

MEMORANDUM

TO: Plan Commission

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

DATE: December 13, 2018

RE: Supplemental Parking Information for Public Hearing on the Request for Approval of a Special Use for a Proposed Nail Salon at 837 Waukegan Road in Marshall Mall

Supplemental Parking Information

The petitioner's original plat of survey in your packet (attached as Exhibit A) indicated 32 parking spaces available on the Marshall Mall property not including the 8 parking spaces at the north end of the property. The property shares the north drive aisle with the American Legion property to the north. The 8 parking spaces north of the building are partly on the subject property and partly on the American Legion property to the north (the property line runs through the middle of these spaces).

The parking lot striping at Marshall Mall has worn off quite a bit creating some confusion in the parking lot. The property owner will be restriping the parking lot and the parking spaces need to conform to the minimum size requirements for a parking space and aisle width. The proposed parking plan for the subject property is attached as Exhibit B. The changes from the original plan (shown on the plat of survey) to the reconfigured parking plan we received today are listed below:

- Total on-site, non-shared parking decreased from 34 to 27. The decrease is largely due to the middle area parking spaces going from angled spaces to parallel spaces and addition of two accessible spaces. Neither plan counted the 8 parking spaces to the north of the Marshall Mall building.
- Includes 2 accessible parking spaces (spaces included in on-site, non-shared parking count)
- Added 2 parking spaces at the south property line and will require a variation from the Board of Zoning Appeals (BZA) as these new spaces are within 5 feet of the property line.
- 8 parking spaces north of Marshall Mall building will be shared (these parking spaces are not included in the on-site parking count).
- The subject property and the American Legion property have included an agreement (attached as Exhibit C) in which both properties are able to share all parking between properties. The petitioner will outline the joint agreement at the Public Hearing.
- Signage will be provided indicating the parking is shared between Marshall Mall and the American Legion.

Exhibit A

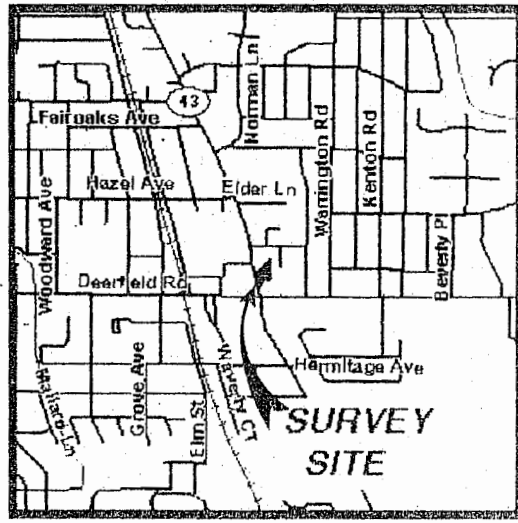
H.R. SMITH
R.R. HANSEN

MEMBERS:
ILLINOIS PROFESSIONAL
LAND SURVEYORS
ASSOCIATION.

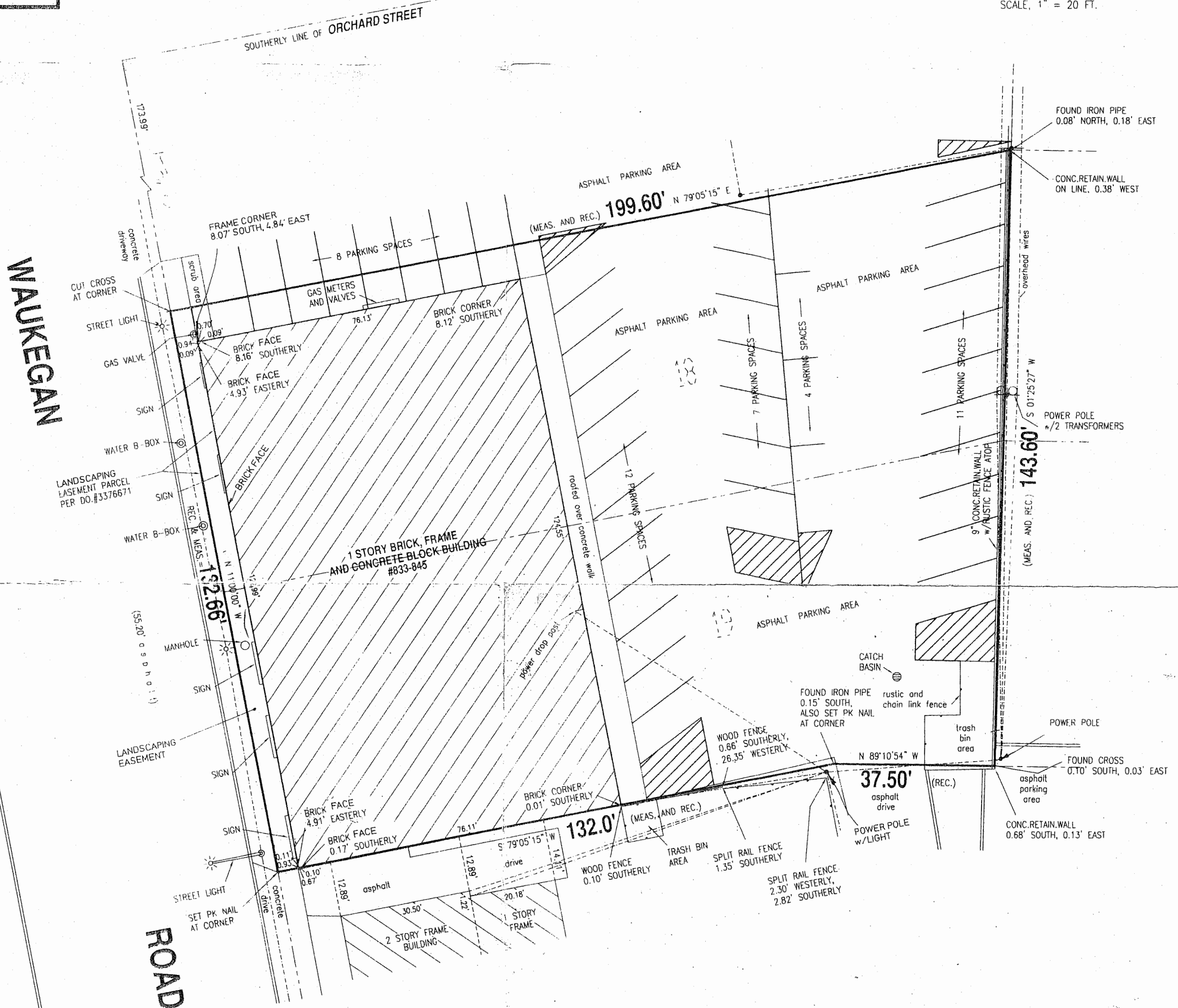
ALTA/ACSM LAND TITLE SURVEY

LOTS 18 AND 19 IN THE OWNER'S HOMESTEAD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1922 AS DOCUMENT 218864, IN BOOK "L" OF PLATS, PAGE 48 IN DEERFIELD, LAKE COUNTY, ILLINOIS.
EASEMENT PARCEL DOC.#3376671
THAT PART OF LOTS 18 AND 19, IN OWNER'S HOMESTEAD SUBDIVISION OF THAT PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 11, 1922 AS DOCUMENT NUMBER 218864 IN LAKE COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:
THE WEST 5.00 FEET OF LOTS 18 AND 19, MEASURED AT A RIGHT ANGLE AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF WAUKEGAN ROAD. ALSO KNOWN AS THE WEST LINE OF LOTS 18 AND 19.
COMMONLY KNOWN AS: **833-45 WAUKEGAN ROAD, DEERFIELD, ILLINOIS.**

VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE
SCALE: 1" = 20 FT.



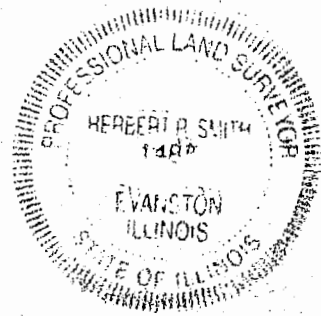
STATE OF ILLINOIS } ss.
COUNTY OF COOK }

CERTIFIED TO: SHAWQI RAYYAN,
CHICAGO TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6 (as shown in referenced title commitment) 7(a), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated at Evanston, Ill., this 16th day of NOVEMBER, A.D., 20 00.

By: *[Signature]*
HERBERT R. SMITH
ILLINOIS PROFESSIONAL LAND SURVEYOR No.1487



REFERENCE:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT No.1409 000638858 NSC
EFFECTIVE DATE: OCTOBER 13, 2000

NOTE:
Bearings are assumed, based on the Easterly line of Waukegan Road being N 11°00'00" W.

Area = 24,687 SQ.FT. or 0.5667 ACRES

Per Flood Insurance Rate Map, Village of Deerfield, Community-Panel #170361
Effective date: August 4, 1988.
Property is located in zone "C", area of minimal flood hazard risk.

NOTE:
Location of underground utilities where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

NOTE:
Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123 (for suburban)

B.H. SUHR & COMPANY, INC.

H. R. SMITH
R. R. HANSEN
MEMBERS: Illinois Professional Land Surveyors Association.

SURVEYORS ESTABLISHED 1911
840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202
Evanston Tel. (847) 864-6315 Chicago Tel. (773) 273-5315
WEB PAGE WWW.BHSUHR.COM

BOOK 00 PAGE 945 ORDER No. 00-945
ORDERED BY: GARDNER, CARTON & DOUGLAS EVANSTON, NOVEMBER 16, 20 00

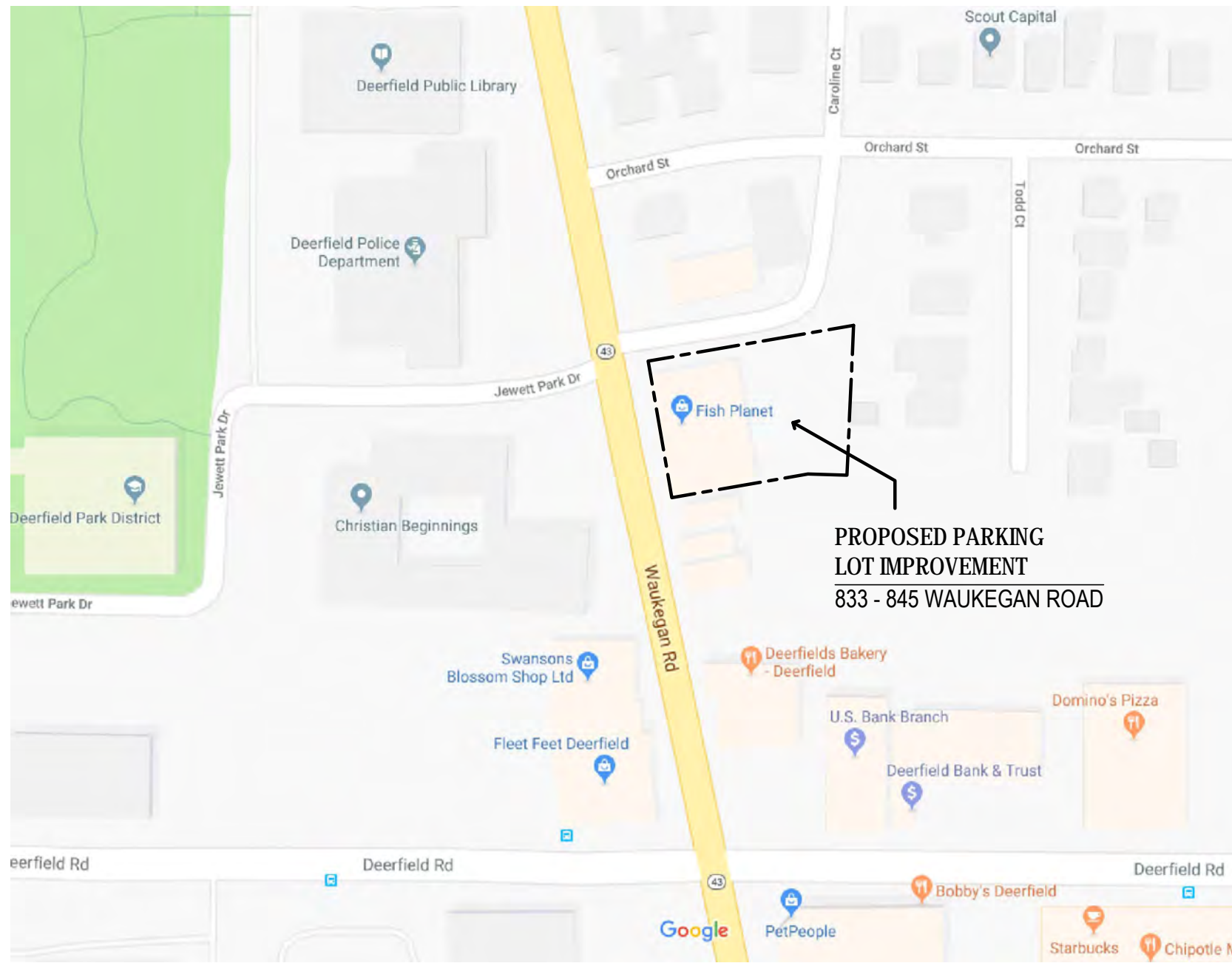
The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
This survey has been made for the use in connection with a mortgage loan transaction or real estate transfer and is not to be used for any improvements unless corners are monumented and shown on plat, also compare all points before building by same and report any discrepancy at once.
Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

PROPOSED PARKING PLAN

833 - 845 WAUKEGAN ROAD
DEERFIELD, IL 60015

PARKING NUMBERS:
33 PARKING SPACES WITH (2)
ACCESSIBLE SPACES + 2 SPACES
PENDING BZA APPROVAL

DEC. 12, 2018



PROPOSED PARKING LOT IMPROVEMENT
833 - 845 WAUKEGAN ROAD

MAP TAKEN FROM GOOGLE MAPS

| SHEET INDEX | |
|-------------|-----------------------|
| SHEET LABEL | DESCRIPTION |
| A-0 | COVER, INDEX, NOTES |
| A-1 | PROPOSED PARKING PLAN |
| A-2 | SIGNAGE INFORMATION |

GENERAL CONTRACTOR / BUILDER NOTES:

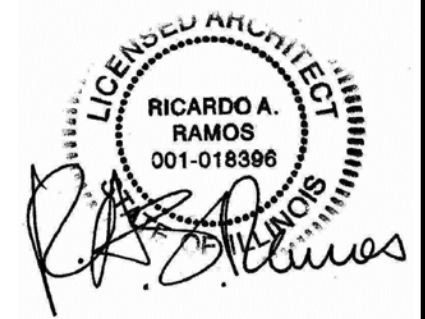
THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT OF RECORD. THE USER SHALL AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FROM ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN, OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS. THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED IN THESE NOTES / DRAWINGS.

SPECIAL SAFETY NOTES:

ALL CONTRACTORS, SUB-CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES, PRIOR AND DURING THE COURSE OF THEIR ACTIVITY, SHALL BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE COMMENCEMENT OF WORK BY A CONTRACTOR OR SUB-CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUB-CONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUB-CONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT, AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGMENT AND ACCEPTANCE OF A CONTRACT AND SHALL INDICATE THE ACCEPTANCE OF THE REQUIREMENTS CONTAINED IN THESE NOTES / DRAWINGS.

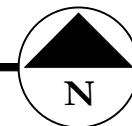
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY VARIATIONS/DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF THE VILLAGE OF DEERFIELD, ILLINOIS



LICENSE NO. 001-018396
EXP. DATE 11/30/2020

1 LOCATION PLAN
NOT TO SCALE

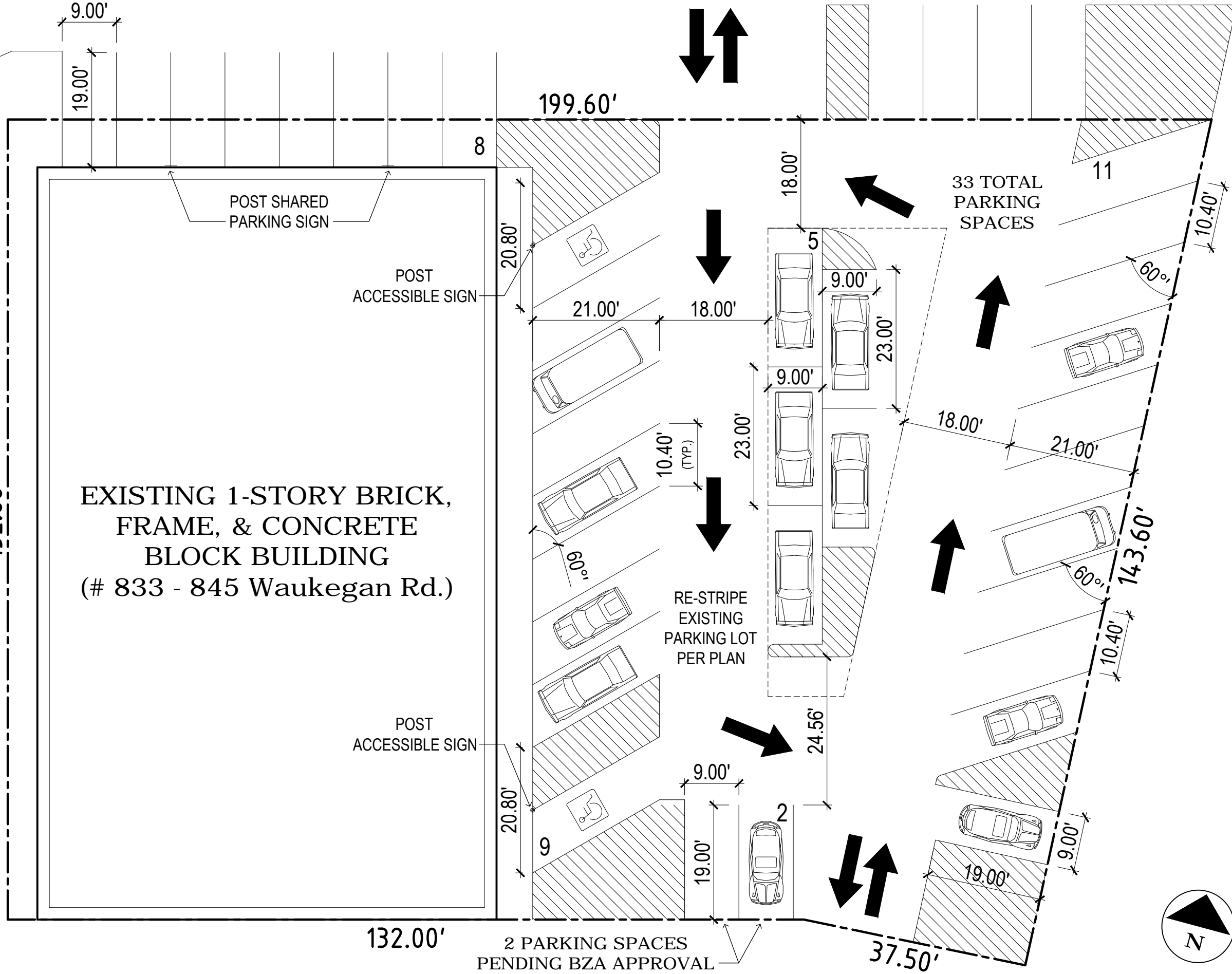


SHEET NUMBER **A-0**
 Architecture
 Planning
 Design
REM
 Jerry RAYYAN
PARKING PLAN
 833 WAUKEGAN ROAD
 DEERFIELD, IL 60015
 T: (773) 463-4462
 M: (773) 592-7592
 REArchitecture.com

COVER SHEET
LOCATION PLAN
NOT TO SCALE

W-A-U-K-E-G-A-N-R-O-A-D

132.66'



EXISTING 1-STORY BRICK,
FRAME, & CONCRETE
BLOCK BUILDING
(# 833 - 845 Waukegan Rd.)

33 TOTAL
PARKING
SPACES

RE-STRIPE
EXISTING
PARKING LOT
PER PLAN

2 PARKING SPACES
PENDING BZA APPROVAL



DEC. 12, 2018

REM Architecture
Design Planning Architecture

SHEET NUMBER **A-1**

T: (773) 463-4462
M: (773) 592-7592

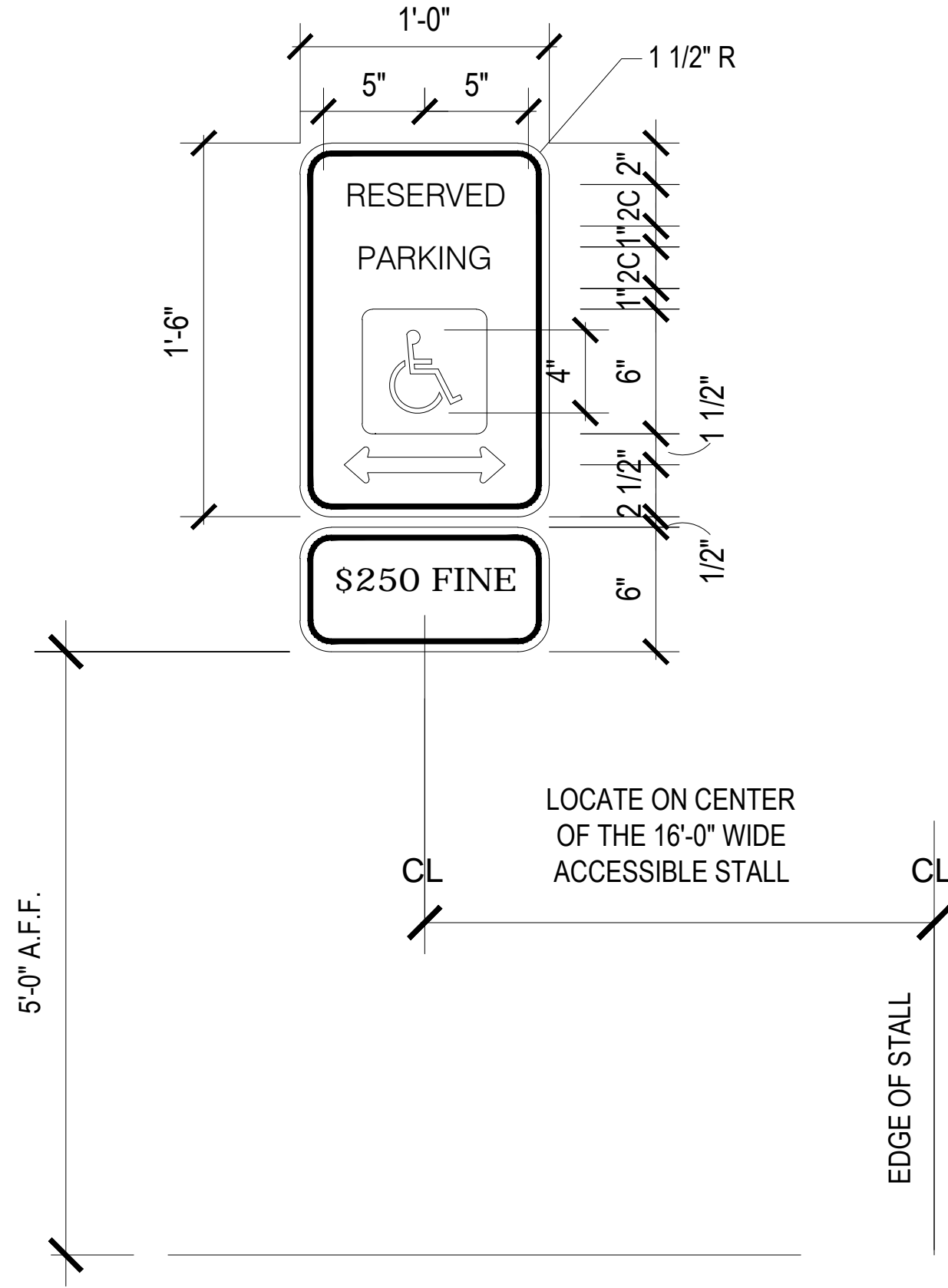
6324 N. Avers Street
Chicago, IL 60659

REMarchitecture.com

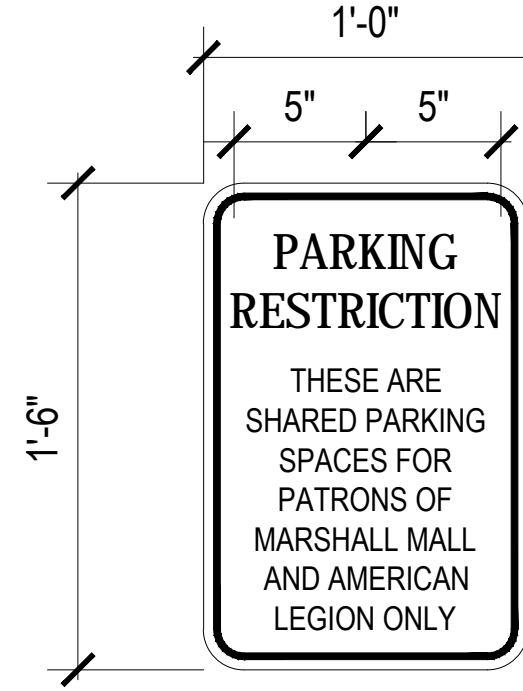
**PROPOSED
PARKING PLAN**

SCALE: 1/16" = 1'-0"

Jerry RAYYAN
PARKING PLAN
833 WAUKEGAN ROAD
DEERFIELD, IL 60015



2 ACCESSIBLE PARKING SPACE SIGN DETAIL
NOT TO SCALE



1 PROPOSED SIGN FOR SHARED PARKING (TO BE POSTED ON NORTH WALL OF BUILDING)
NOT TO SCALE

DEC. 12, 2018

| | | | |
|---|--------------|--|------------|
| | Architecture | SHEET NUMBER | A-2 |
| | Planning | Architecture | |
| Design | Architecture | T: (773) 463-4462 M: (773) 592-7592 | |
| 6324 N. Avers Street Chicago, IL 60659 | | | |

SIGNAGE INFORMATION
NOT TO SCALE

Jerry RAYYAN
PARKING PLAN
 833 WAUKEGAN ROAD
 DEERFIELD, IL 60015

Exhibit C

Deerfield American Legion Post 738
849 Waukegan Road
Deerfield, IL 60015
December 12, 2018

Plan Commission
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

Deerfield Plan Commission,

The Deerfield American Legion, located at 849 Waukegan Road, has a long history of supporting the local community and working cooperatively with our neighbors. The American Legion post understands that Marshall Mall seeks a special use permit to open a nail salon within the mall which requires more parking spaces than those currently designated as Marshall Mall parking.

Deerfield American Legion Post 738, our tenant (Essence Pilates), and Marshall Mall have shared parking spaces and intend to continue doing so. There are currently 10 parking spaces (including one handicapped) along the south side and the American Legion Building. There are eight parking spots to the north side of Marshall Mall which are shared between the American Legion and Marshall Mall as the property line cuts through the middle of these parking spots. Additionally, there are approximately 28 parking spots behind Marshall Mall.

Deerfield American Legion Post 738 and Marshall Mall agree to share all parking spots with the following conditions in place:

1. Marshall Mall employees will park along the back fence of the Marshall Mall parking lot unless there is a safety concern.
2. When Deerfield American Legion completes repairs and upkeep to the parking lot between Post 738 and Marshall Mall, the owners of Marshall Mall agree to contribute 40% of the costs with Marshall Mall agreement prior to work being completed and an annual cap of \$400 for Marshall Mall.
3. When Marshall Mall completes repairs and upkeep to the parking lot behind Marshall Mall, they may include repair and upkeep of the parking lot between Post 738 and Marshall Mall if it is cost advantageous to the American Legion with American Legion agreement prior to work being completed and an annual cap of \$400 for the American Legion.



Signed, Mary Blankenship
Commander
Deerfield American Legion Post 738
December 12, 2018



Agreed to by Jerry Rayyan
Owner
Marshall Mall
December 12, 2018