

MEMORANDUM

TO: Plan Commission

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

DATE: August 15, 2019

RE: Public Hearing on the Request for Approval of a Class A Special Use for a wellness center in Unit M (former Clinto Photography space) in Deerfield Square at 720 Waukegan Road (Kirby Limited Partnership and Restore LLC)

Subject Property

The subject property consists of the Deerfield Square Development which is bounded by Deerfield Road to the north, Waukegan Road to the east, Osterman Avenue to the south and the railroad tracks to the west, specifically, building #9, Unit D-E (former Starland space) at the northwest corner of Osterman Avenue and Robert York Avenue. The property is zoned C-1 Village Center District and was approved as a commercial PUD. Ten (10) buildings make up the Deerfield Square development. Vehicular access to the subject property is at three signalized intersections (two on Deerfield Road and one on Waukegan Road) and at the Robert York Avenue and Osterman Avenue intersection, and at secondary access points along Osterman Avenue. The setbacks, access points, lot coverage, open space, site landscaping, parking lot lighting, sign criteria, and storm water management for this Planned Unit Development were previously approved.

Proposed Plan

The petitioners are seeking approval of a Class A Special Use for a wellness center medical office. Specifically, the petitioners are seeking approval of a Restore Hyper wellness and Cryotherapy facility located in Unit M of the 720 Waukegan Road building in the Deerfield Square development. Launched in 2015, Restore is expanding across this United State. The proposed facility is Restore's first location in Illinois. The petitioner's material indicates that the proposed facility will offer innovative services, which will include cryotherapy, IV drip therapy, hyperbaric oxygen therapy compression therapy, allergy therapy and photobiomodulation therapy that hyper stimulate the body's natural defense mechanisms that help their clients manage their wellness. The proposed facility will be approximately 2,500 s.f. in size and services are by appointment.

The petitioner's material indicates that typical hours of operation are Monday through Friday 10:00AM-7:00PM, Saturday: 9:00AM- 5:00PM, and Sunday 12:00PM – 4:00PM. The petitioner's material indicates that the facility will not have peak hours. Restore anticipates having a total of 8 persons on the premises at any time, which would consist

of 3-5 employees and 3 customers. The facility does not employ any medical doctors or physical therapists on site. The office would also typically have 1-3 specialists and 1-2 front desk staff at one time.

Zoning Conformance

The petitioners are seeking approval of a Class A Special Use. Class A Special Uses are a Special Use on the first floor, but are allowed above the first floor as a Permitted Use. When the Village created the first floor retail ordinance many years ago, the uses in the C-1 Village Center zoning district were divided up into: 1) Permitted Uses on the first floor which are retail uses; 2) Class A Special Uses which are a Special Use on the first floor, but are allowed above the first floor as a Permitted Use, and; 3) Class B Special Uses which are Special Uses in all locations in the C-1 Village Center District, even if located above the first floor. The proposed medical office is a Special Use on the first floor pursuant to Article 5.01-C,1.I. Attached are the Special Use criteria.

Parking

Parking for the Deerfield Square Planned Unit Development was approved at 5 spaces per 1,000 square feet of gross floor area for retail uses (i.e., 1 parking space per 200 s.f.), and 4 spaces per 1,000 square feet of gross floor area for office uses (i.e., 1 parking space per 250 s.f.) with a 15 percent reduction for storage areas in the building (Ordinance 0-98-34 granted a variation for parking in this development). A total of 1,000 spaces (including 100 underground spaces) are provided for Deerfield Square.

When Deerfield Square was approved, the various uses in the development were to share the parking within the development. The amount of parking for the different mix of uses in the development will vary throughout the day. In other words, the different uses in the development will have varying peak hour parking times. As part of the approval process for a Special Use, the petitioners must demonstrate that adequate parking will be provided.

The parking requirement for a medical or dental offices is four (4) patient parking spaces for each staff doctor, plus two (2) parking spaces for each three (3) employees, plus one (1) parking space for each staff doctor. The petitioner's material indicates that there are no doctors or physical therapists on site. For the purpose of the medical office parking requirement, the proposed medical facility has a total of three (3) "specialists" (each specialist is treated as a staff doctor for the purposes of calculating parking requirements), two (2) employees (administrative staff). Therefore, twelve (12) patient parking spaces and one (3) space for the "staff doctor" are needed in addition to 1.34 parking spaces for the two (2) staff employees. A total of seventeen (17) parking spaces are needed for medical offices ($12+1.34+3 = 16.34$). If the space were all retail, then a total of 13 parking spaces would be required ($2,500/200 = 12.5 = 13$ spaces) as retail requires one (1) parking space per 200 square feet of gross floor area. If the space was strictly office, then a total of 10 parking spaces would be required

(2,500/250=10 spaces) as office requires one (1) parking space per 250 square feet of gross floor area.

The petitioner's parking study dated August 30, 2018 expands on an October 26, 2016 KLOA parking survey and adds approved development that took place in 2017 and 2018 for the shopping center. The petitioner's study used the same parking counts that were conducted from the October 26, 2016 survey, and added the anticipated parking demand for a physical therapy use that was approved in 2018. KLOA conducted parking counts for the shopping center between 11:00AM and 9:00PM on Thursday, October 6, 2016 and Saturday, October 8, 2016.

The parking areas that are in the immediate vicinity to the proposed Restore Wellness office is parking area 3, as shown on Figure 1 on page 2 of the parking study. According to the petitioner's parking study, parking area 3 was lot has 35 parking spaces available at the noon peak time for the shopping center during on Thursday and 82 available spaces at the 1:00PM peak time on Saturday as shown in Table 1 on page 3 and Table 2 on page 4. The peak parking demand for the shopping center on both days drops after 12:00 Noon on weekdays and 1:00 PM on weekends with the demand considerably lower during the evening hours. According to the study this is primarily due to the large amount of office space at Deerfield Square which has a parking demand that peaks middays on Monday through Friday and decreases substantially in the evenings and on Saturdays, allowing other retail and restaurant uses to share this excess space.

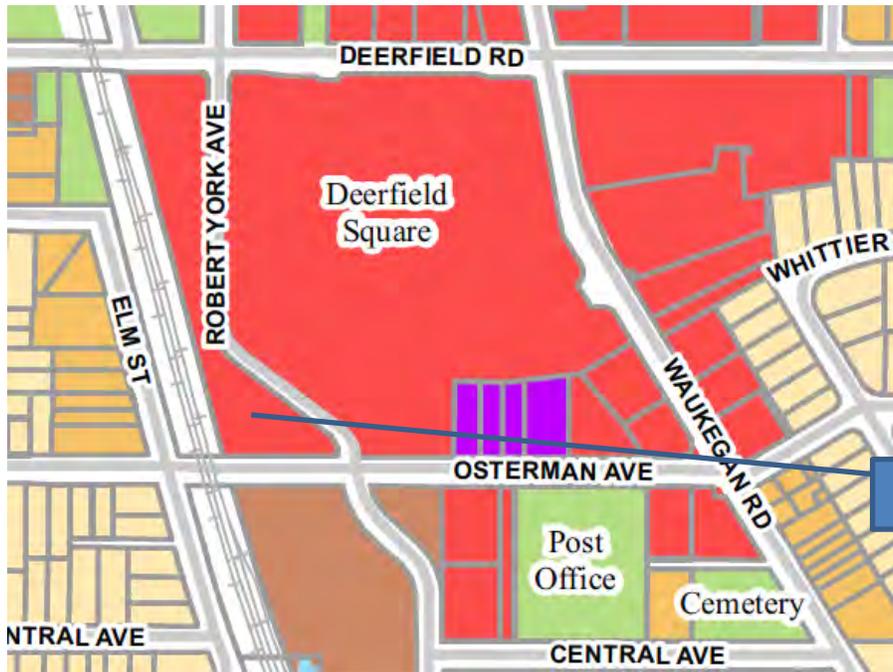
The petitioner's material note that there are no peak times for the Restore medical office. It should be noted that as part of the development of the Shops at Deerfield Square, parking field six (as shown in Figure 1) will be reconfigured and will provide one additional parking space. Additionally, at the time the parking occupancy surveys were conducted, there was approximately 8,620 square feet of vacant retail space. Therefore, Table 4 on page 7 and Table 5 on page 8 take into account approved development (Café Zuppas, Bartaco, Retail with 1,450 square feet and the 2018 Walgreens store remodel) hourly parking demands that were not included when the October 26, 2016 parking occupancy surveys. Restore peak parking demand is estimated at 17 vehicles. Using the KLOA data provided from the study, there is sufficient parking available in the adjacent parking lots at the shopping center's peak times for the proposed Restore medical office.

The owners of Deerfield Square have implemented a parking plan (246 employee parking spaces) that requires all Deerfield Square employees, including employees of the physical therapy office, to park in designated areas (Exhibit E in the petitioner's material). The office-building employees currently park in the underground garage to allow as much surface parking for customers as possible.

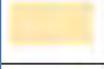
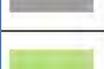
Wall Signage

The petitioners will be proposing an exterior wall sign for the proposed business. Deerfield Square has an approved set of sign criteria that the petitioners are required to follow (attached). The Appearance Review Commission (ARC) must approve the exterior wall signs for the use if the Board of Trustees ultimately approves the use. Any window signage must also follow the approved window sign regulations. In addition, typically the property owner's lease contains restrictions on window signs. The petitioner's material indicate that tenant's signage will comply with the Building's established sign criteria and the petitioner will seek ARC approval at a later date.

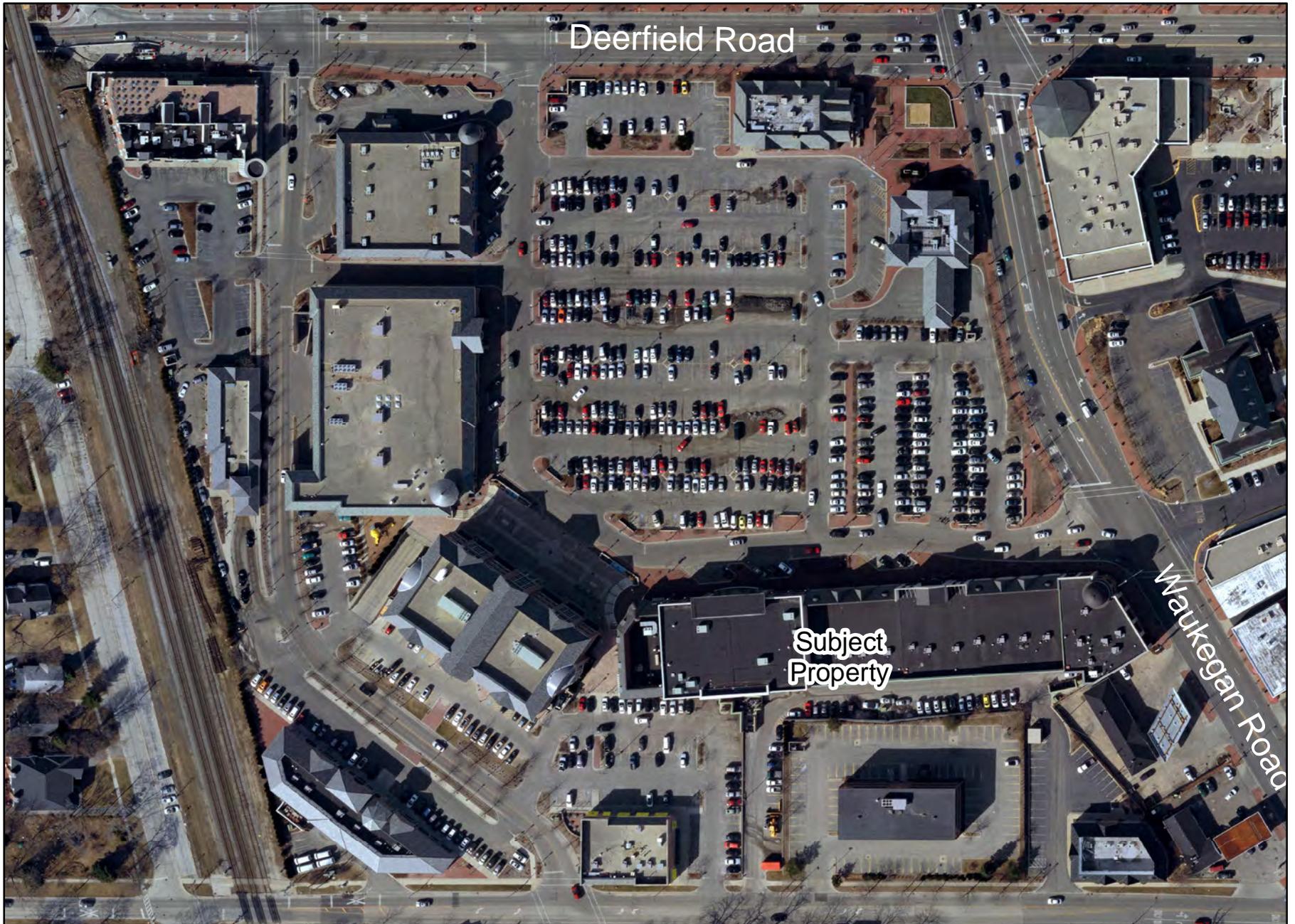
Village of Deerfield 2019 Zoning Ordinance Map



Subject Property

	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
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

Deerfield Square



1 inch = 146 feet



Deerfield Square - Approved Sign Criteria

ORD. 0-98-34
Rec. Sept. 16, 1998
Doc # 4206363
EXHIBIT E

PLEASE NOTE THAT IN QRM'S DEVELOPMENT AGREEMENT WITH THE VILLAGE OF DEERFIELD, TENANT SIGNAGE IS LIMITED TO 24' IN HEIGHT AND 80% OF THE LENGTH OF A TENANT'S FRONTAGE. THERE IS NO ANTICIPATED "SIGN BAND" OR SIGNAGE DESIGN CRITERIA TO WHICH TENANT'S ARE TO ADHERE. INSTEAD, IN KEEPING WITH THE SPIRIT OF A DIVERSE "DOWNTOWN" ENVIRONMENT THE DEVELOPER ENCOURAGES CREATIVITY RATHER THAN MONOTONY IN SOLVING THE TENANT SIGNAGE NEEDS. THIS FLEXIBILITY MUST, HOWEVER, FUNCTION WITHIN THE PARAMETERS OF THE DEERFIELD SIGN ORDINANCE AND ULTIMATE APPROVAL FROM THE VILLAGE'S ARCHITECTURAL REVIEW COMMISSION.

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.