

**COMMUNITY DEVELOPMENT DEPARTMENTAL REPORT**  
**Planning Division**  
**05/01/18 to 10/31/18**

**Summary of Commission Activity:**

**Plan Commission Activity**

- A public hearing (May 10, 2018) for an amendment to a Special Use to permit the relocation of beer and wine sales and a Special Use for medical and laboratory facilities for Walgreens in the Shops of Deerfield Square at 780 Waukegan Road
- A Finding of Substantial Conformance (May 10, 2018) to allow two roofs deck at Deerfield Village Center
- A public hearing (May 24, 2018) for a residential planned unit development (PUD); a rezoning of 658, 662, and 702 Elm Street from R-4, Single & Two Family Residential District to R-5, General Residence District; a Text Amendment to allow a residential PUD of less than 1 acre in size; a resubdivision of the 658, 662, and 702 Elm Street properties; and an amendment to the comprehensive plan to allow the redevelopment of the 658, 662, and 702 Elm Street properties with seven townhomes (1219 Partners, LLC)
- A public hearing (May 24, 2018) for an amendment to the Deerbrook Shopping Center Commercial Planned Unit Development for a preliminary development plan to redevelop the rear 10.79 Acres of Deerbrook Shopping Center to allow a transit oriented development with multiple family Rental Units, a Text Amendment to the C-2 Outlying Commercial District to Allow a Multiple-Family Rental Development as a Special Use in the C-2 District, and an Amendment to the Comprehensive Plan (Gateway Fairview, Inc. and REVA Development Partners LLC)
- A pre-filing conference (May 24, 2018) for a Special Use to permit the establishment of a Credit Union with a Drive-Thru at 99 S. Waukegan Road (Waukegan Lake Cook LLC)
- A pre-filing conference (June 14, 2018) and public hearing (July 12, 2018) for a Special Use for a Goddard School and an Amendment to the Deerfield Park Plaza Shopping Center at 475 Lake Cook Road (Goddard System Inc. and Deerfield Park Plaza)
- A public hearing (June 28, 2018) for a residential planned unit development (PUD): a rezoning of 10 Deerfield Road from R-1 Single Family Residential to R-5 General Residence District; an amendment to the Comprehensive Plan Future Land Use Map to permit a workforce housing development at 10 Deerfield Road (Zion Lutheran Evangelical Church/Zion Woods, Brinshore Development LLC, and Housing Opportunity Development Corporation)
- A public hearing (July 26, 2018) for a Residential Planned Unit Development (PUD); 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 six detached Single Family Homes (Avanti Construction Group, Inc.)

- A finding of substantial conformance (July 26, 2018) for approval of a Final Development Plan for the 658, 662 and 702 Elm Street Townhome Development.
- A pre-filing conference (August 9, 2018) and public hearing (October 11, 2018) for a Special Use for a high school; a Text Amendment and Special Use for a Post-Secondary Program in the R-3 Residential District at 720 Elder Lane (former Holy Cross School) for the Cove School and a Text Amendment for Identification signage for a high school and post-secondary program (Cove School and Archdiocese of Chicago)
- A public hearing (September 13, 2018) for a Class A Special Use for a physical therapy office in Units D-E (former Starland space) in Deerfield Square at 710 Robert York Avenue (CRM Properties and React Physical Therapy LLC)
- A pre-filing conference (September 13, 2018) and public hearing (October 25, 2018) for an amendment to the Ifergan Shopping Center Planned Unit Development for revisions to the sign criteria for the Ifergan Building, and a new wall sign for Precor Home Fitness at 360-380 Lake Cook Road (CI Properties – Property Owner and Precor Home Fitness)
- A pre-filing conference (September 13, 2018) and a public hearing (October 25, 2018) for a Text Amendment to the I-1 Office Research and Restricted Industrial District to allow a construction and engineering innovation lab as a Special Use and an amendment to an existing Planned Unit Development to permit an innovation lab along with site improvements at 1405 Lake Cook Road for Oracle LLC (former Textura property)
- A public hearing (October 25, 2018) for a resubdivision of the property at: 660, 664, 668, 700, 704, 708, and 712 Elm Street (formerly known as 658, 662 and 702 Elm Street) from the existing three lots into one lot for each townhome building and an outlot for the common area, and approval of a preliminary and final plat of resubdivision (Elm Street Partners LLC)
- A pre-filing conference (October 25, 2018) for an amendment to a Special Use to Permit Phase 1 renovations to Jewett Park and a rezoning of 829 Hazel Avenue from R-4 Single and Two Family Residential to P-1 Public Lands (Deerfield Park District)
- A pre-filing conference (October 25, 2018) for a Special Use to permit the establishment of a Panera Bread Restaurant at Deerbrook Mall in outlot retail F building (Mid America Asset Management & Chicago Bread LLC)

### 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 has been working on ways to bring residents to come to the Village Center and decided on a brief survey to Deerfield residents asking the community what they think of the Village Center and downtown businesses. The goal of the downtown resident survey is to better understand the needs of Deerfield residents and their reasons for coming to downtown; or the reasons why residents are not coming into the downtown. The Commission believes that the responses can assist in determining the needs of the Village Center and help plan future VCC projects. The survey would be printed in D-Tales, the Village water bills, and posted on our Facebook page and Village website. In November, the Board approved the recommendation from the VCC with minor tweaks to the survey questions.

In October the VCC did their annual walk through the Village Center and identified locations for pedestrian benches, potential sites for public art and picked up any debris in the Village Center. Building and Code Enforcement Supervisor Clint Case joined the VCC on the walk. Also in October, the VCC welcomed new Commissioner Jennifer Holtz. Ms. Holtz brings a strong architectural background to the VCC group and recognizes that an attractive business district is the cornerstone to a vibrant and healthy community.

### Appearance Review Commission (ARC) Activity

Over the last six (6) months the Appearance Review Commission held six (6) meetings and worked with twenty-three (23) petitioners.

In the Village Center (C-1):

- Aligned Modern Health was denied approval for a roof sign and blade sign on their south elevation roof gable. They visited the ARC twice during this time period for the gable sign and took into account many of their suggestions, but failed to get approval for the sign. The sign was appealed to the Board of Trustees and a more favored version of the sign was approved.
- Deerfield Village Centre (DVC) received approval for two (2) 2nd floor roof decks, including the doors, guardrails and light fixtures.
- Freeze Fix, 740 Waukegan Road, received approval for one (1) wall sign.
- Warwick House, 827 Waukegan Road, received approval for one (1) wall sign and improvements to their west elevation (canopy removal and new railings).

In the Outlying Commercial District (C-2):

- BP, 1 Waukegan Road, received approval for canopy signs on the west, south and east canopy elevations.
- Bed Bath and Beyond, 96 S. Waukegan Road, received approval for two (2) pylon panels at Deerbrook Mall.
- Deerbrook Mall received approval to modify the “Deerbrook” panels on all of the pylon signs for better visibility.
- Chick-fil-A was denied approval for a free standing canopy after visiting the ARC twice in this time period. Chick-Fil-A took into account suggestions from the ARC but still failed to get approval. The canopy was appealed to the Board of Trustees and eventually approved.

- Red Roof Inn, 340 S. Waukegan Road, received approval to replace two (2) wall signs, one (1) ground sign and one (1) directional sign to change the word “Inn” to “PLUS+” as part of the company’s rebranding.
- NorthShore University Health Systems, 49 S. Waukegan Road, received approval for three (3) wall signs to incorporate “Medical Group” and “Immediate Care” into their signage.
- Stein Mart, 94 S. Waukegan Road, received approval for four (4) pylon panels on Lake Cook Road and Deerfield Road signs at Deerbrook Mall.
- The Goddard School, 475 Lake Cook Road, received final design approval for their exterior, signage, fencing and exterior playground area. The approval took place over the course of two (2) meetings (preliminary and final review). The Landscape Plan was not approved as part of the package but was eventually approved in November via Fast Track.
- The Charles Ifergan Property, 360-380 W. Lake Cook Road, attended two (2) ARC meetings to get feedback on their proposed sign criteria. The ARC worked together with the property owners to make changes that would better accommodate their new tenant, Precor Home Fitness, and any future tenants. The Plan Commission approved the new sign criteria, but they are still waiting for final approval from the Board of Trustees.
- Precor Home Fitness had preliminary reviews for their new wall sign over the course of two (2) meetings. The ARC cannot approve their new sign until the new sign criteria goes into effect.
- Deerbrook Residential Development (REVA) received a preliminary review of the new residential apartment and townhome complex proposed behind Deerbrook Mall. The building elevations, outdoor spaces, pedestrian circulation, and signage were all presented to the ARC at this meeting.
- Hobby Lobby, 200 S. Waukegan Road, received approval for two (2) pylon panels at Deerbrook Mall.
- Northwestern Medicine, 350 S. Waukegan Road, received approval to change the east elevation wall sign from what was previously approved.
- Office Depot, 134 Waukegan Road, received approval for one (1) wall sign and two (2) pylon sign panels at Deerbrook Mall.
- Joy of the Game, 260 S. Waukegan Road, received approval for two (2) pylon sign panels at Deerbrook Mall.
- Bubble Joy Café in Deerfield Park Plaza, 461 Lake Cook Road, received approval for one (1) wall sign.
- Jimmy Thai, 406 Lake Cook Road, is moving tenant spaces and received approval to move their existing wall sign and add one (1) new wall sign to a different elevation that incorporates “Ramen Time” into their signage.
- MOD Pizza, 70 S. Waukegan Road, received approval for one (1) new wall sign on the west elevation to match the existing wall signs.
- Panera Bread, 385 Lake Cook Road, received a preliminary review of the proposed new building, site and signage improvements.

## Landscape Committee

The Landscape Committee met four (4) times over this time period. Trustee Mary Oppenheim joined the Committee for three (3) of the meetings, sharing her knowledge on the subject. The Committee visited all the Village planting beds over the summer to assess the quality of the current plantings by Green Acres Landscaping, Inc. During the meetings the proposals for the fall and winter plantings for the downtown urns, Village Hall, and various other locations were reviewed. The Committee toured the corner park at the northeast corner of Waukegan Road and Deerfield Road during two (2) of the meetings and discussed various ways the landscape company could improve the maintenance of the park. The Committee also reviewed proposals for long-term projects, including proposals by a landscape architecture firm for landscape designs at Village Hall and near the Deerfield Road underpass.

## Village Music Store Property

In October, the Village of Deerfield purchased the Village Music Store property. This property will eventually become part of a larger long-term development plan. For the short-term, Liz Delevitt created a possible design for the Village Music Store Property and 630 Central Avenue, the adjacent property to the south the Village also currently owns. The site is a rectangle, roughly 100' wide x 350' deep. The project is to create a parking lot on a little more than half of the site and a "Butterfly Garden" with access to the cemetery on the remaining portion of the site. This property will add much needed parking spaces for the cemetery and surrounding businesses while creating a beautiful space for residents to gather, eat lunch, and enjoy the open space/butterfly garden.

## 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.

## 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 an 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 worked with MGP to ensure a complete and accurate Village address list. The address list has been reviewed by staff and comments were sent to the U.S. Census Bureau for further review. The U.S. Census expects to be back in touch with communities in 2019 for completion of this operation.

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 (that are administered by federal agencies) to over 1,000 programs to state, local and tribal 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.

### Planning Staff

Planner Jean Spagnoli retired in May after 36 years of service with the Village. In June, Liz Delevitt was hired as a Planning & Design Specialist. Liz, is a licensed architect with over 10 years of experience. She has a Masters of Architecture from the University of Texas and a Bachelors of Science and Architectural Studies from the University of Illinois. Liz is a Deerfield resident and has three children with her husband Adam.

Also in May, Planner Dan Nakahara became a certified planner receiving his AICP certification from the American Planning Association (APA). The American Institute of Certified Planners is APA's professional institute and provides the only nationwide, independent verification of planners' qualifications. Certified planners pledge to uphold high standards of practice, ethics, and professional conduct, and to keep their skills up to date by continuously pursuing advanced professional education.