

COMMUNITY DEVELOPMENT DEPARTMENTAL REPORT

Planning Division

11/01/17 to 04/31/18

Summary of Commission Activity:

Plan Commission Activity

- A public hearing and workshop meeting (November 9, 2017) on the request for approval of a residential planned unit development (PUD) with necessary variations; a rezoning of 464 and 502 Elm Street from R-3 single family residential district to R-5 General Residence District; and an amendment to the comprehensive plan to allow the redevelopment of 464 and 502 Elm Street properties with eight townhomes and two single family homes (Avanti Construction Group, Inc.)
- A prefiling conference (November 16, 2017) and a public hearing (January 11, 2018) on the request for approval for text amendments for the redevelopment of 99 South Waukegan Rd. with two new buildings including a request for a de facto PUD; a Special Use for A Chick-fil-A restaurant with a drive-thru; and necessary variations to implement the proposed redevelopment plan
- A public hearing and workshop meeting (December 14, 2017) and continued public hearing and workshop meeting (January 11, 2018) on the request for approval to a vacation of a building line at 755 Summit Drive
- A prefiling conference (December 14, 2017) and public hearing (March 22, 2018) on the request for approval of a residential planned unit development (PUD) with necessary variations, a rezoning of 702, 662, and 658 Elm Street from R-4, Single & Two Family Residential District to R-5, General Residence District; and an amendment to the comprehensive plan to allow the redevelopment of the 702, 662, and 658 Elm Street properties with eight Townhomes (1219 Partners, LLC)
- A prefiling conference (January 11, 2018) and public hearing (February 22, 2018) for an amendment to a sign plan to allow a new ground sign for Caterpillar, Global Headquarters (Caterpillar, Inc. and Corporate 500)
- A prefiling conference (January 11, 2018) and a public hearing (February 22, 2018) for Class A special use for a massage establishment to be located at 711 Waukegan Road (Massage Heights and Deerfield Village Centre)
- A second prefiling conference (January 25, 2018) on the request for an amendment to the Deerbrook Shopping Center Planned Unit Development for a Transit Oriented Development in the rear portion of Deerbrook Shopping Center consisting of an apartment rental community; a text amendment to the C-2 Outlying Commercial District; and an amendment to the Deerfield Comprehensive Plan (Gateway Fairview, Inc. – Property Owner and Reva Development Partners LLC)

- A pre-filing conference (January 25, 2018) and a continued public hearing (February 22, 2018 and continued March 22, 2018) for a request for an amendment to a Special Use to allow renovations to Tennaqua Club (Tennaqua)
- A pre-filing conference (February 8, 2018) and a public hearing (March 15, 2018) on the request for an amendment to the Walgreens planned unit development (PUD) for the Wilmot Road campus to allow changes to the parking lot to add parking, a new skywalk connecting the buildings, and signage amendments, change the PUD boundaries, approval of a preliminary and final development plan, and an amendment to the existing annexation agreement. (Walgreens Co.)
- A pre-filing conference (February 22, 2018) and public hearing (March 22, 2018) on the request for an amendment to a planned unit development to permit a new parking garage to be constructed to the south of the 1717 Deerfield Road office building (LSREF4 Rebound, LLC)
- A pre-filing conference (March 8, 2018) on the request for approval of a residential planned unit development (PUD) with necessary exceptions; a rezoning of 464 and 502 Elm Street from R-3 Single Family Residential District to R-5 General Residence District; and an amendment to the Comprehensive Plan to allow the redevelopment of 464 and 502 Elm Street properties with eight single family detached homes (Avanti Construction Group, Inc.)
- A pre-filing conference (March 15, 2018) on the request for an amendment to a sign plan for new wall signs for Oracle at 1405 Lake Cook Road

Village Center Commission (VCC) Activity

The Village Center Commission continues to advance a positive vision for downtown Deerfield and supports the area's vitality and desirability. The Commission's goal is to enhance the downtown's image, strengthen its economic base, and maintain and improve its attractiveness and accessibility. As a steward of the downtown, the VCC plays an essential role in keeping the downtown clean, attractive, safe, growing, dynamic, and exciting. The VCC is made up of residents, one member from the Chamber of Commerce, and one member from the Village Center business community during this reporting period.

The VCC invited Blanca Hernandez, owner of Green Acres Landscaping to their April meeting to discuss with the group different aspects of the landscaping in the Village Center. The Commission also discussed with the Village landscaper how to increase participation in the Flower Planter program. The Commission continues to welcome guest speakers from Village Center business to come speak with the Commission to explore new ways to help local businesses thrive in the Village Center.

Appearance Review Commission (ARC) Activity

Over the last six months the Appearance Review Commission held six meetings and worked with 24 petitioners.

In the Village Center:

- Deerfield's Shopper's Court, 660-636 Deerfield Road for planters and bollards
- 711 Deerfield Road (Bartaco & Café Zupas): signage, final review
- Massage Heights, 711 Waukegan Road: Wall signs Windows, opaque & redundancy

In the Outlying Commercial District:

- Audiology Associates of Deerfield, 400 Lake Cook Road: wall sign, face change
- Deerfield Animal Care Center, 150 Waukegan Road: building, site and signage, final review
- 99 S. Waukegan Road: redevelopment, preliminary review
- City Barbeque, 365 Lake Cook Road: building, site and signage improvements, final review
- Office Depot, 134 S. Waukegan Road: building and site, new construction
- 99 S. Waukegan Road: redevelopment, preliminary review continued
- MOD Pizza, 70 S. Waukegan Road: wall sign
- Tempur-Pedic, 720 Waukegan Road: wall sign
- Bed Bath & Beyond, 96 S. Waukegan Road: façade change
- Deerbrook Residential Development: new construction, preliminary review
- T-Mobile, 110 S. Waukegan Road: wall signs
- 99 S. Waukegan Road Redevelopment, final review: Buildings and Site improvements, Signage, Chick-fil-A (Bldg. A) and Sign Criteria (Bldg. B)
- Taco Vida, 469 Lake Cook Road: signage
- Sachs Recreation Center, 455 Lake Cook Road: exterior siding
- Northwestern Medical, 350 S. Waukegan Road: ground sign
- Precor Home Fitness, 360 Lake Cook Road: wall sign
- Jewett Park, 836 Jewett Park Drive: playground area with fencing
- Northwestern Medicine, 350 S. Waukegan Road: wall signs ground sign landscaping
- Massage Heights, 711 Deerfield Road: Wall signs, continued Windows, opaque & redundancy
- 99 S. Waukegan Road, multi-tenant building: material revisions
- Red Roof Inn, 340 S. Waukegan Road: sign revisions & building elements

Cemetery Commission

The Cemetery Commission held no meetings over the last six-month period.

Inventory of Available Commercial Spaces

Planning staff continues to maintain an inventory of available commercial retail and service space, which is available on the Village's website at Business à Economic Development à Commercial Space Availabilities. Staff continues to update this information quarterly, or as new information becomes available. The information provided on the website includes the development name and address; the broker contact person, phone number and email; and the total size of the development along

with the available spaces' square footage. Maps are provided that show the location of the properties and the traffic counts on the adjacent major roadways. Provided on the economic development webpages are recently leased commercial space analyst data, which contains recent detailed demographic and income profiles, consumer spending, and market potential data. The website also includes the zoning certificate of compliance application, permitted use checklist, a summary of the special use process, and flow charts for permitted use and special uses, and the business registration form.

Village Community Events Banner Poles

The Village of Deerfield maintains two banner poles, which are used to notify the Village of community happenings. One is located at the northwest corner of Deerfield and Robert York Roads, and the other is located at the northeast corner of Deerfield and Waukegan Roads. The Village's banner poles are a custom design, therefore all banners need to be custom made for Deerfield. Staff is continuing to design and acquire new banners, and work with other organizations wishing to provide their community event.

2020 Census Local Update of Census Addresses Operation (LUCA)

The Local Update of Census Addresses Operations (LUCA) is a voluntary decennial census operation. LUCA is the only opportunity prior to the 2020 Census for local governments to review and update the U.S. Census Bureau's residential address list for Village's jurisdiction. The accuracy and completeness of the address list is critical to the accuracy and completeness of the decennial census. Planning Staff is actively working with MGP to ensure a complete and accurate Village address list.

The primary purpose of the decennial census is to apportion seats in the U.S. House of Representatives, census data is used to distribute federal funds for over 1,000 programs, administered by 26 federal agencies to tribal, state and local governments. Census data also provides statistical support for grant applications that fund community and regional development, education, agriculture, energy, and environmental programs, as well as other needed community improvements and enhancements.