

MEMORANDUM

TO: Plan Commission

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

DATE: June 19, 2020

RE: Prefiling Conference on the Request for a Text Amendment for an Animal Hospital as a Special Use in the C-1 Village Center Zoning District and a Special Use for a Proposed Animal Hospital to be located at 711 Waukegan Road (River Trails Animal Hospital and Deerfield Village Centre)

The purpose of a Prefiling conference is to give the petitioner some direction, feedback and input on their proposed plans.

Subject Property

The subject property consists of the Deerfield Village Centre development at the southeast corner of Deerfield Road and Waukegan Road. The property is zoned C-1 Village Center District and was approved as a commercial Planned Unit Development (PUD). The development consists of five buildings: retail building #1 on the corner; Retail building #2 along Deerfield Road (with residential above the first floor); Retail building #3, which is the proposed building for the animal hospital (which was approved for a Massage Heights in 2018, but the business decided not to locate here); First Midwest Bank, and the Deerfield Cyclery building. The setbacks, access points, lot coverage, open space, number of parking spaces, site landscaping, parking lot lighting, trash areas, and storm water management for this commercial PUD were previously approved. Ordinance O-99-34 in 1999 approved the original Deerfield Centre Planned Unit Development. Vehicular access to the development is via a signalized access point on Deerfield Road, a signalized access point on Waukegan Road, and a right in/right out access point on Waukegan Road.

Surrounding Land Use and Zoning

North: C-1 Village Center District (across Deerfield Road) – US Bank and Shoppers Court

South: C-1 Village Center District – Small strip center with dry cleaner and massage establishment

East: R-3 Single Family Residential – Residential

West (across Waukegan Road): C-1 Village Center District – Deerfield Square Shopping Center

Proposed Plan

The petitioner is proposing a 4,079 square foot animal hospital in Deerfield Village Centre at 711 Waukegan Road (former Mattress Firm / Blockbuster space). The proposed establishment will be known as River Trails Animal Hospital, and will take up the entire building.

The River Trails Animal Hospital is a full-service general practice animal hospital with three full time veterinarians on staff currently located in the King's Kennels facility in Riverwoods, IL. The current River Trails Animal Hospital site is in the process of being purchased and they are hoping to move their business into the 711 Waukegan Road property. There will be no boarding, grooming, or overnight stays of the animals at the proposed location. The 711 Waukegan Road building will house a full service general practice veterinary hospital including comprehensive wellness care, emergency and illness care, surgical services, in-hospital diagnostics, and behavior counseling. A complete list of their services and product types to be sold at this location can be found in the petitioner's material.

The proposed hours of operation will be from 8:00 AM to 6:00 PM Monday thru Friday; 8:00 AM to 2:00 PM on Saturday and closed on Sunday. According to the petitioner's material, the peak hours will be from 8:00 AM to 10:00 AM and 4:00 PM to 6:00 PM which coincides with clients dropping off and picking up their pets for surgeries and regular scheduled outpatient appointments. Services are by appointment only. Emergency visits are during regular business hours only and any after business hour emergencies will be referred to local emergency veterinary hospitals.

River Trails Animal Hospital employs three (3) doctors, four (4) technical staff and three (3) customer service representatives. The maximum number of employees working at one time is seven. During their busiest times of the day there are usually four (4) or less clients at the hospital.

The building floor plan consists of a reception and lobby/waiting area, exam rooms, surgery room, prep area, treatment area, dental area, cat and dog ward, xray room, bathing room, pharmacy, break room, offices, restrooms, and storage rooms.

Village staff has asked the petitioners for a detailed written description of the proposed use at this location. In order to avoid repetition in the recommendation, please see the petitioner's written materials for more detailed information on the plans for the proposed animal hospital.

Zoning Conformance

The petitioners are seeking approval of a Text Amendment to allow an animal hospital or veterinary services, indoor only as a Special Use in the C-1 Village Center District. Currently, an animal hospital or veterinary services are neither a permitted nor a Special Use in the C-1 Village Center District so the use is not allowed, therefore a Text Amendment is needed to

allow the proposed use as a Class B Special Use. The Special Use standards are attached. A Text Amendment has to be in the public interest and not solely for the interest of the applicant. The specific text amendment is as follows:

Add number 7. to Article 5.01-C.2.,b Special Uses – Class B, Service Uses in the C-1 Village Center District:

(7). Animal Hospital and Veterinary Services, indoor only.

In addition to the Text Amendment, the petitioners are seeking approval of a Special Use for the proposed animal hospital and veterinary services to be located on the premises. Attached are the Special Use standards.

Parking

There is no specific requirement for an animal hospital or veterinary services in the Zoning Ordinance. According to Article 8.02-E,8. when required parking is not listed for a use in the Zoning Ordinance, parking shall be as recommended by the Plan Commission. The closest requirement in the zoning ordinance for this use is a medical office, which requires 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. This is a similar type of use with clients being in the medical establishment for an extended period of time for an appointment.

When this parking requirement for a medical office is used for the animal hospital, a total of 20 parking spaces are required (12 patient parking spaces for the three staff doctors + 4.6 parking spaces for the seven employees + 3 spaces for the three staff doctors = 19.6 or 20 parking spaces). If this space were retail, a total of 21 parking spaces would be required ($4,079/200 = 20.39 = 21$).

When required parking for this commercial PUD is calculated on a use-by-use basis (with no accounting for approved shared parking in the development), approximately the following number of parking spaces would be required for all the uses in Deerfield Centre:

21 spaces for proposed River Trails Animal Hospital
5 spaces for Coldwell Banker real estate office
14 spaces for Seta Salon
23 spaces for the Deerfield Cyclery
113 spaces for First Midwest Bank and 2nd floor office uses (including vacant space)
100 spaces for residential
21 spaces for Starbucks
56 spaces for Bobbys Restaurant
38 spaces for Chipotle Restaurant
10 spaces for Kidsnips hair salon
131 spaces for other retail and services uses
532 spaces total (452 spaces total with a 15% reduction)

Parking Background for Deerfield Village Center

At the time the Deerfield Centre Planned Unit Development (PUD) was approved, parking for the development was approved at 5 per 1,000 square feet of gross floor area for retail (i.e., 1 parking space per 200 square feet of floor area) and 4 per 1,000 square feet of gross floor area for office (i.e., parking space per 250 square feet of floor area) with a 15% reduction for storage areas in the buildings. With a 15% reduction for storage areas, a total of 405 parking spaces were required by code for the subject property, which was determined as follows:

Retail:

44,776 s.f. x .85 = 38,059.6/200 = 190.29 spaces

Deerfield Cyclery: 3,572 s.f. x .85 = 3,036.2/200 = 15.18 spaces

Future Deerfield Cyclery addition: 972 s.f. x .85 = 826.2/200 = 4.13 spaces

Total Retail: 209.6 spaces

Office:

20,286 s.f. x .85 = 17,243.1/250 = 68.97 spaces

Bank: 7,652 x .85 = 6,504.2/250 = 26.01 spaces

Total Office: 94.98 spaces

Residential (56 total apartment units):

24 (one bedroom) x 1.5 = 36 spaces

32 (two bedroom) x 2 = 64 spaces

Total Residential: 100 spaces

Total:

209.6 (retail) + 94.98 (office) + 100 (residential) = 404.45 = 405 spaces required based on retail, office, and residential uses with a 15% reduction in square footage for storage areas within the building in the development.

The previously approved 1999 site plan provided a total of 371 parking spaces on the subject property (279 at grade spaces for the commercial uses and 92 indoor spaces for the apartments for a total of 371 spaces for the development). The Deerfield Centre development was short 34 spaces when it was approved (405 spaces required - 371 spaces provided = 34 spaces short). Of the 34 spaces short in the Deerfield Centre development, 26 spaces were in the commercial portion of the development and 8 spaces were in the residential (apartment) portion of the development.

At the time this development was approved, Ordinance O-99-34 granted a parking variation to allow for 371 spaces. The variation was a reduction in the amount of required parking to reflect the varying peak hour demands for the different uses in the development. In other words, when Deerfield Centre was approved, the various uses in the development were to share parking. The amount of parking for the different mix of uses in the development will vary throughout the day as the different uses in the development will have varying peak hour demands.

As part of this Special Use petition (and any Special Use), the petitioners must demonstrate that parking will be adequate.

Wall Signage

The petitioner is requesting two (2) new wall signs: at the Waukegan Road corner entrance above the canopy and the north elevation. This building is part of the Deerfield Village Centre PUD (Building 3) and has its own sign criteria.

Corner Wall Sign:

The sign criteria allows a corner wall sign be mounted at the face of the steel canopy above the front door facing the intersection at Waukegan Road, with a maximum size of 10' in length x 24" high. Proposed are individually illuminated front lit, channel set letters with white acrylic faces.

The petitioner is requesting a 9' in length X 24" high (18 s.f. in area) wall sign on the metal panel at the face of the steel canopy above the entrance facing the intersection at Waukegan Road. The wall sign will contain the wording "River Trails Animal Hospital" with a logo. The sign is in compliance with the Deerfield Zoning Ordinance and the Deerfield Village Centre Sign Criteria. In order to center the sign on the face of the steel canopy above the corner entrance (as required by the sign criteria), the sign needs to be 1'-0" above the roof deck. The ARC can approve signs up to 3'-0" above the roof deck and no exception is required for the sign to go 1' above the roof deck.

North Wall Sign

The sign criteria for Deerfield Village Centre allows sign letters to be a maximum of 24 inches in height and a maximum length of 80% (26' on the north elevation) of the store frontage. The sign area is allowed to be 4% (48 s.f.) of the building elevation or 40 s.f. whichever is greater. The petitioners have indicated that the north wall sign will be approximately 23" in height and 24' in length (46 s.f. in area) and contain the text "River Trails Animal Hospital" with a logo. The north wall sign complies with the Deerfield Village Centre sign criteria and Zoning Ordinance.

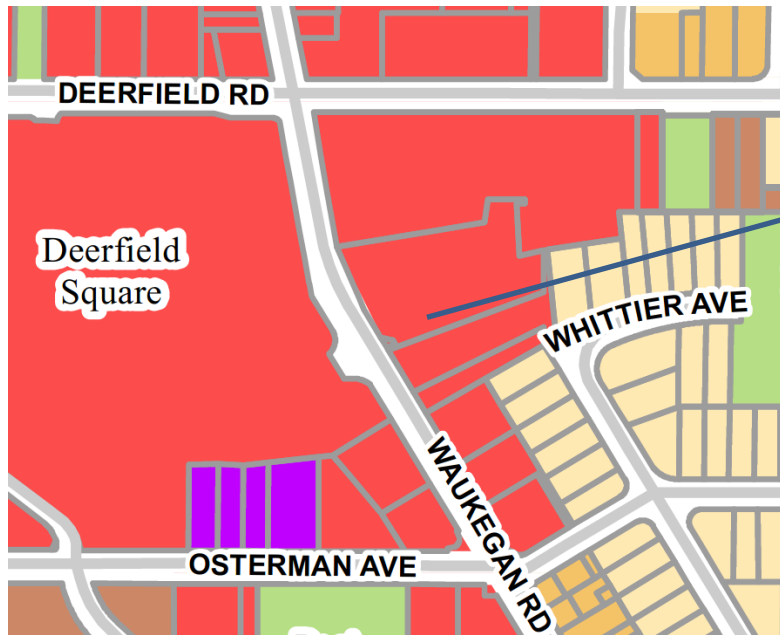
Window Signage

The window signage regulations apply to commercial zoned properties. The window signage regulations indicate that permanent and temporary signage in a window sign cannot be more than 20 percent of the area of the window. The north wall of the building has a lot of windows, and the petitioner's plans do not indicate any window signage.












Appearance Review Commission

The ARC will have to review and approve the signage and any exterior changes for the proposed animal hospital. This item will be on the June 22 Appearance Review Commission agenda for a preliminary review.

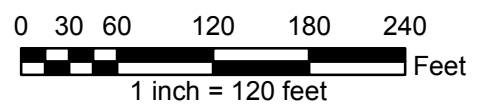
Village of Deerfield 2020 Zoning Ordinance Map



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 COMMERICAL
	C-3	LIMITED COMMERICAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

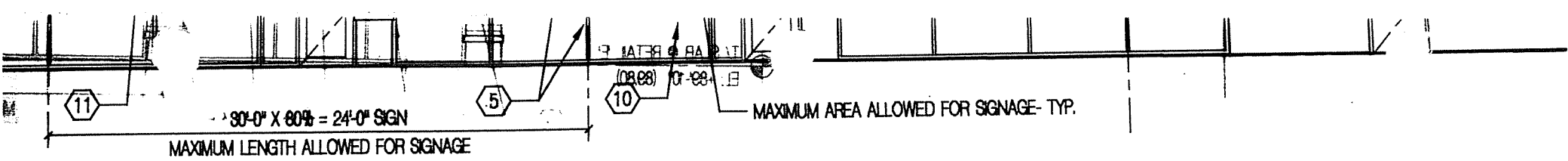
Deerfield Village Centre



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.



Deerfield Village Centre Sign Criteria

Tenant Signage:

All first floor tenants located in the building at the corner of Deerfield Road and Waukegan Road (Retail Building 1) shall have signs centered within the metal spandrel above the first floor storefront windows. Letters shall be a maximum of 24" in height and a maximum length of 80% of the store frontage on which it is located, or 26'-0" in length, whichever is less. One second floor sign located at the northwest corner of building no. 1, will be allowed for a second floor tenant. This sign will have the same restrictions as the first floor tenants.

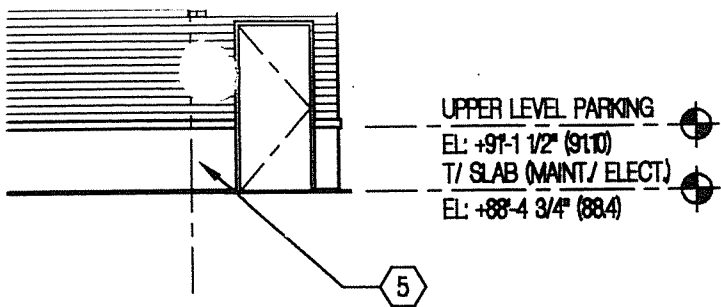
Building #3 corner tenant signage will be mounted at the face of the steel canopy above the front door facing the intersection at Waukegan Road. This signage also has a maximum height of 24" and is restricted to 10'-0" in length.

Each sign shall consist of an internally lit channel sign or individual channel letters with solid metal sides projecting out a maximum of 5". The finish shall be matte acrylic faces, powder coated metal finish or a painted finish. The color to be reviewed and approved by the owner. The power source and transformers will be located inside the building and shall not be visible from the exterior.

The retail and residential building to the east (Retail Building 2) will have the same signage restrictions as the corner retail building. However, this building only has retail at the first level.

➔ DEERFIELD VILLAGE CENTRE

ORD # 0-99-34
EXHIBIT D
DOC. # 4427302
REC. SEPT. 29, 1999



The retail building south of the Waukegan Road entry (Retail Building 3) shall have the same signage restrictions as Retail Buildings 1 & 2.

Blade signs on the retail buildings will be located on the brick piers. The signs shall be no larger than 3'-0" high and extend out from the building no more than 2'-6". The posts will be bolt anchored to the brick pier at the top and bottom of the sign. The sign, attached to the posts, will be of metal with painted graphics and signage. The top post will be located 3'-0" above the adjacent canopy.

Blade signs are to include logo or graphic image without additional text or lettering.

Awnings:

Canvas awnings shall be located at the first floor at all window locations except those covered by a steel and glass canopy. Awnings are 2'-6" high, extend out 3'-0", vary in length and have a front flap of 8" (included in 2'-6" height dimension). Canvas awnings shall be located at building #1 at northwest corner of the building at the second floor windows.

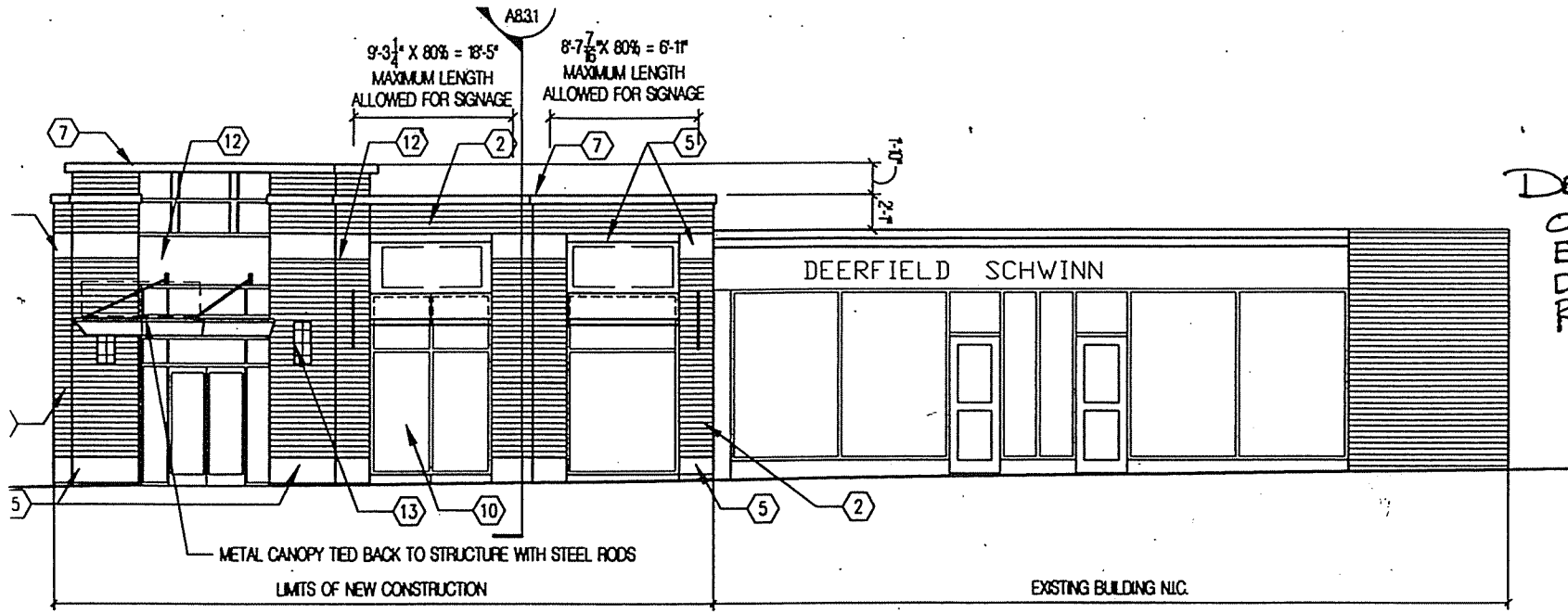
DEERFIELD VILLAGE CENTRE

ORD. # 0-99-34
 EXHIBIT D
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 REL. SEPT. 29, 1999

20F2

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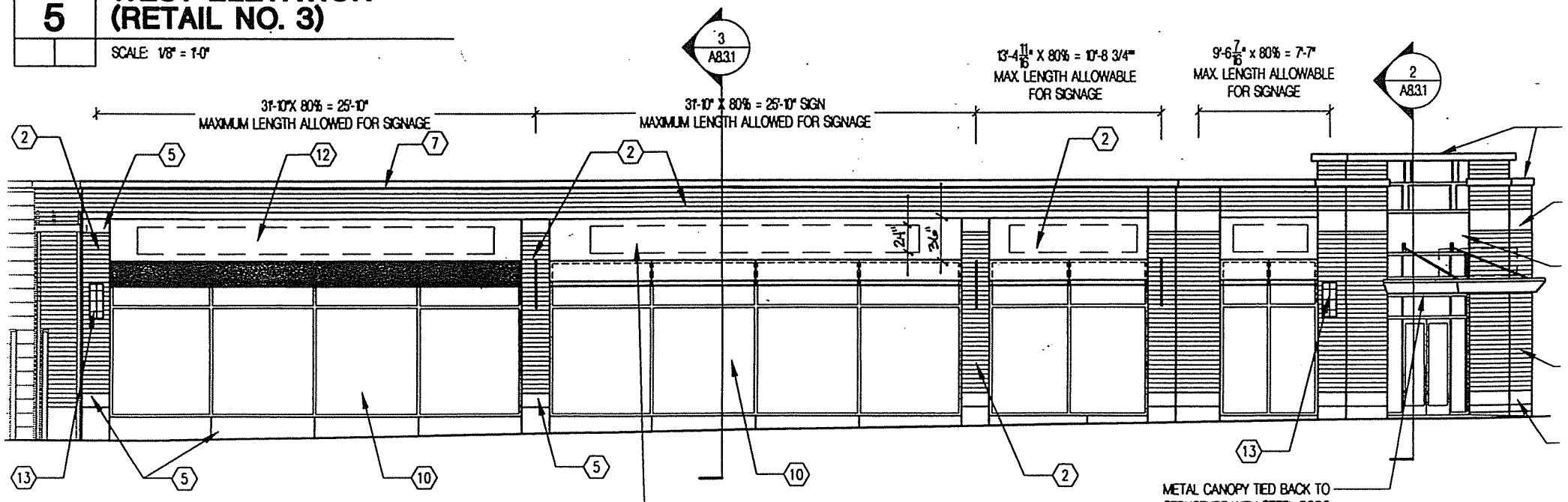
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**WEST ELEVATION
 (RETAIL NO. 3)**

5

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION
 (RETAIL NO. 3)**

3

SCALE: 1/8" = 1'-0"



ORDINANCE NO. O-99-34

AN ORDINANCE AMENDING THE ZONING MAP AND
APPROVING SPECIAL USES IN C-1 VILLAGE CENTER DISTRICT

SECTION That in connection with the approval of the above-described Special Use the
THREE: Applicant is granted the following modifications of the regulations contained
in the C-1 Village Center District pursuant to the provisions of Article 12.01-
B,1 of the Village Zoning Ordinance:

(A) Reduction in the amount of required parking spaces to permit 372
spaces;

(B) Reduction in size of those parking stalls located at the perimeter of
the development to 8-1/2 feet in width;

(C) A fifteen percent (15%) reduction from the total floor area
computations used in conjunction with the determination of the amount of required
parking;

(D) The use of tandem parking spaces for the indoor parking spaces;

(E) The reduction of the required aisle width to 22 feet and 23.5 feet in
certain areas as depicted on the Final Site Plan;

(F) A substitution of the landscape screening for the parking spaces from
the required four foot high densely planted evergreens or berm or combination of
both in the front yard to allow the landscaping as shown on the Final Landscape Plan;
and

(G) Signage modifications to allow:

Tenant Signage:

All first floor tenants located in the building at the corner of Deerfield Road and
Waukegan Road (Retail Building 1) shall have signs centered within the metal
spandrel above the first floor storefront windows. Letters shall be a maximum of 24"
in height and a maximum length of 80% of the store frontage on which it is located,
or 26'-0" in length, whichever is less. One second floor sign located at the northwest
corner of building no. 1, will be allowed for a second floor tenant. This sign will
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APPROVING SPECIAL USES IN C-1 VILLAGE CENTER DISTRICT

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The retail and residential building to the east (Retail Building 2) will have the same signage restrictions as the corner retail building. However, this building only has retail at the first level.

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Awnings:

Canvas awnings shall be located at the first floor at all window locations except those covered by a steel and glass canopy and at second floor locations as depicted on the signage plan. Awnings are 2'-6" high, extend out 3'-0", vary in length and have a front flap of 8" (included in 2'-6" height dimension) and will contain no advertising or identification text..

SECTION
FOUR:

That any violation of any of the conditions hereinabove set forth, specifically including, but not limited to, execution of the Development Agreement set forth in Section 2(C) above, shall authorize the revocation of the Special Use

hereby authorized.

EXTERIOR MATERIAL LEGEND

SYMBOL	MATERIAL
1	SYNTHETIC SLATE SHINGLE ROOF - ETERNIT STONEIT SLATE; COLOR: BLUE-BLACK, BRITISH GREEN, ROSE-GREY, GREY GREEN, VERMONT RED, CLASS "A" ROOF MATERIAL
2	FACE BRICK - MICHIGAN BRICK; UTILITY SIZE; COLOR RUSTIC IRON SPOT
3	EXTERIOR STUCCO - SYNERGY PRODUCTS; FINE FINISH; COLOR: #3104 "WALDEN"
4	EXTERIOR STUCCO HEAD AND BAND - SYNERGY PRODUCTS; COLOR: #3100 "BISCUIT"
5	STONE BASE, SILL AND BAND - RENAISSANCE STONE; SMOOTH FINISH; COLOR: NATURAL LIMESTONE
6	STONE MEDALLION - RENAISSANCE STONE; SMOOTH FINISH; COLOR: NATURAL LIMESTONE
7	G.F.R.C. CORNICE - G.F.R.C., INC.; COLOR: CUSTOM; TO MATCH RENAISSANCE STONE COLOR
8	VINYL WINDOW/SLIDING DOOR - HURD MONUMENT SERIES WINDOWS WITH 1/2" INSULATING GLASS; COLOR: WHITE
9	PAINTED ALUMINUM GUARDRAIL - COLOR/FINISH: PPG DURANAR EXOTIC COATING #UC51733 "HARTFORD GREEN"
10	ALUM. STOREFRONT SYSTEM - COLOR/FINISH: PPG DURANAR EXOTIC COATING #UC51733 "HARTFORD GREEN"; GLASS: 1" CLEAR INSULATING
11	CANVAS AWNING - SUNBRELLA FABRIC; COLOR: "MEDITERRANEAN" FRAME: 1" SQ. ALUMINIUM WITH BLACK POWDER COAT FINISH
12	INSULATED METAL PANEL SYSTEM - COLOR/FINISH: PPG DURANAR EXOTIC COATING #UC51733 "HARTFORD GREEN"
13	EXTERIOR LIGHT FIXTURE - VISA #OW1050-3QF13; COLOR: METALLIC LIGHT BRONZE (LB2)
14	STANDING SEAM ROOF - NATURAL COPPER

GENERAL NOTE: PROVIDE SAFETY GLAZING AT ALL STOREFRONT, SIDELIGHT AND GLASS DOOR OPENINGS PER BOCA 1993, SECTIONS 2405.1 AND 2405.2. SEE A323 FOR LOCATIONS

DEERFIELD
VILLAGE CENTRE

Board
Approved

T/ ROOF
EL: +138'-0" (138.0)

T/ CLERESTORY
EL: +128'-6" (128.5)

STOREFRONT
EL: +119'-0" (119.0)

T/ SLAB (FETAL C) @ ENTRY
EL: +93'-2 3/4" (93.22)

T/ SLAB (FETAL C)
EL: +93'-2 3/4" (92.10)

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SYMBOL	MATERIAL
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DEERFIELD
VILLAGE CENTRE

Board
Approved

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