

MEMORANDUM

TO: Plan Commission

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

DATE: July 17, 2020

RE: Public Hearing 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)

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, x-ray 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, 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 Village 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.

Parking and Traffic Study

As part of this Special Use petition (and any Special Use), the petitioners must demonstrate that parking will be adequate. A Traffic and Parking Summary dated July 7, 2020, from Gewalt Hamilton Associates was undertaken and is provided in the petitioner's material. The summary provides site traffic characteristics and analysis, analysis of the development's impact on the surrounding roadway network and parking analysis.

The study notes that due to unique conditions connection with the COVID-19 pandemic, no new traffic data or parking data was collected for this summary. Traffic data from previous conducted GHA studies were used. Based on this data, the weekday morning and evening peak hours at the Waukegan Road and Deerfield Road intersection occurred from 8:30 to 9:30 AM and 5:00 to 6:00 PM, respectively. The morning and evening peak hours at the Deerfield Road and Rosemary Terrace intersection occurred from 8:30 to 9:30 AM and 4:45 to 5:45 PM, respectively.

Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual Trip Generation were used to determine the anticipated traffic from the proposed animal hospital. Table 1 on page 3, anticipates the number of vehicle trips during the weekday morning peak hour (one hour between 7:00 and 9:00 AM) and weekday evening peak hour (one hour between 4:00 and 6:00 PM) and compares the trip generation for the proposed animal hospital use to the previous site uses if the site were occupied by general retail. The study anticipates that the proposed animal hospital would generate 10 more trips during the weekday AM peak hour and 4 fewer trips during the weekday PM peak hour than the former site uses. On a daily basis, the proposed development would generate 66 fewer trips than the former site uses. Overall, the respective change in trip generation is nominal and is not expected to affect the study area intersection operations.

As mentioned earlier no new parking data was collected for this summary due to unique conditions in connection with the COVID-19 pandemic. Due to these unique conditions, GHA utilized 2017 data from a comprehensive shared parking study conducted by Walker Consultants. The 2017 parking data was specifically gathered for the 711 Waukegan Road property that was then proposed to be redeveloped into a Massage Heights. The GHA parking evaluation examined parking requirements per Village of Deerfield Code of Ordinances and the projected parking demand based upon three different sources: the Walker comprehensive shared parking study, the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition, and local data provided by River Trails Animal Hospital. Table 4 on page 5 compares the parking requirements of the two most comparable uses within the zoning ordinances (medical offices and general retail) and Tables 5A/5B on page 6 summarize the projected peak parking demand for the proposed development on a weekday and weekend.

Based on reference data, the ITE parking demand rates constitute a more conservative analysis scenario as compared to the local data provided by River Trails Animal Hospital. The study indicates that the peak parking demand for the entire Deerfield Village Centre parking

lot, including the proposed Animal Hospital, is not anticipated to exceed 209 spaces during the weekday peak hour and 171 spaces during the weekend peak hour. The parking space surplus during the weekday and weekend peak hours is projected to be 40 spaces and 78 spaces, respectively.

Overall, the study concludes that the proposed animal hospital is anticipated to have minimal effect on the operations of the study area intersections and area roadway network. The existing site access driveways are adequate to accommodate the proposed site traffic. Also, based on the parking analysis, it can be concluded the available parking supply will effectively accommodate the anticipated parking demand for the proposed use.

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 petitioner's material indicates that the interior of the proposed animal hospital will have many rooms that will need to be kept private from outside view, such as treatment and surgery. To accommodate this the petitioner is proposing to apply a mirror film to all windows with an opaque film behind it at the areas that need privacy. This will provide a uniform look from the outside during the day and at night, the opaque sections will appear as if the room is dark.

The Village's window sign regulations require that in order to opaque an entire window, the Appearance Review Commission (ARC) must approve that request.

Appearance Review Commission

The ARC did a preliminary review of the wall signage for the proposed animal hospital at their June 22, 2020 meeting and did not have any issues with the wall signage. At that time, the petitioner had not decided if they were going to opaque their windows. Since then the petitioner is proposing a mirror film on the window and opaque film behind it at the areas that need privacy. (Deerfield Village Centre has mirrored film on the second floor windows of the development.) The Deerfield Appearance Code states, "Mirrored, reflective or dark tinted glass is discouraged, especially at the pedestrian and grade level." The other mirrored glass in the same development is located on the upper level. The petitioner is scheduled to propose the window covering at the July 20 ARC meeting.

Down the street at Kay Foot Spa, a dark vinyl was applied to hide white roll shades behind. That method was liked by the ARC. The Subway restaurant in Deerbrook Mall (70 Waukegan Road) was granted a similar reflective film in 2014. This was before the revised Appearance Code came into effect in 2016, but it's a good example of how the film is used in Deerfield along a busy street.

~~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

showed a map of where their current clients reside showing that this new location is very central.

Chairman Berg asked for more information about the windows being opaqued. He asked if the windows would look different in daylight as he is concerned about them appearing boarded up. Mr. Just replied that the windows will be reflective and will not look boarded up. He commented that they have done this at many other animal hospitals and received positive feedback on the appearance. On brighter days they are more reflective. They make it so they cannot be seen in, but they do not appear boarded up.

Dr. Jay Nordstrom addressed the Commission and stated that he owns River Trails and one other veterinary practice. He and his wife have been practicing veterinarians since the early 1990s and bought this practice in 2015. They are doing well in their Riverwoods location, but they currently rent, and the property owner wants to sell the building to Discover, and so they are looking to move to Deerfield and be more central for their clients. They are very excited to be a part of downtown Deerfield.

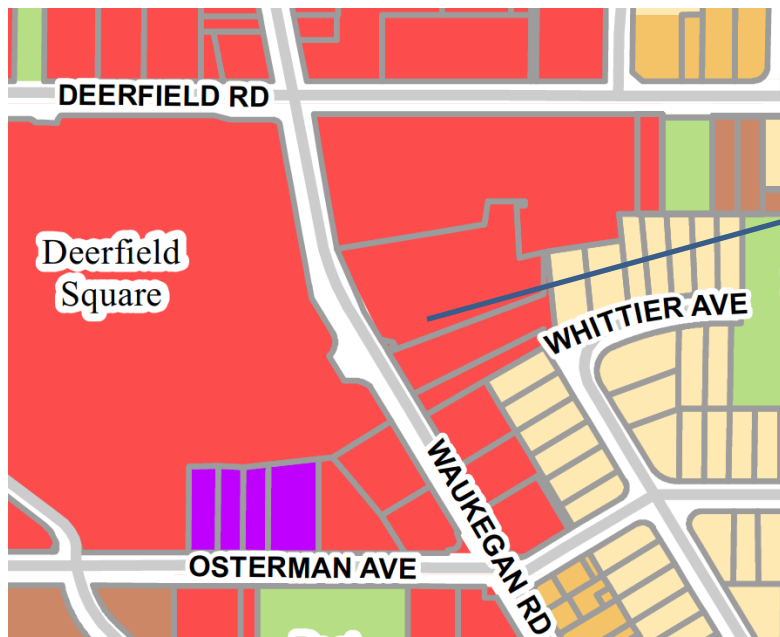
Traffic Engineer Justin Opitz with Gewalt Hamilton Associates addressed the Commission to review parking and traffic. He stated that there is a lot of parking on this site that is shared between businesses. New traffic counts would not be reliable because demand is not what it will be in the future due to businesses being closed during the pandemic. Overall traffic has dropped around 40 percent although truck traffic has remained the same. Mr. Opitz reported that Walker Consultants completed a comprehensive shared parking study for this location in 2017 for a proposed massage business in this building. Their survey reported that there are over 250 shared spaces and what peak demand is for parking on weekdays and weekends. This reported concluded that weekday and weekend peak in the summer is around noon and demands 217 of the 258 parking spaces. Peak times in the spring demanded 181 of 258 spaces. Mr. Opitz reported that moving forward they can pick up where this study left off and replace the massage business with the animal hospital use when projecting spaces demanded for employees and clients based on the square footage. The animal hospital does not require as much parking as the massage business would have. He stated that parking will be adequately accommodated on site. He will also look at traffic counts which were last conducted in the area in 2017. He will apply growth factors to determine 2020 levels and test how much traffic will be added from this business and how this will affect area. He stated that the added traffic is not expected to negatively influence the signals in the area at all.

Commissioner Schulman asked if they share parking with the bike store behind this location. Mr. Just replied that yes, all parking is shared. Their clients would park by the bank first which is allowed, and staff will park towards the very back.












Dr. Nordstrom added that here will be no boarding or grooming and no afterhours appointments for emergency visits. They will do sick and well visits during the day only and they refer to area specialty clinics for anything they cannot accommodate.

Mr. Nakahara asked the petitioners if the window plans were shared with the ARC and what their comments were. Dr. Nordstrom replied that he was not there, only their sign professional was there and he believes he only shared signage plans and nothing about the windows. Mr. Nakahara stated that the Village has a window ordinance and if than 20 percent of any window is to be covered it must be approved by the ARC. He stated that they will likely have to go back to the ARC to seek approval for this. Mr. Just showed an example of the reflective windows.

Village of Deerfield 2020 Zoning Ordinance Map



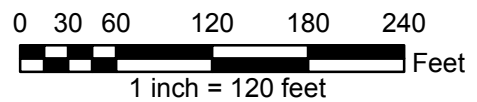
Subject Property

	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



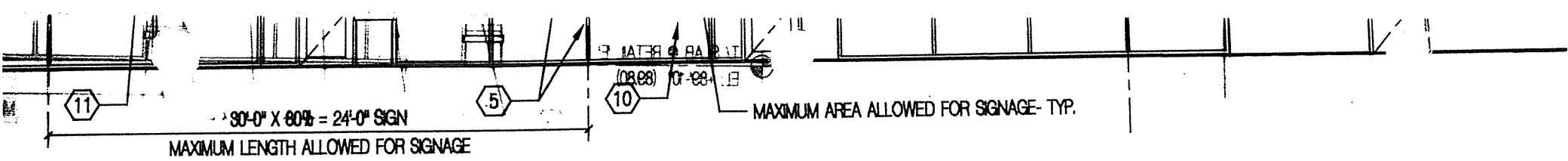
Subject Property



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.

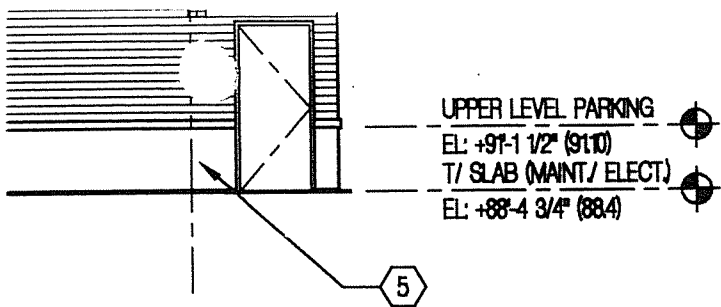
Building #3 corner tenant signage will be mounted at the face of the steel canopy above the front door facing the intersection at Waukegan Road. This signage also has a maximum height of 24" and is restricted to 10'-0" in length.

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.

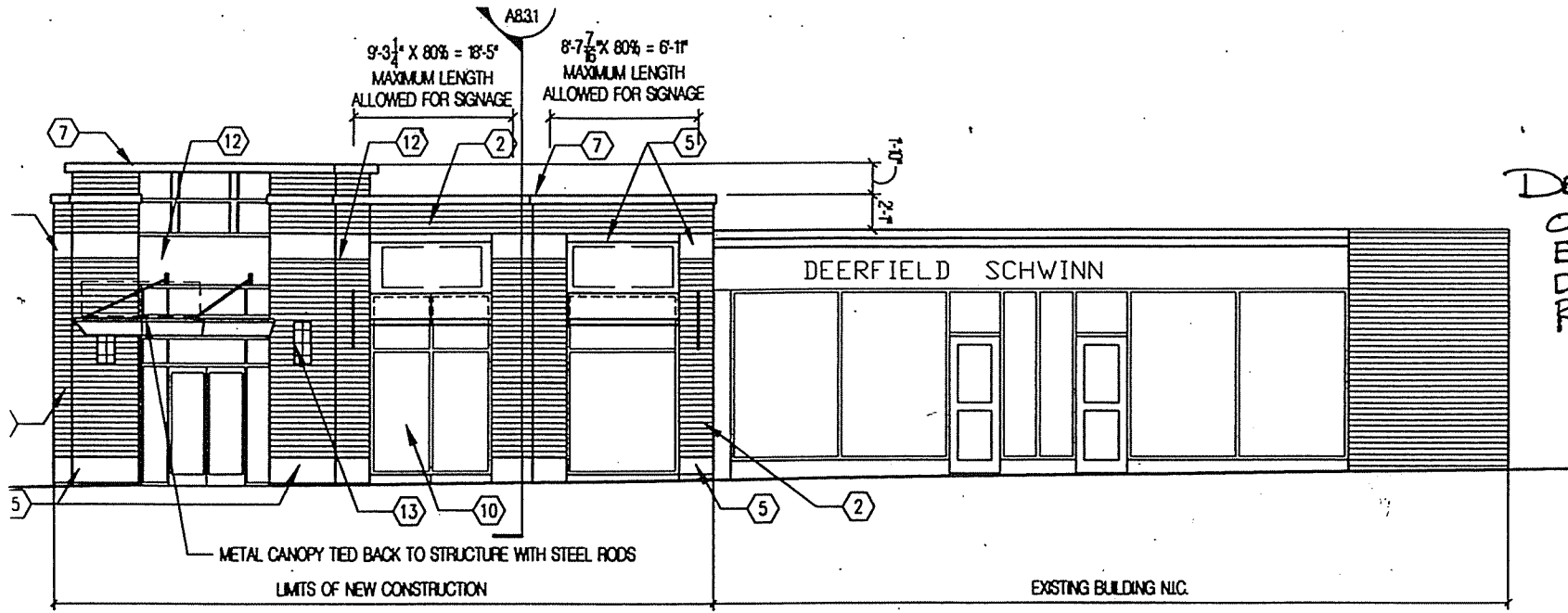
DEERFIELD VILLAGE CENTRE

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

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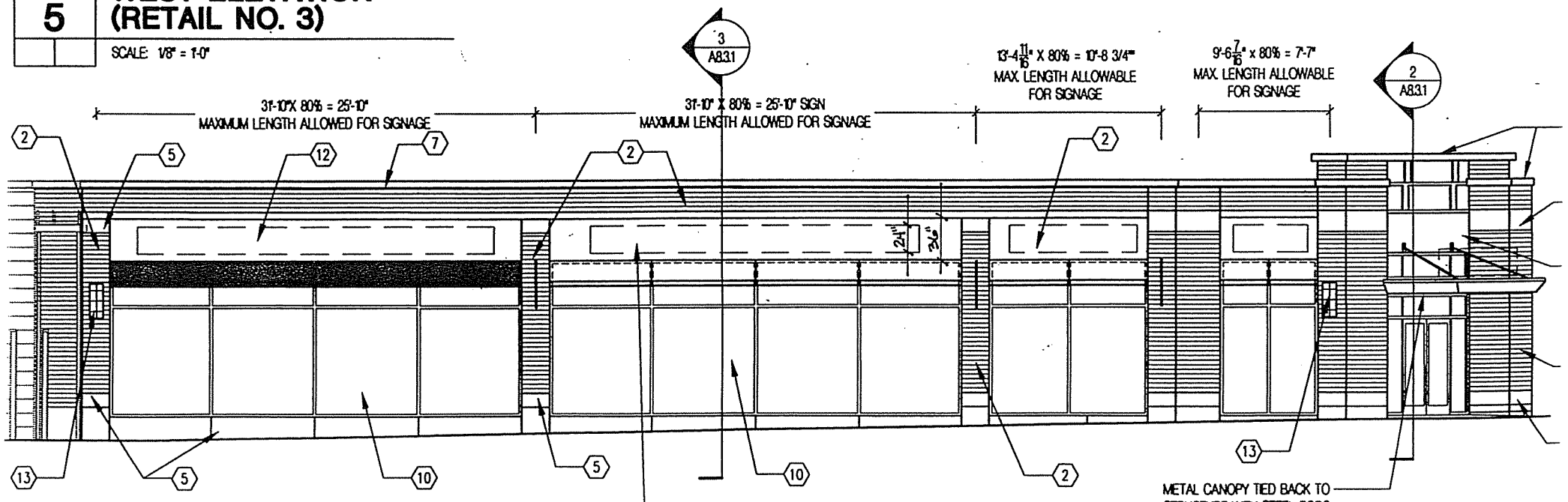
DEERFIELD VILLAGE CENTRE
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**WEST ELEVATION
 (RETAIL NO. 3)**

5

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



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

3

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

MAXIMUM AREA ALLOWED FOR SIGNAGE TYP.
 2'-0" HT. MAX



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
have the same restrictions as the first floor tenants.

ORDINANCE NO. O-99-34

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

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.

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 only. The top post will be located 3'-0" above the adjacent canopy.

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)

EXTERIOR MATERIAL LEGEND

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