

MEMORANDUM

To: Plan Commission

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

Date: August 3, 2020

RE: Request for a Finding of Substantial Conformance to Allow a Dog Run for AMLI at 1525 Lake Cook Road.

Subject Property

The subject parcel consists of the AMLI rental apartment development at 1525 Lake Cook Road (within the Weinberg PUD) which is approximately 6.04 acres in size in the 21.68 acre Weinberg Planned Unit Development. This PUD is located between the Edens Spur, Lake Cook Road, the Arbor Lakes Development to the west, and the existing office buildings and Embassy Suites to the east. The JUF Deerfield independent living residential development at 1627 Lake Cook Road (within the Weinberg PUD) is located to the west of the AMLI apartment.

Surrounding Land Use and Zoning

North: (across Lake Cook Road): R-1 Single Family Residential District, single family homes

South: Eden's Spur

East: I-1 Office, Research, and Restricted Industrial District – two office buildings and Embassy Suites Hotel

West: I-1 Office, Research, and Restricted Industrial District – Arbor Lakes Development consisting of two office buildings

Proposed Plan

The proposed change to the final development plan for AMLI involves a request for a dog run in green area at south boundary near the southwest drive of the AMLI residential development. The dog run is enclosed with 4 foot high, black, aluminum fencing with double gate entry at the west end. The enclosed area is approximately 2,210 square feet and the surface will consist of a maintenance free synthetic turf similar to athletic fields.

The approved final development plan for AMLI did not contemplate a dog run, but the majority of AMLI Deerfield residents are dog owners and they have requested a dog run that allows for a safe, fun area for their dogs to go.

Access

The vehicular access points to the AMLI development will not be changed as a result of the proposed dog run.

Zoning Conformance

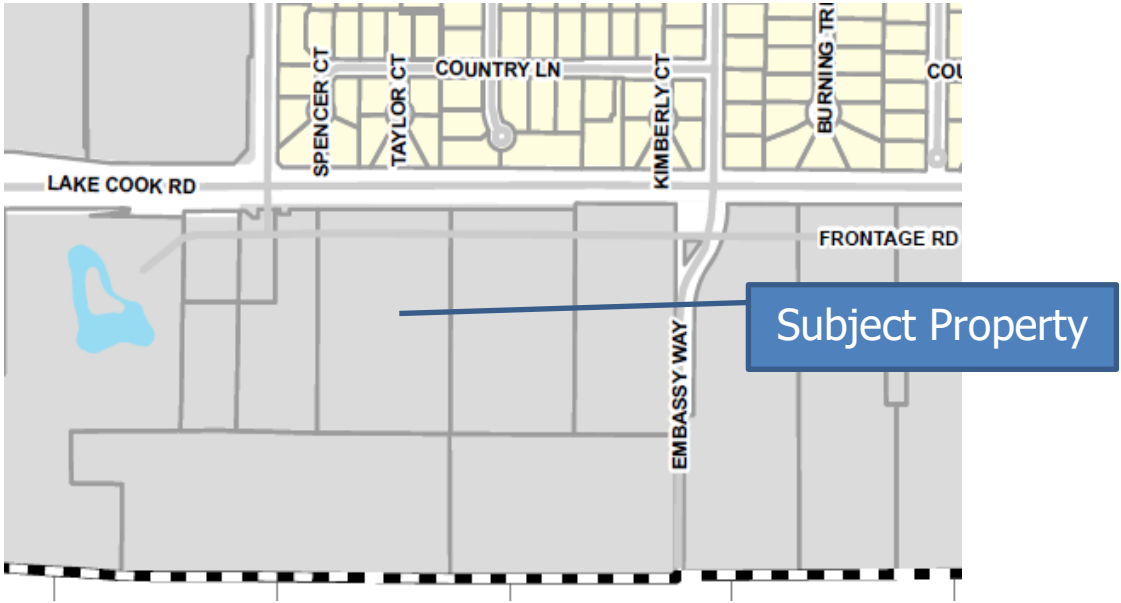
Request for a Finding of a Substantial Conformance

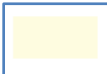
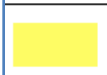
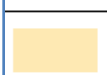
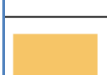







Changes to an approved planned unit development require Plan Commission consideration and must ultimately be approved by the Board of Trustees (see attached Article 12.09-G). If the Plan Commission recommends that the proposed change to the Planned Unit Development is found to be in substantial conformance with the previous plan and the Board of Trustees agrees, a public hearing will not be required to amend the plan.

Other requests that were approved in the Substantial Conformance manner include:

- A new parking lot for Textura (now Oracle) located west of their existing parking lot due to the growth of the company.
- Changes to the Cadwell's Corners front parking lot and a vehicular connection to Just Tires to the south.
- Walgreens solar panels on the roof of the 200 Wilmot Road building (Walgreens Wilmot Road campus).
- A change to the roof materials for the Coromandel townhomes to replace the cedar shake roofs with an asphalt shingle roof.
- A change in the parking lot at Tollway North/Hyatt Deerfield campus (the Hyatt Hotel and 102, 104, 106, and 108 Wilmot Road office building) to add parking spaces to the property.

Village of Deerfield 2020 Zoning Ordinance Map



	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

Article 12.09-G

12.09-G Changes to Approved Final Plan

Any subsequent change or addition to an approved Final Development Plan shall first be submitted for approval to the Plan Commission and, if in the Plan Commission's opinion, such a change or addition is not substantial, it may recommend approval to the Village Board without hearing. If such a change or addition is construed to be substantial, a public hearing shall be held prior to such a recommendation.

12.09-H Time Limits

If no substantial construction has begun or no use has been established in the Planned Unit Development within the time stated in the development schedule of the Final Development Plan, the Special Use for the Planned Unit Development shall become null and void. In its discretion and for good cause, the Village Board may extend for a reasonable time, not to exceed one (1) year, the period for the beginning of construction.

12.09-I Compliance with Regulations

Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a Planned Unit Development shall be cause for termination of the approval for said Planned Unit Development. At least fifteen (15) days notice shall be given to the developer to appear before the Plan Commission and answer any such charge of non-compliance. If the Plan Commission finds the charges substantiated, they may recommend immediate termination of the project approval if the situation is not satisfactorily adjusted within a specific period.

12.10 PLANNED RESIDENTIAL DEVELOPMENT PROCEDURES

12.10-A Pre-Application Conference

Prior to filing a formal application for approval of a Planned Residential Development in that area which is bounded by Lake Cook Road, Wilmot Road, Hackberry Road and Willow Avenue, the applicant may request a pre-application conference with the Plan Commission. The purpose of a pre-application conference is to provide advice and assistance to the applicant.

12.10-B

1. Application

Following the pre-application conference, application for approval of a Planned Residential Development shall be filed in accordance with the provisions of this Ordinance relating to Special Uses, except as specifically provided herein.