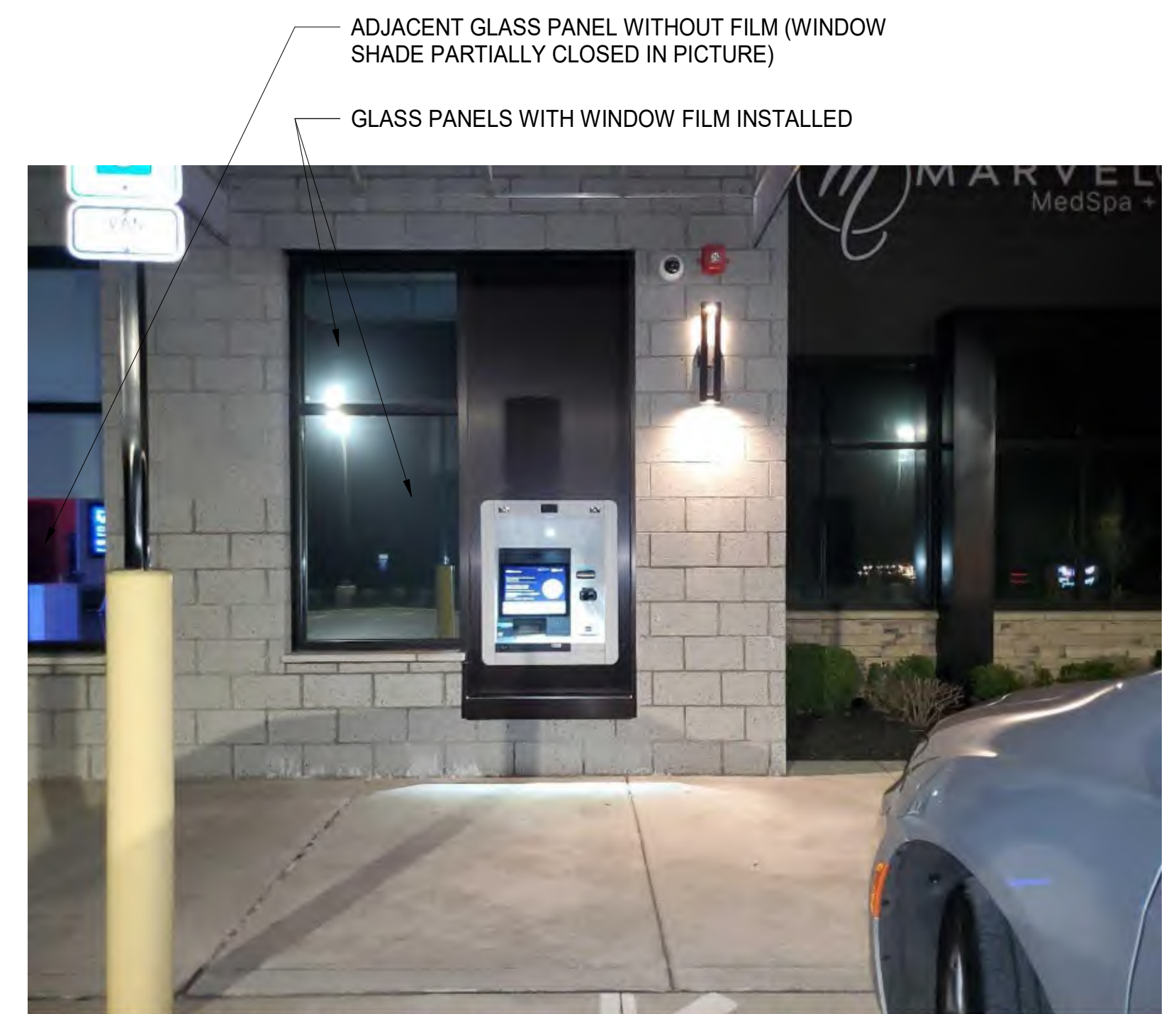
Please recycle. Printed in the U.S.A.  
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98-0150-0752-3

4 WINDOW FILM CUTSHEET AND PHOTO OF PREVIOUS PROJECT

**WINDOW FILM FINISH INFORMATION**

**MATERIAL TYPE:** SURFACE APPLIED FILM  
**MANUFACTURER:** 3M SUN CONTROL WINDOW FILM  
**STYLE:** AFFINITY SERIES  
**COLOR:** AFFINITY 15 (15% TRANSMITTANCE)  
**SIZE:** 50 IN. X 100 FT

**NOTES:**  
1. PROVIDED BY US BANK WINDOW FILM VENDOR (USE ON NON-TEMPERED GLASS ONLY)  
2. NEEDED FOR SECURITY AT EXTERIOR GLASS PER U.S. BANK STANDARDS. FILM NEEDED TO BLOCK VIEW OF BANK EQUIPMENT INSIDE THE BUILDING FROM THE EXTERIOR.



SUS2005C - 03/24/2026 - DISTANT - ATM AND SURROUNDING U.S.BANK BURKITT COMMONS 4000 ADDY WAY SUITE B, NOLENSVILLE, TN 37135

Project No.	1485519A72
Drawn By	AR
Checked By	MC
Date	06/11/2026

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**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
	06/11/26	Planning Commission Public Hearing

# Stratus

onestratus.com

888.503.1569

**LOCATION NUMBER:**

94527692

**SITE ADDRESS:**

60 S Waukegan Rd Ste B  
Deerfield, IL  
60015

[View in Google Maps](#)



Infinite possibilities, ideal solutions.



**E01 NORTH ELEVATION**  
Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 34'-8-1/2"W = 653.67 square feet  
8% of 653.67 = 52.29 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0

**EXISTING CONDITIONS**

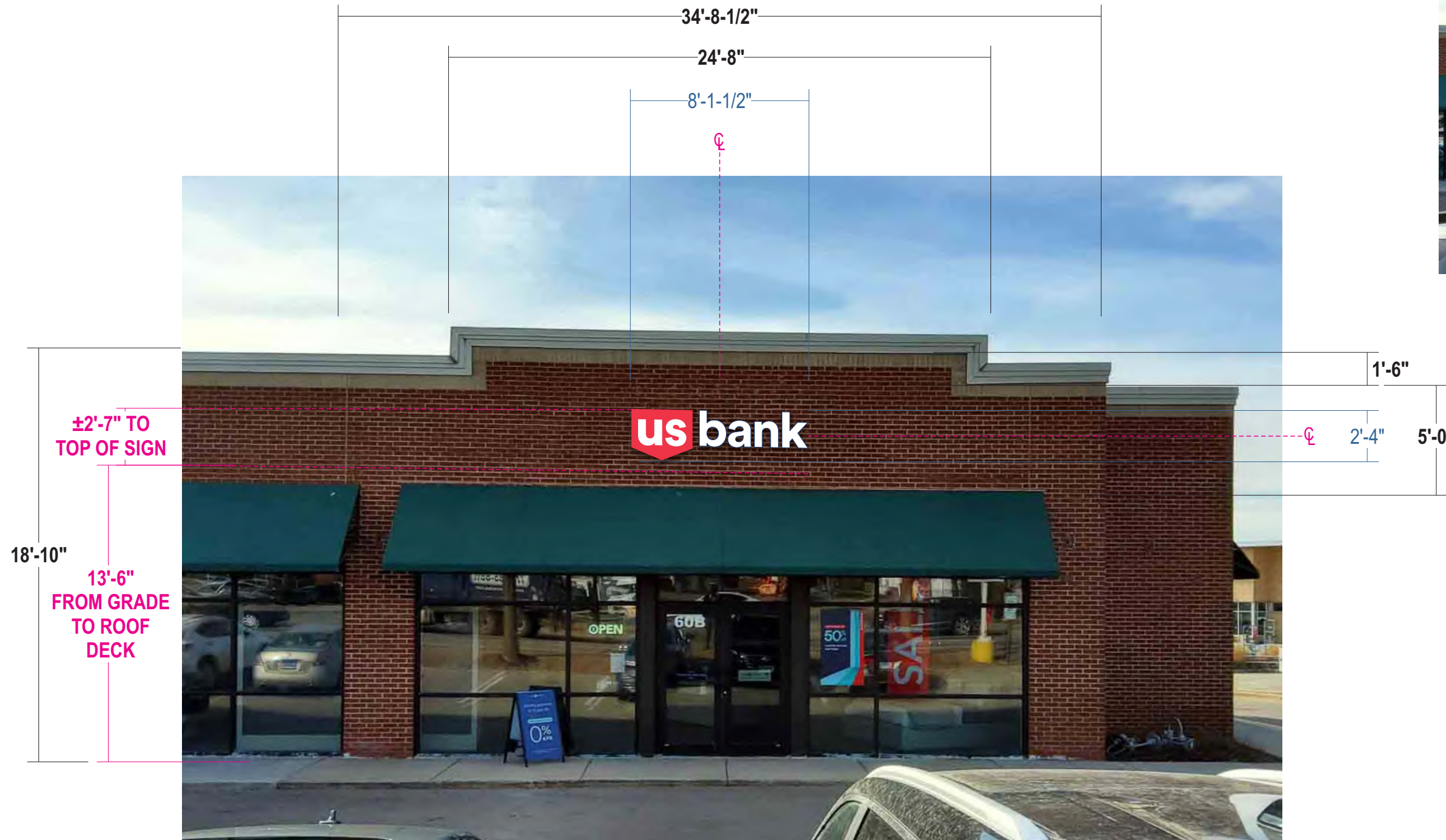


Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign; Reuse the raceway behind the wall

Wall Color:  
Verify color



Reuse the raceway behind the wall



**PROPOSED SIGNAGE**

**Stratus**

onstratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT: **us bank**

ADDRESS: 60 S Waukegan Rd Ste B  
Deerfield, IL 60015

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ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R14.cdr

PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK

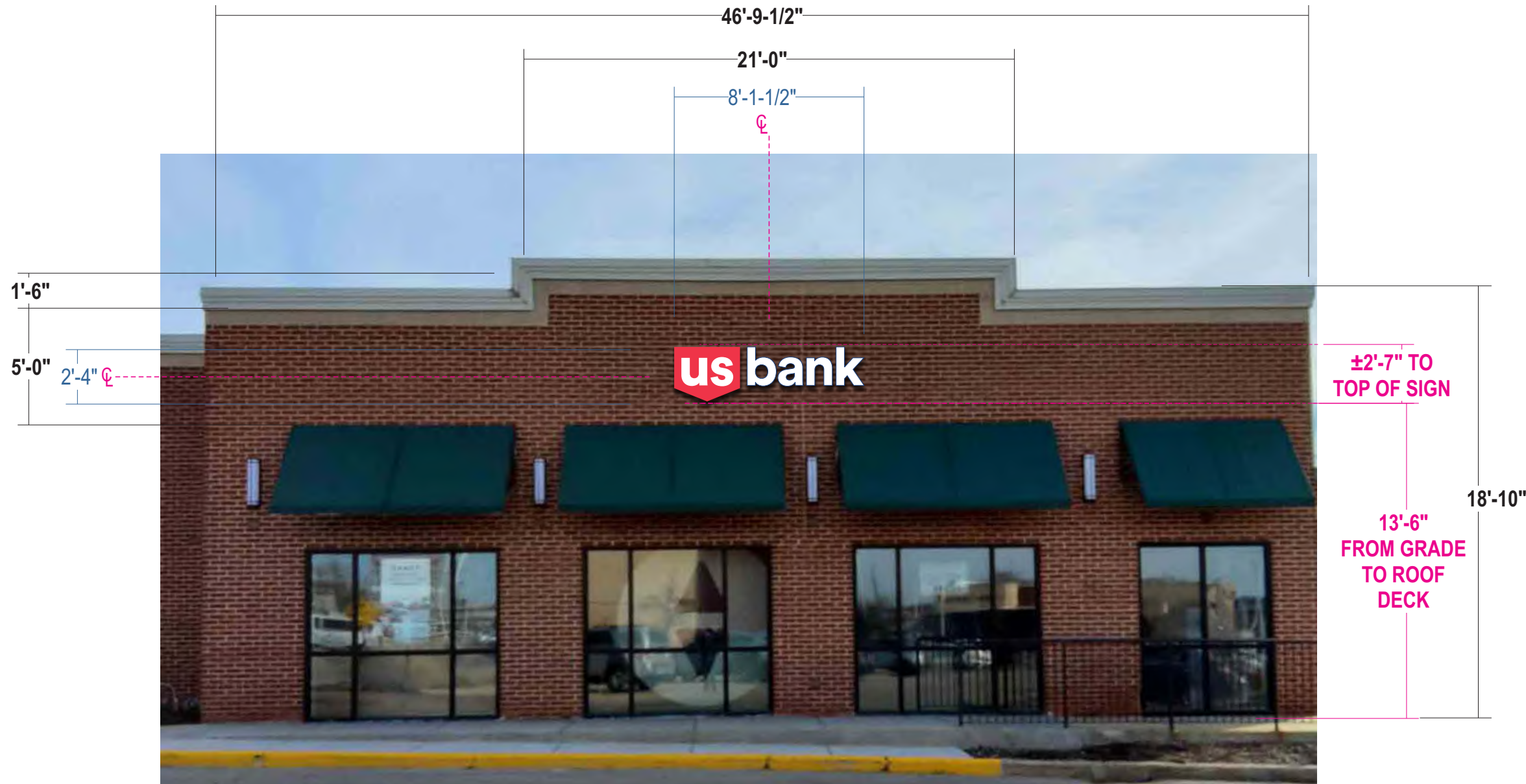
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF	Added code calculation and updated sign size	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF		Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Added provided dimensions and raceway scope note	Rev 13	596138	05/05/26 RF	

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**E02 WEST ELEVATION**  
Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 46'-9-1/2"W = 881.24 square feet  
4% of 881.24 = 35.24 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0



**PROPOSED SIGNAGE**

**EXISTING CONDITIONS**



Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign; Reuse the raceway behind the wall



Reuse the raceway behind the wall

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Deerfield, IL 60015  
PAGE NO.: **4**

ORDER NUMBER: 1249731  
PROJECT NUMBER: 89453  
PROJECT MANAGER: HEATHER SONSEDEK  
SITE NUMBER: 94527692  
ELECTRONIC FILE NAME: G:\ACCOUNTS\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R14.cdr

Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF	
<b>Rev 14</b>	<b>596940</b>	<b>05/08/26 KW</b>	
Rev 2	589705	04/03/26 RF	
Rev 3	590135	04/07/26 RF	
Rev 4	590681	04/09/26 RF	Added code calculation
Rev 5	590787	04/09/26 RF	
Rev 6	591753	04/15/26 RF	Updated with provided dims, scope note, Option B

Rev #	Req #	Date/Artist	Description
Rev 7	592106	04/17/26 RF	Removed Option A, kept this page
Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 10	593927	04/24/26 KW	
Rev 11	594450	04/27/26 KW	
Rev 12	595539	05/01/26 KW	
Rev 13	596138	05/05/26 RF	

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**E03 SOUTH ELEVATION**

Scale: 3/16"=1'-0"

NOTE: Wall area 18'-10"H x 34'-8-1/2"W = 653.67 square feet  
4% of 653.67 = 26.14 square feet allowed

EXISTING SIGN SF:	34.2
PROPOSED SIGN SF:	19.0



**PROPOSED SIGNAGE**

**EXISTING CONDITIONS**



Existing 2'-5" x 14'-2" channel letters to be removed, wall patched & painted to like new condition; Install new sign in the exact same place as the existing sign; Reuse the raceway behind the wall

Wall Color:  
Verify color



Reuse the raceway behind the wall

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ORDER NUMBER: 1249731

SITE NUMBER: 94527692

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\US BANK\2026\IL\94527692\_Deerfield\94527692\_Deerfield\_R14.cdr

PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	Updated sign size, added roof deck height dimension
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	Added raceway pic and add. dimension
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF	Added code calculation and updated sign size	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF	Updated to custom 23" sign size	Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Added provided raceway scope note	Rev 13	596138	05/05/26 RF	

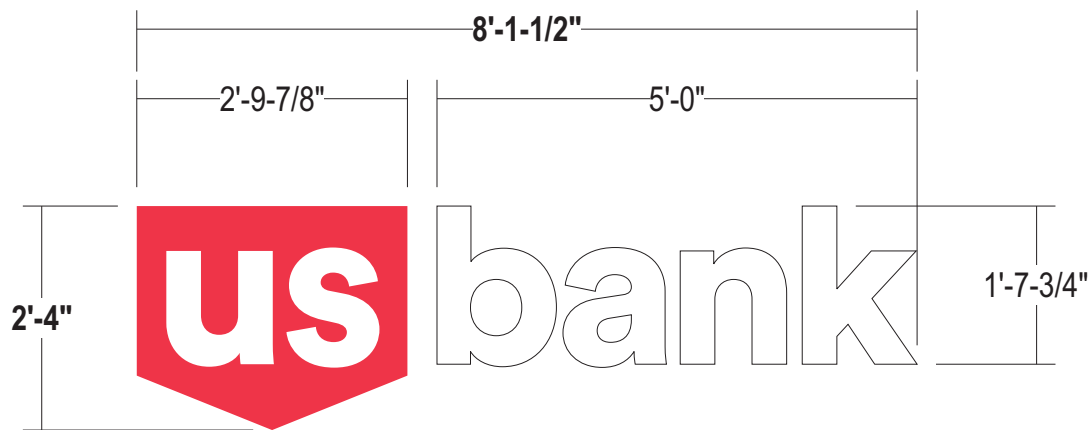
E01  
E02  
E03

# FACE LIT, TRIMLESS CHANNELS

# CUSTOM USB-LTR-FL-W-19.75

Scale: 1/2"=1'-0"

19.0 square feet



**FACES:** .125" routed aluminum painted red with push thru 1" clear acrylic 1/2" exposed w/ surface applied white trans. vinyls overlay & second surface diffuser

**RETURNS:** 3" Deep fabricated .050" alum. returns stapled to backs; interiors painted reflective white; exteriors painted red

bank

**FACES:** 1/2" #2406 white drop-in acrylic  
Faces to have routed back flange & will drop into returns & secure with c/s fasteners; Fasteners painted to match returns

**RETURNS:** 3" Deep .050" pre-finished white alum. returns

**ILLUM.** White P-LED Patriot Medium LED's as required or approved alternate;  
**Remote power supplies**

**INSTALL:** Letters thru bolted flush to wall surface using min 3/8" all thread into approved blocking  
12" standard length of threaded rod will be supplied unless otherwise noted or as approved to suit wall

**QUANTITY:** (3) Three total  
(1) One required for South, West, and North Elevations

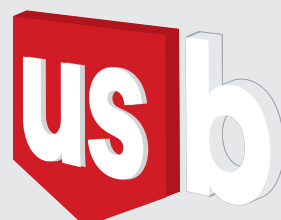
**NOTE:** Two colors maximum allowed for the sign;  
return colors for "bank" deviate from standards and are white for this sign

### COLOR PALETTE

	3M 3630-20 Trans White w/ 3M 3635-70 Diffuser 60%
	Pantone 199 Red 3M 3630-163 Scarlet Red w/ 3M 3660M Matte overlam.

Paint finish to be satin unless otherwise specified

### SIMULATED NIGHT VIEW



**'us logo' alum w/ push thru acrylic:**  
Face: Routed aluminum painted USB Red  
"us": clear acrylic with vinyl overlay and diffuser

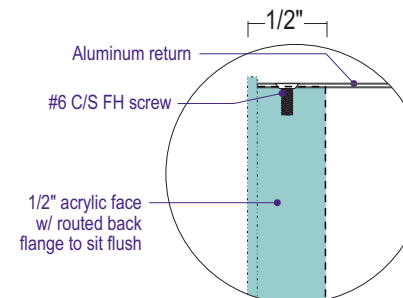
**'bank' trimless:**  
Faces: White acrylic/ no vinyl  
Returns: Pre-finished white

.250" ALUMINUM ANGLE FRAME (KERF CUT RADIUS)  
1-1/2" BRAKE-FORMED RETURN, RADIUS ENDS WELDED & GROUND SMOOTH. SECURED W/ COUNTERSUNK SCREWS  
.125" THK. ALUMINUM ROUTED FACE  
PUSH-THRU ACRYLIC; STUD MOUNT TO BACK OF FACE. STUDS ON 8" +/- CENTERS with PUSH NUTS.

.050" aluminum backer painted white  
1/2" chase nipple / snap bushing @ wire penetration  
Power supply housing and remote disconnect switch  
White P-LED Patriot Medium  
Lag bolt or equivalent mounting to wall/TBD  
1/4" dia. weep holes with light cover

### SECTION DETAIL (us)

NTS



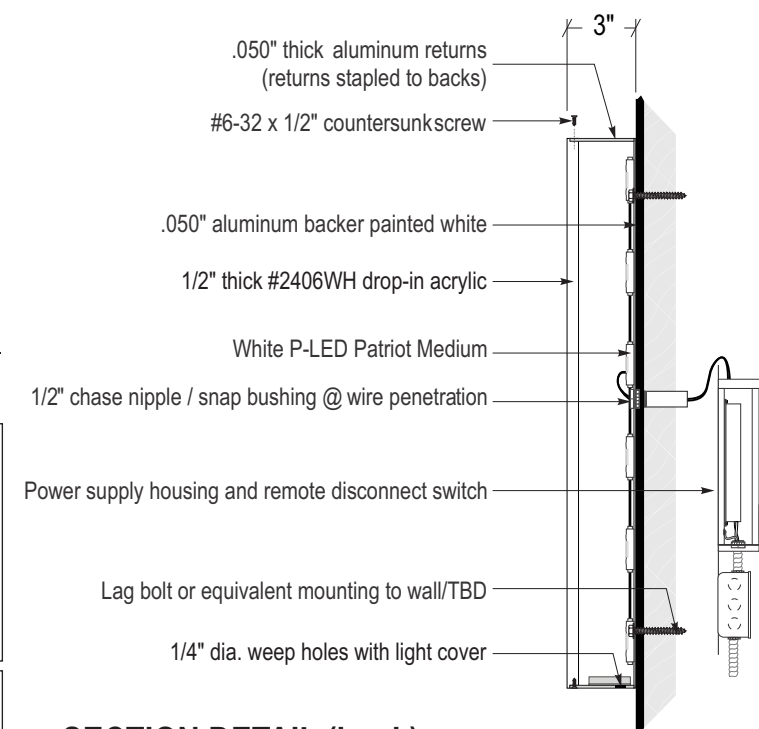
### BANK: DROP IN FACE DETAIL

shown without color

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

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.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



### SECTION DETAIL (bank)

NTS

# Stratus

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PAGE NO.: 6

ORDER NUMBER: 1249731

SITE NUMBER: 94527692

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PROJECT NUMBER: 89453

PROJECT MANAGER: HEATHER SONSEDEK


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Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
Rev 14	596940	05/08/26 KW		Rev 8	592536	04/21/26 RF	Custom size, custom white letterset with white returns
Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF	Updated sign size to meet code requirement	Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF	Updated to custom 23" sign size	Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF	Updated illum spec to state reusing existing raceway	Rev 13	596138	05/05/26 RF	Updated shield logo to be routed face with push thru acrylic



Leave the existing awnings as is

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PAGE NO.: 7

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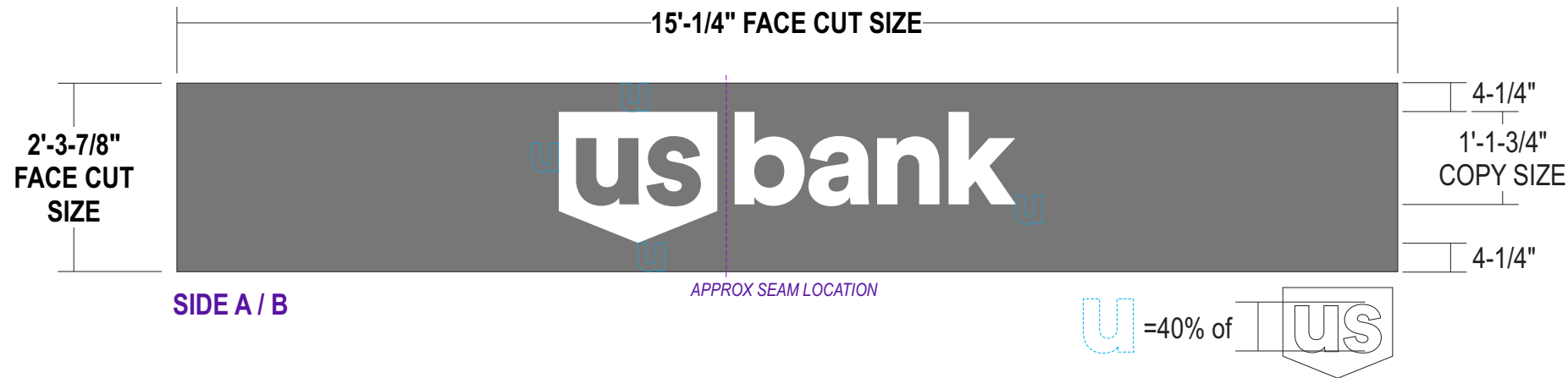
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Rev 5	590787	04/09/26 RF		Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	

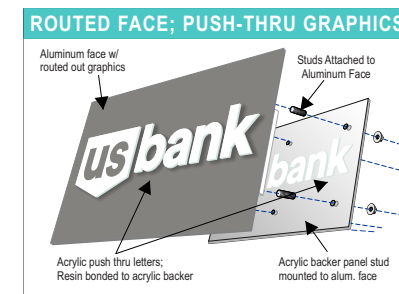
**E05** REPLACEMENT FACES  
Scale: 1/2"=1'-0"

**USB-FR27.8**  
34.9 square feet



Existing faces to be removed & replaced

- CABINET:** Existing cabinet to remain
- FACES:** .125" aluminum faces with routed out graphics; Painted Greyshank w/ suede satin finish
- GRAPHICS:** Routed from alum. face with 3/4" thick #2406 white acrylic
- ILLUM:** Existing lighting - already LED
- INSTALL:** .125" aluminum faces mounted with countersunk screws thru face; Paint screws to match face color
- QUANTITY:** (2) Two faces required for D/F illuminated sign

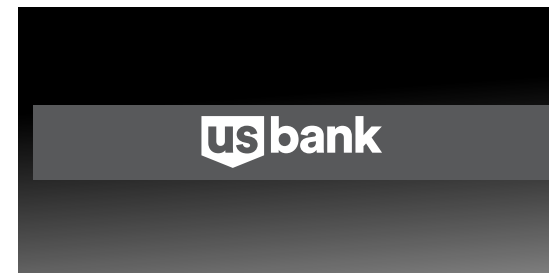


**COLOR PALETTE**

- 2406 White Acrylic
- Matthews MP13914 Greyshank, suede satin finish

Paint finish to be satin unless otherwise specified

**SIMULATED NIGHT VIEW**



22'-5-1/4"



**PROPOSED SIGNAGE**  
Scaled proportionally

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Original	583690	02/13/26 RF		Rev 7	592106	04/17/26 RF	
<b>Rev 14</b>	<b>596940</b>	<b>05/08/26 KW</b>	Removed texture from face	Rev 8	592536	04/21/26 RF	Graphics changed to white
Rev 2	589705	04/03/26 RF	Added page to book	Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF	Updated scope with provided information	Rev 10	593927	04/24/26 KW	
Rev 4	590681	04/09/26 RF		Rev 11	594450	04/27/26 KW	
Rev 5	590787	04/09/26 RF		Rev 12	595539	05/01/26 KW	Updated per survey
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	Updated graphics from clear acrylic with vinyl to white acrylic

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E06

# PARKING PANEL 12x18

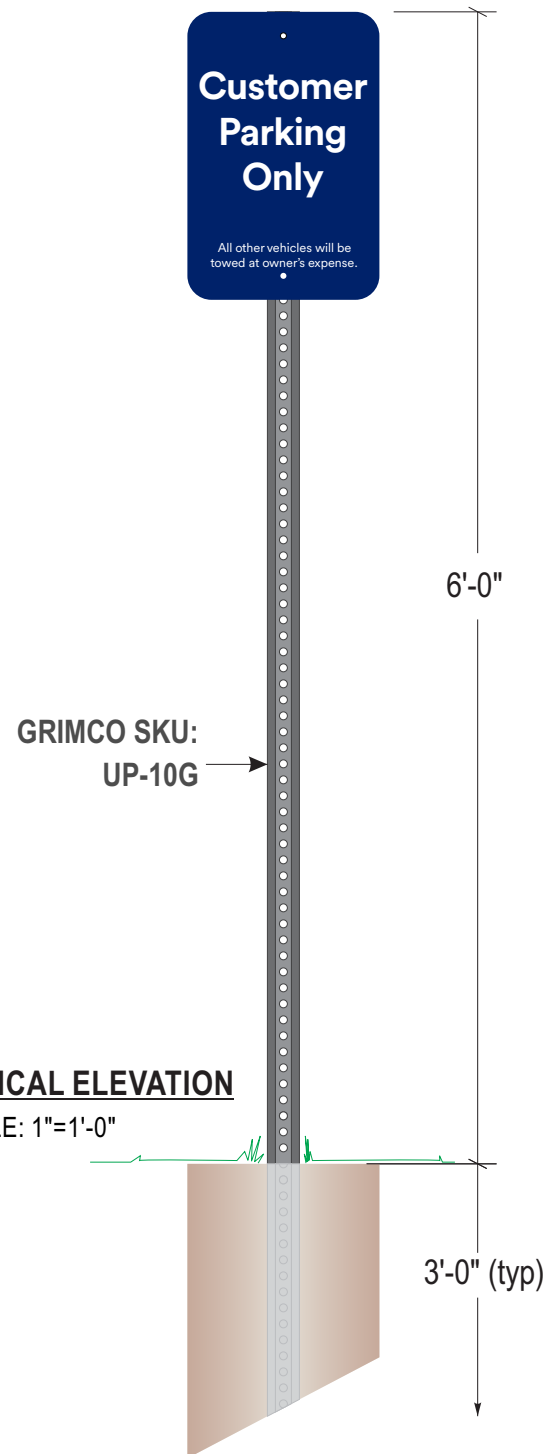
Scale: 3"=1'-0"



# USB-PNP-CS

1.5 square feet

# USB-PNP (WITH POST)



- PANEL:** .080 Aluminum panel w/ 1-1/2" radius corners & pre-drilled 3/8" holes centered top and bottom
- GRAPHICS:** Digitally printed graphics on engineer grade reflective sheeting w/ matte clear overlamine
- FONT:** U.S. Bank Circular Bold, U.S. Bank Circular Regular
- POST:** Galvanized U-Channel post as required; U-Channel posts to be direct burial installation; if installed on grass, to have concrete mow strip
- INSTALL:** Panel fastened to posts w/ thru the face fasteners as required; screw heads painted to match background  
U-Channel post to be direct burial installation as required by engineering & city code
- QUANTITY:** (4) Four required  
See page 2 for placement


**COLOR PALETTE**

 Pantone 2756 USB Blue

Paint finish to be satin unless otherwise specified

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Rev 2	589705	04/03/26 RF		Rev 9	593749	04/23/26 KW	
Rev 3	590135	04/07/26 RF		Rev 10	593927	04/24/26 KW	Added page
Rev 4	590681	04/09/26 RF		Rev 11	594450	04/27/26 KW	No branding
Rev 5	590787	04/09/26 RF		Rev 12	595539	05/01/26 KW	
Rev 6	591753	04/15/26 RF		Rev 13	596138	05/05/26 RF	

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