

MEMORANDUM

TO: Plan Commission

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

DATE: July 17, 2020

RE: Public Hearing on the request for approval of a Class A Special Use to permit the establishment of a medical office for NorthShore Center for Oral and Facial Surgery at 700 Osterman Avenue in the C-1 Village Center District

Subject Property

The subject property consists of single story masonry building at 700 Osterman Avenue. The property is zoned C-1 Village Center District and is part of the Deerfield Square PUD. This building is owned separately from the rest of Deerfield Square but is part of the Deerfield Square PUD. The Jacobs Homes office and State Senator Julie Morrison's office occupied the entire 700 Osterman Avenue building. This subject building is currently vacant.

Proposed Plan

The petitioners are proposing to establish an oral and facial surgery medical office that will take up the entire single story building. The proposed medical office will be 5,400 square feet in area and offer a full scope practice that provides various surgical and non-surgical care of the oral, facial and facial bony structures. Procedures include dental implant placement, wisdom teeth removal, head and neck pathology, corrective jaw surgery, teeth in a day procedures, same day smile makeovers and limited cosmetic facial surgery. A complete list of their services and a floor plan for the proposed medical office can be found in the petitioner's material.

The petitioner's material indicates that hazardous wastes are disposed through the Stericycle company. Stericycle picks up hazardous products packaged in an enclosed box from inside their office. The petitioner has been working with Stericycle for many years. The Village does not have specific requirements related to the disposal of hazardous waste in the Village commercial solid waste contract other than hazardous waste needs to be disposed of properly. A business owner can contract with anyone they would like for disposal of hazardous waste and the frequency of pick up.

The office will serve as a satellite office with one to two (2) doctors, four (4) surgical assistants, two (2) front desk people, and one (1) esthetician for a total of nine (9) people working at one time. The petitioner's material indicates that the office will have up to thirty patients per day with appointment times ranging from 20 minutes to 4

hours. Maximum of up to 3-4 patients at any given time (maximum of customers and employees at one time is 13).

The petitioner will set their days and hours of operation based on local patient needs. They anticipate the hours of operation will be from 7:30 AM to 5:00 PM on Monday, Tuesday and Thursday, 7:30 AM to 12:00 noon on Wednesday and 7:30 AM to 4:00 PM on Friday.

Zoning Conformance

The petitioners are requesting approval of Special Use for a medical office use on the first floor in the C-1 Village Center District. Only retail is allowed as a Permitted Use on the first floor in the C-1 Village Center District. Non-retail uses located on the first floor in the C-1 Village Center District must obtain a Class A Special Use. The Special Use criteria is attached.

Parking

The parking requirement for a medical or dental office 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 proposed medical office has a total of two (2) staff doctors and seven (7) employees. Therefore, eight (8) patient parking spaces are needed in addition to 4.66 employee parking spaces [two (2) parking spaces for every three (3) employees]. Two (2) parking spaces are required for the staff doctors. A total of fifteen (15) parking spaces are needed for dental offices ($8+4.66+2 = 14.66$ or 15).

When this development was approved, there was a 15% reduction for storage areas in the building. If the space were all retail, then a total of 27 parking spaces would be required ($5,400/200 = 27$) as retail requires one (1) parking space per 200 square feet of gross floor area. If the 15% reduction is implemented, the building would require 23 parking spaces as retail use ($5,400/200 - 15\% = 22.95$ or 23 parking spaces).

The total number of parking spaces required for the proposed medical office use of this building is 15 parking spaces. There are 23 existing parking spaces provided on the subject property of which one parking space is ADA compliant and located west of the building. The petitioner received a waiver of the parking and traffic study from the Plan Commission at the June 25, 2020 Plan Commission Prefiling Conference meeting due to the minor impact of the proposed medical office use.

Signage

Wall Sign

The petitioners are proposing exterior wall signage with the text "NorthShore Center for Oral & Facial Surgery and Implantology" and "NorthShore Medspa Aesthetics" as indicated in their material. The petitioner's material states that their signage will comply with the Deerfield Zoning Ordinance and Shopping Center sign criteria. They acknowledge that they will need approval from the Appearance Review Commission. This property is part of the Deerfield Square PUD, so the petitioner must also meet the sign criteria for Deerfield Square as well as the Deerfield Zoning Ordinance.

Window Signage

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 petitioner has not indicated if they will be having any window signage.

Appearance Review Commission

The ARC will have to review and approve the exterior signage changes for the proposed medical office if the Board of Trustees approves the proposed use in this location.

Prefiling Conference Minutes

Attached are the June 25, 2020 Prefiling Conference draft minutes.

2) Prefiling Conference on the Request for Approval a Class A Special Use to Permit the Establishment of a Medical Office for NorthShore Center for Oral and Facial Surgery at 700 Osterman Avenue in the C-1 Village Center District

Chairman Berg swore in all who plan to testify before the Commission on this agenda item.

Dr. Walter Tatch stated that he is an oral surgeon and owner of NorthShore Center for Oral and Facial Surgery. Dr. Tatch reported that NorthShore Center for Oral and Facial Surgery has been in business for close to 20 years. Oral surgeons require an additional six years of education after dental school and the field includes many procedures. He currently has two surgery centers located in Gurnee and Libertyville. He has many patients in Deerfield and the surrounding area and is seeking to open a satellite office in Deerfield. As a satellite office it would be open four days a week and closed on the weekends.

Dr. Tatch shared that they plan to do no exterior work to the building, all work will be on the interior. The build out will be to make the interior a medical office and surgery center. He is seeking a Special Use Permit and waiver on the parking and traffic study. Dr. Tatch reviewed his request relative to the Special Use criteria and noted that this type of use is not new to this area with a dental office close in close proximity. Dr. Tatch stated that they will not modify the exterior aside from signage which is not yet available for review as they are early in the project. The sign will say "NorthShore Center for Oral and Facial Surgery and Dental Implantology". He hopes to have the signage plans ready for the Public Hearing.

Dr. Tatch stated that the lot is of sufficient size for this use. The building will have one or two doctors on site and a med spa. He shared that he has a dedicated patient population from Deerfield that travels to Gurnee and Libertyville and he has wanted a Deerfield office for years. He stated that they will provide some retail service with med spa products. It will benefit the neighborhood as orthodontists and dentists close by will benefit from referrals.

Dr. Tatch stated that there are 25 parking spaced and based on the number of employees, doctors and patients, they would not use more than 15 spaced at any given time. The property is zoned C-1 retail which requires more parking than medical use would. Due to the low demand for parking, the petitioner is asking for a waiver of the parking and traffic study.

Dr. Tatch stated that there will be no peak times. They typically see one patient every hour for services and appointments are scheduled in advance.

Commissioner Bromberg asked if the building is currently vacant. Dr. Tatch replied that it is partially vacant. Commissioner Bromberg stated that he is fine with waiving the parking and traffic study.

Commissioner Schulman asked if they will be taking over Representative Julie Morrison's space. Dr. Tatch replied that the contract has not yet been finalized and he is not sure. Her lease will be up at the end of the year and his current plans could include her or could exclude if she chooses not to stay in the building. He stated that his business will be happy to use the entire building if possible. Commissioner Schulman agreed that he is fine with waiving the parking and traffic study. Commissioners Goldstone, Jacoby and Keefe agreed to waive the parking and traffic study.

Commissioner Keefe commented that this is a good use as the building is underutilized.

Chairman Berg asked staff if there are any concerns regarding hazardous waste disposal or if a special dumpster is required for this. Mr. Ryckaert replied that he is not aware of any Village requirements, but he will look into this for the Public Hearing. Dr. Tatch reported that there is a special service that picks up all biohazard materials. It is stored in special containers provided by this company. His business has used Stericycle for this service for many years. It is picked up two to three times a week and Stericycle staff enters the building and removes the special containers, it is never stored outside. Dr. Tatch anticipates that two pickups a week will be adequate.

Chairman Berg commented that this is a great use and he agrees that the building has been underutilized. He agrees to waive the traffic and parking study.

Mr. Ryckaert reported that the Public Hearing on this matter will be July 23, 2020.

3) 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

Jamie Root and Dr. Jay Nordstrom with River Trails Animal Hospital, Justin Opitz from Gewalt Hamilton and Ken Just with RWE Design Build,

Chairman Berg swore in all who plan to testify before the Commission on this agenda item.

Ken Just of RWE Design Build addressed the Commission and stated that they are seeking a Special Use for a veterinary clinic in the old Blockbuster space in downtown Deerfield. River Trails Animal Hospital is currently located in Riverwoods and is looking to move to Deerfield. They have a great deal of current clients located in Deerfield. There will be no exterior modifications except for signage and there will be no change in parking configuration.

Mr. Just displayed the preliminary site plan. He commented that the building has been vacant for quite a while and they believe this will be a good use. Mr. Just explained that the interior will be designed as a typical animal hospital which his company is very experienced in designing. There will be five exam rooms for surgery and treatment and a reception and waiting area. They will have day boarding for procedures but not overnight boarding. He stated that they may need to obscure some windows so that exam rooms cannot be seen in from the outside.

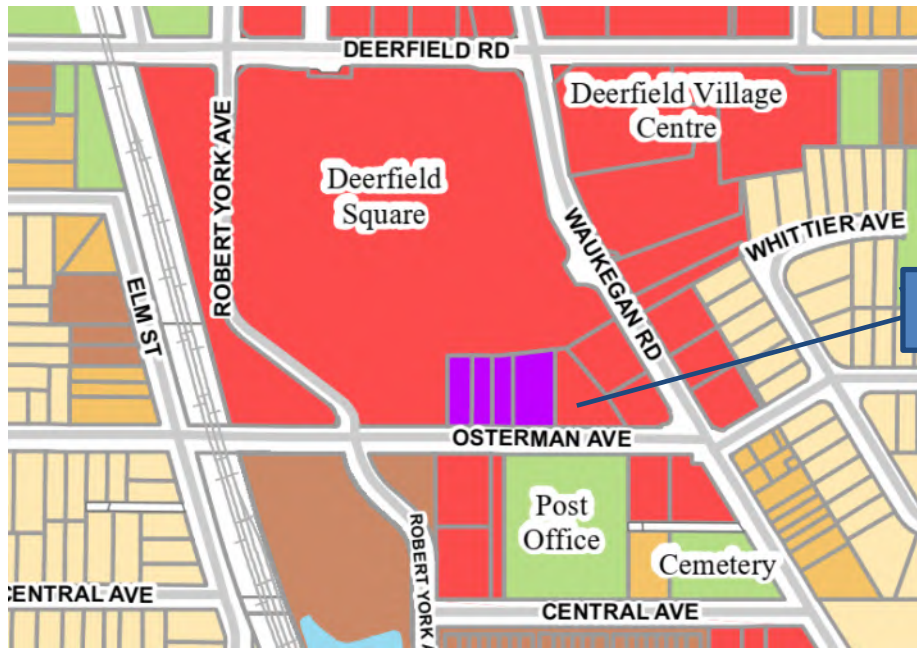
Chairman Berg asked for comments and feedback from the commissioners.

Commissioner Goldstone asked the Petitioner to point out where the entrance is. The public entrance is at the northwest corner of the building.












Commissioner Schulman confirmed that the buildout does not extend over the current property line.

Commissioner Bromberg asked where a dog might go to the bathroom if they have to go when they arrive. Mr. Just replied that this should not be a problem as there is a condo rental building located close by as well where pets live. He added that he has designed many animal hospitals, and many have no green space or grass and he has never seen this be a problem. Mr. Just

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 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



Map created on June 18, 2020.

© 2020 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

700 Osterman Avenue

South Building Elevation



West Building Elevation



Deerfield Square - Approved Sign Criteria

ORD. 0-98-34

REC. SEPT. 16, 1998

DOC # 4206363

EXHIBIT E

PLEASE NOTE THAT IN CRM'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 MONOTANY 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.