

Appearance Review Commission
Village of Deerfield
Robert D. Franz Council Chambers

Workshop Meeting 7:30 p.m Monday, February 23, 2026

Call to Order

Roll Call

Consideration of Minutes

Minutes of January 26, 2026

Public Comment

Pending Applications:

1. First Financial Bank, 630 Waukegan Road: signage
2. N. Family School: 833 Deerfield Road, building improvements and signage
3. Gloss Nail Bar, 92 S. Waukegan Road: signage

Items from the Staff

As Introduced

Items from the Commission

As Introduced

Adjournment

Appearance Review Commission

Meeting Minutes

January 26, 2026

A meeting of the Appearance Review Commission was held on Monday, January 26, 2026 at 7:30 p.m. Chairperson Sherry Flores called the meeting to order at 7:30 p.m.

Present were:

Sherry Flores, Chairperson
Amy Charlson
Dustin Goffron
Neil Goldberg
Troy Mock
Daniel Moons

Absent:

Jason Golub

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary

Document Approval

Ms. Charlson moved to approve the minutes from the December 15, 2025 Appearance Review Commission meeting. Mr. Goldberg seconded the motion. The motion passed unanimously on a voice vote.

Public Comment:

There were no public comments on non-agenda items.

Business:

1. Just Tires, 25 Waukegan Road – Tire Storage

Shawn Purnell, Architect with Purnell Architects, Inc., explained Just Tires installed an enclosure for their tire storage area that did not meet Village codes. He was hired to work with the contractor to redesign a complying storage area. They are looking to enclose a small portion of their building exterior that is currently surrounded by a 7'-8" high masonry knee wall, but uncovered. Proposed is to extend the wall height by adding a 2'-6" high stucco panel on top of the knee wall. A new hip-style metal roof will extend from the nearest garage bay to cover the space.

Mr. Moons moved to approve the exterior tire storage area for Just Tires as presented. Mr. Goldberg seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Mock, Moons, Flores (6)

NAYS: None (0)

2. Taco Bell, 663 Lake Cook Road – Building Improvements and Signage

Jeanne Armando, Project Manager with MRV Architects, Inc., explained Taco Bell proposes taking over the former McAllister's Deli space. Taco Bell will take about 3,000 square feet and a future tenant will occupy the remaining portion of the space. The building will remain substantially the same.

In order to provide a second tenant entrance, a portion of the front elevation will be replaced with a storefront door and windows. This will give both businesses direct access from the outside. The entire building will be painted in SW 7043 Worldly Gray with accents of SW 7076 Cyberspace, SW 9180 Aged White and SW TB 2603C Purple.

The existing doors and windows throughout the elevations are to remain and the metal frames will be painted in a matte dark bronze tone. The current green awnings will be replaced with new Sunbrella black fabric on the existing metal frames. All deteriorated or damaged EIFS will be repaired before the building is painted. The stone will remain as is, but will be cleaned as needed.

Mr. Moons asked about the new entrance doors, as two (2) doors are close to each other. Ms. Armando noted the second door would be for the new tenant, which opens into a vestibule that services both businesses. Mr. Moons ensured the EIFS walls would be patched before being painted. Ms. Armando noted they would be keeping the trash enclosure, but would be fixing it. She explained they would be keeping the same drive-thru area but would be replacing the existing menu board with a digital menu board and canopy. Ms. Delevitt noted the Village does not allow moving, flashing or animated graphics on menu boards. Ms. Armando confirmed the menu board would be static.

The Commissioners discussed the proposed signage. The wall signs would have the bell logo between the words "Taco" and "Bell". Ms. Delevitt explained the former occupant (Zippy's) received a variance to place the front wall sign above the roof deck. The Special Use and variations from former tenants are passed on to subsequent tenants. She noted all of the signs are within the allowances for the building. The proposed ground sign would just have a face change. The existing stone base, which matches the building, will remain. Ms. Delevitt reminded the petitioner that registered trademarks are not allowed on signage. The proposed pylon sign panel has a black background with white lettering and the bell logo in white and purple. Mr. Mock suggested matching the black background color with the existing black background for The Wild Roaster on the pylon sign. Ms. Delevitt noted the color is 3M black vinyl. Ch. Flores noted the proposed sign panel has a smaller margin on the top and bottom than the other tenant signs. Ms. Charlson would

prefer the bell logo reduced as the margins are tight. Ms. Delevitt noted the proposed margin is 1.5 inches rather than the ARC precedent of 3 inches. The Commissioners believes space should be 3 inches on the top and bottom of the bell logo. Ms. Armando noted they could reduce the logo and move the lettering closer in so it would have the same proportions.

Mr. Mock asked about the purple paint color being used as signage. Ms. Delevitt noted, in the past, the ARC considered whether the color was used to enhance the signage. Mr. Mock believes the purple is very bright and would prefer the building panel to be painted gray instead. Ch. Flores believes this location has a hardship and should be allowed the purple paint for better visibility. Ms. Armando noted Taco Bell will want some purple on the building. It is only on the east side and the building is set back from Lake Cook Road. Ms. Charlson questioned if purple was a color the ARC considers too bright. She noted the Commission had the bright yellow color toned down for Super 8. Mr. Mock believes this purple color is too much. Ms. Delevitt explained this is a mechanism to express their branding rather than a sign. Mr. Moons is okay with the purple coloring as it is minimal and not facing a main street. The Commission had allowed McAllister's Deli to paint the same panel with their green color. Mr. Goldberg and Mr. Goffron do not have an issue with the color. Ch. Flores noted this restaurant is not in the downtown; if it was, there may be a different conversation.

Ms. Armando noted they will be removing the existing 2.25-inch illuminated directional sign and not replacing it. The typical Taco Bell directional sign is larger. Ms. Delevitt questioned whether the sign is necessary for the drive-thru. Ms. Armando does not believe so. If they find they need a directional sign, they will return to the Commission.

Mr. Goldberg moved to approve the building improvements and signage as presented with the pylon background color matching the existing 3M black vinyl and the bell logo reduced to allow for a 3-inch margin. The menu board will adhere to the Village's brightness allowances and not have moving, flashing or animated graphics. Mr. Goffron seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Mock, Moons, Flores (6)

NAYS: None (0)

Items from the Staff

Ms. Delevitt reported a proposed daycare for the 833 Deerfield Road building in Deerfield Square dropped off the agenda. In early January, the Plan Commission made a non-favorable recommendation for their Special Use, because they did not feel a daycare was appropriate for that space in the Village Center. She explained the petitioner can still go to the Village Board with their unfavorable recommendation from the Plan Commission. They will likely still come to the ARC in February for their exterior changes and signage.

The Village is in talks with a developer interested in purchasing the former Walgreens property in the C-4 district. There is nothing specific to report, but hopefully things will move forward.

Ms. Delevitt noted this is the 250th anniversary of the United States. The Village is discussing different ways to promote this during Family Days with special banners and events.

Adjournment

There being no further business or discussion, Mr. Moon moved to adjourn the meeting. Mr. Mock seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:43 pm.

The next Appearance Review Commission meeting will be February 23, 2026 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary

Memorandum



VILLAGE OF DEERFIELD

To: Appearance Review Commission
From: Liz Delevitt, Planning & Design Specialist
Date: February 17, 2026
Subject: First Financial Bank, 630 Waukegan Road: signage

First Financial Bank, a Cincinnati based bank, has acquired Bank Financial, and they are updating signage at all of their branches. Proposed are two (2) new wall signs and an updated ground sign, similar in size and location to the existing signage.

Sign Design:

The proposed signage features the First Financial Bank branding with the word “First” used as a logo (wordmark logo) and the official bank name. The ARC has allowed businesses in the C-1 zoning district to have logos on their business signs to help with brand recognition, unless otherwise restricted by a sign criteria. Nearby banks, such as Chase Bank, Old National Bank and US Bank, all have logos on their signs.

All of the proposed signs have backgrounds that are painted to match PMS C Yellow, which is the signature color for First Financial Bank. While this is part of their branding, it is a departure from the subtle Bank Financial signs.

The Deerfield Appearance Code (page 7), Design:

“Sign colors shall be harmonious with the architecture and excessive brightness shall be avoided.”

The Deerfield Appearance Code (page 8), Building and Site Relationship:

“Signs and graphics shall have a harmonious relationship with their building and site and to the architectural character of the surrounding area and the Village in terms of size, shape, material, color, texture, lettering, arrangement and lighting.”

In the past, the ARC requested Old National Bank to reduce the size of the yellow stripes of the bank’s logo, because they were not harmonious with the architecture of the Village Center. Other businesses, such as Super 8 and Planet Fitness were also required to limit their bright colors. It is up to the ARC to determine if the proposed signage is harmonious in both color and design with the architecture of the Village Center.

Wall Signs:

The existing non-illuminated acrylic lettering on the north and east elevations will be replaced with illuminated wall signs. The new signs will have aluminum cabinets painted to match PMS C Yellow with 1/2" routed-out, push-through acrylic letters. The letters will be faced with black and PMS 285 C Opaque Blue vinyl. Only the sides of the letters will illuminate at night. The wall signs meet the allowances of the Deerfield Zoning Ordinance:

North (Front) Wall Sign:

	Allowed	Proposed
Sign Area:	8% of area = 39.6 SF (or 80 SF, whichever is greater)	40 SF
Height:	Below the roof deck or 30' above the curb level.	Below roof deck
Illumination:	Source fixed and concealed	Internally illuminated

East (Side) Wall Sign:

	Allowed	Proposed
Sign Area:	4% of area = 39.8 SF (or 40 SF, whichever is greater)	40 SF
Height:	Below the roof deck or 30' above the curb level.	Below roof deck
Illumination:	Source fixed and concealed	Internally illuminated

Ground Sign:

Proposed is to modify the existing ground sign with a new 32-square-foot, aluminum cabinet mounted to the existing pole. The cabinet will be painted to match PMS 1225 C Yellow on all sides. The faces will have 1/2" routed-out, push-through acrylic lettering faced with black and PMS 285 C Opaque Blue vinyl. Similar to the wall signs, only the sides of the letters would illuminate at night.

Below are the allowances for the ground sign:

	Allowed:	Proposed:
Sign Area:	32 square feet per face	32 square feet per face
Location:	Front or side yard	Side yard
Depth:	18 inches maximum	18 inches
Height:	20 feet above curb level	14 feet
Illumination:	Light source fixed and concealed	Internally illuminated

The bank's pole sign was approved as part of the Special Use for First Federal Bank in 1981. Several banks have occupied the property since that time, and they have all had pole sign in the same location. While pole signs are discouraged by the Deerfield Appearance Code, this location was permitted to install one before the Code was updated in 2016.

Deerfield Appearance Code (page 9), Building and Site Relationship:
"Pole signs are discouraged."

Recently US Bank replaced their pole sign with a ground sign after the existing sign fell in a snow storm. The petitioner would prefer to repurpose the existing pole sign, than replace it with a monument sign.

Additional Signage:

Banks with automatic teller machines (ATMs) are permitted to have up to 9 SF of informational signage in relation to the machines. The proposed 3.33 SF signs meet the allowances for this type of signage.



Existing North (Front) Elevation



Existing West (Side) Elevation



Existing Ground Sign



First Financial Bank Location in Crown Point, IN



First Financial Bank Location in Watseka, IL



630.424.6100

1130 N. Garfield Street
Lombard, IL 60148

www.OLYSIGNS.com



630 Waukegan Rd, Deerfield, IL 60015

Exterior Signage



- A** 2-Sided Illum. Pylon Sign Cabinet
- B** Illum. Push-Thru Wall Cabinets
- C** Aluminum ATM Wall Sign

SITE PLAN

630 Waukegan Rd, Deerfield, IL 60015



630.424.6100

OLYSIGNS.com

Job #25-10813

Date: 02-12-26

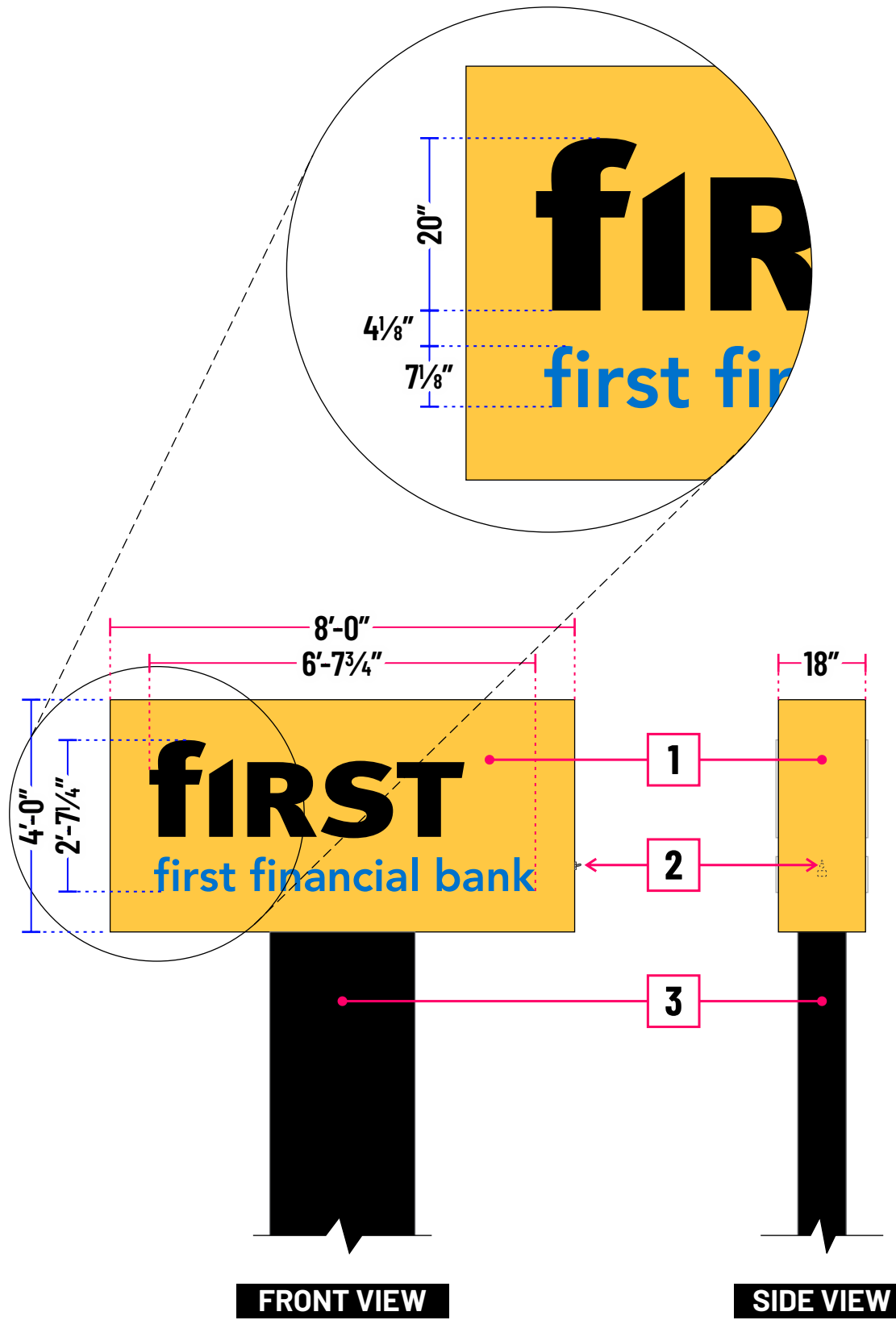
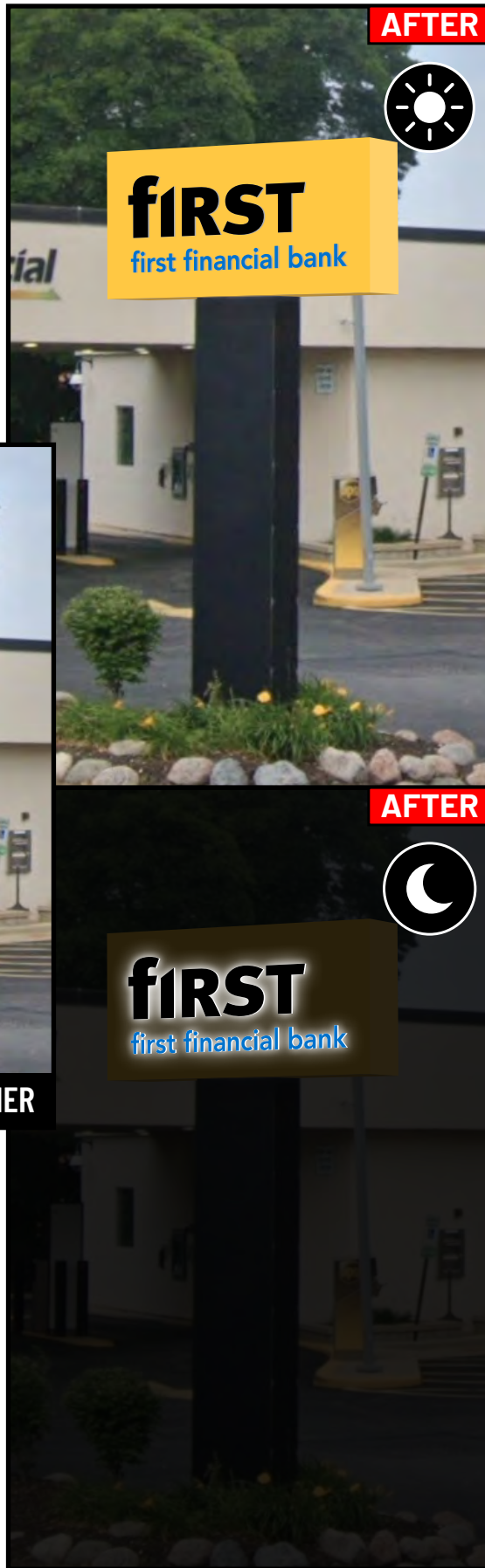
Rev #5

Artist: Argo

Account Rep: RWJR

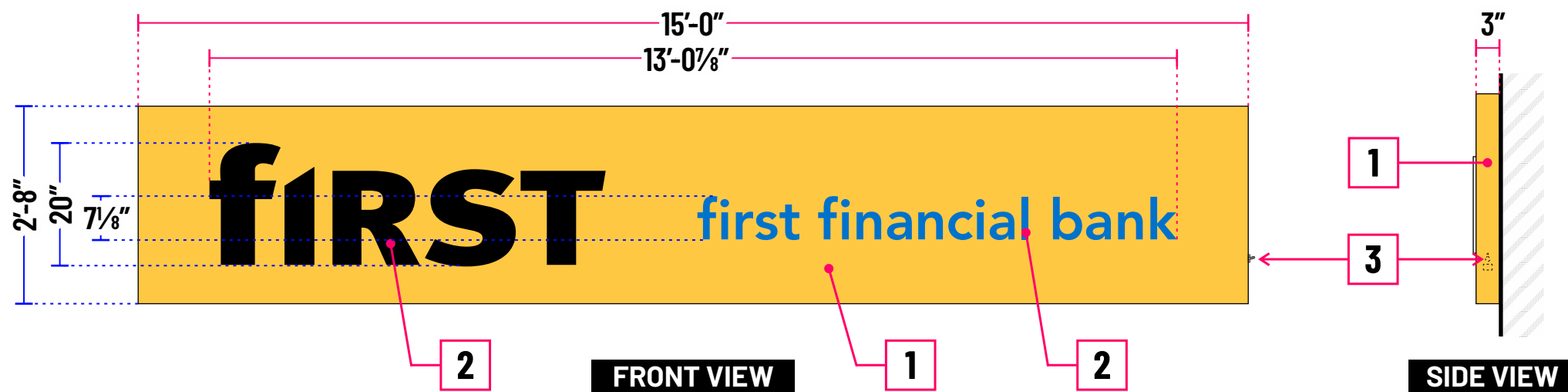
Page 2

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A.1 DETAIL & DIMENSION VIEW
 SCALE: 3/8" = 1' SQ/FT (CABINET FACE) 32.0

- A** 2-Sided Illum. Pylon Sign Cabinet QTY 1
- 1** 2-Sided internally illuminated aluminum cabinet painted to match PMS 1225 C with routed faces for 1/2" exposed push-thru acrylic. Opaque blue (to match PMS 285 C) and black vinyl on push-thru faces.
 - 2** Disconnect switch & U.L. label
 - 3** Existing support post to remain and be reused
- NOTES**
- Internal illumination via white LED module system
 - Remove existing sign cabinet
 - Font used: Nunito Sans
- FINISHES**
- PMS 1225 C
 - PMS 285 C
 - Black (Standard Color)



B Illuminated Push-Thru Acrylic on Aluminum Backer
QTY 2

- 1** Internally illuminated aluminum cabinet painted to match PMS 1225 C with routed face for push-thru acrylic
- 2** 1/2" Exposed push-thru acrylic with opaque black & blue (to match PMS 285 C) vinyl on faces
- 3** Disconnect switch & U.L. label

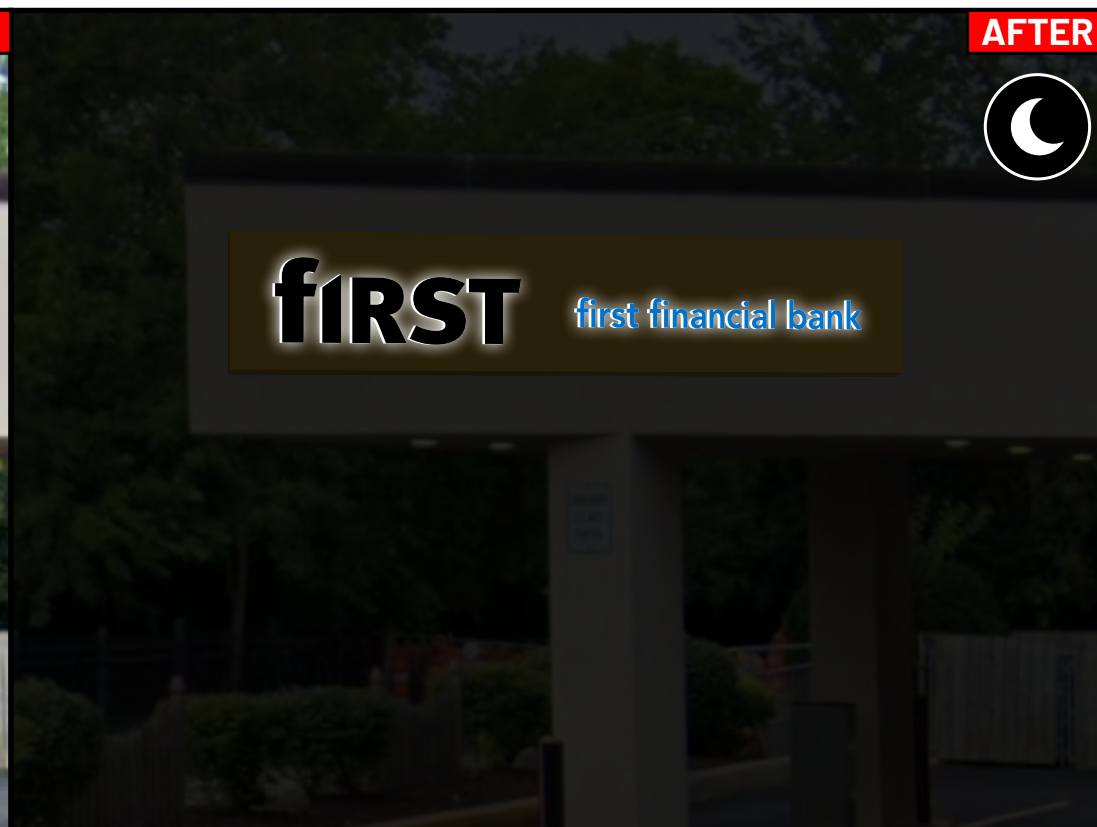
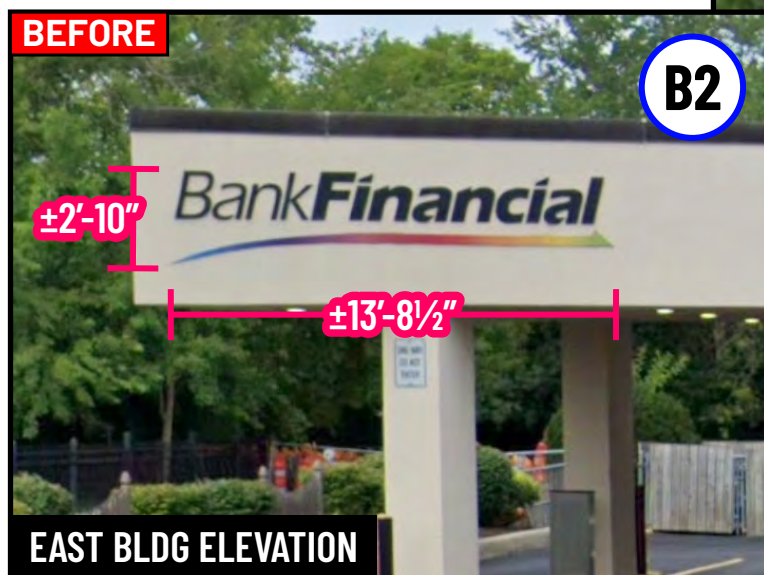
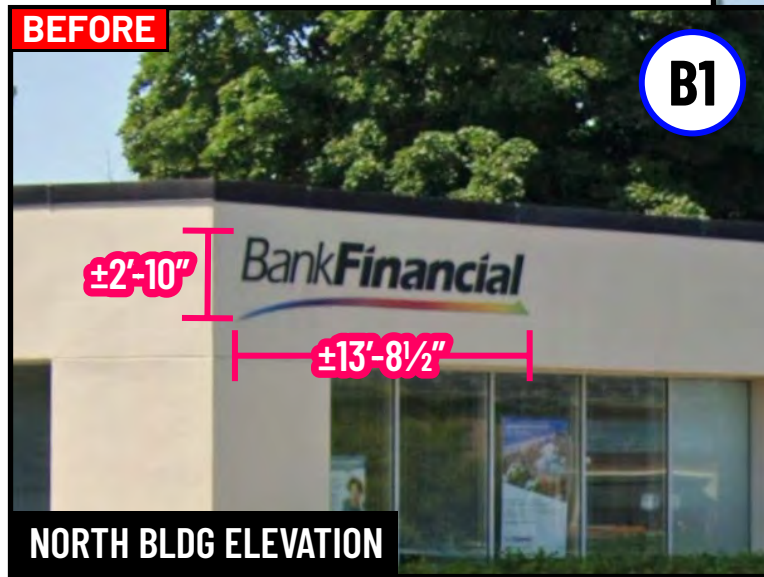
B.1 **DETAIL & DIMENSION VIEW**
SCALE: 1/2" = 1' SQ/FT **40.0**

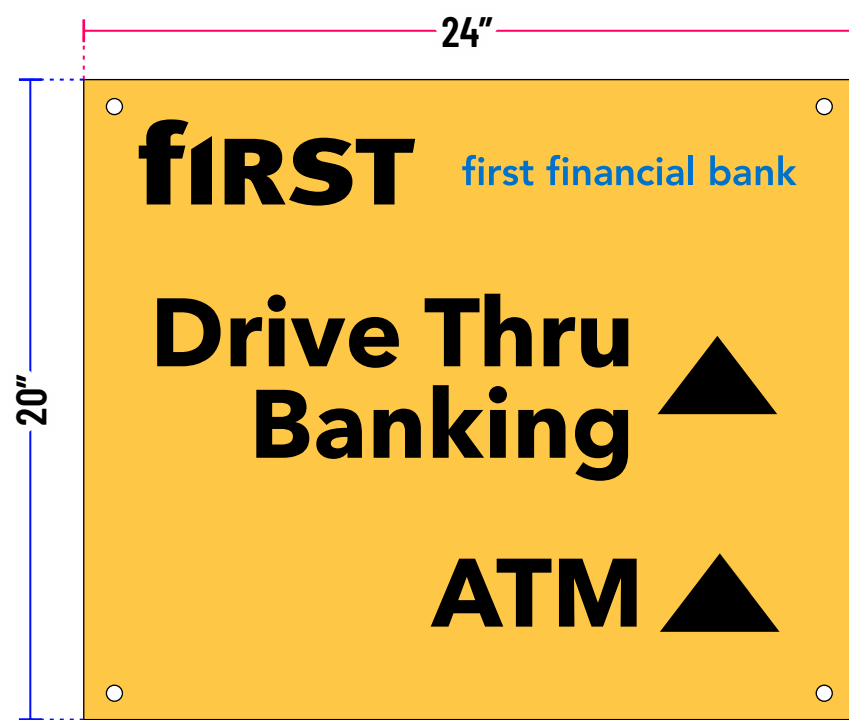
- NOTES**
- Electrical service brought to both sign sites by others
 - Internal illumination via white LED module system

- FINISHES**
- PMS 1225 C
 - PMS 285 C
 - Black Vinyl (Standard Color)



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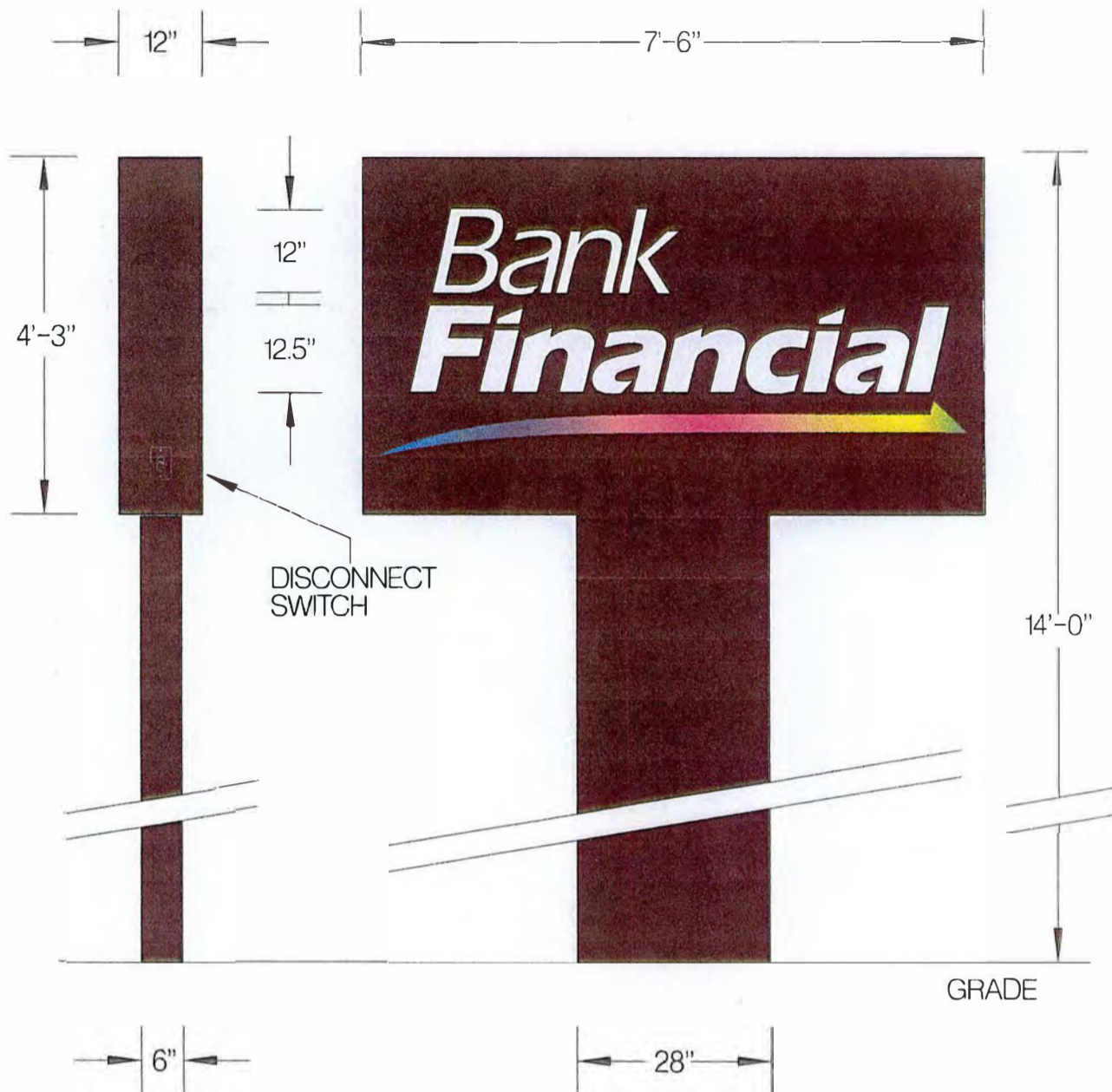
C.1 **DETAIL & DIMENSION VIEW**
 SCALE: 2" = 1' SQ/FT **3.3**

C **Aluminum ATM Wall Sign**
 QTY 1

- 1** .080 Aluminum sign panel with digitally printed graphics on face and pre-drilled holes in panel for mounting

FINISHES

- PMS 1225 C
- PMS 285 C



ONE D/F INTERNALLY ILLUMINATED POLE MOUNTED SIGN.

SIGN FACES ARE TO BE ROUTED OUT OF ALUMINUM, PAINTED BLACK, AND BACKED w/ PLEXIGLASS.

COLORED PORTION OF LOGO IS TO BE DIGITALLY PRINTED ON TRANSLUSCENT VINYL.

POLE COVER IS TO BE MADE OUT OF ALUMINUM AND PAINTED BLACK. (COVERS EXISTING POLE)

SIGN CABINET IS TO BE ILLUMINATED INTERNALLY w/ 800mA H.O. FLUORESCENT LAMPS.



NORTH SHORE SIGN

1925 Industrial Drive • Libertyville, Illinois 60048 • 847-816-7020

"Quality Signage Since 1930"

These plans are the exclusive property of North Shore Sign Co. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from North Shore Sign Co. a sign manufactured according to these plans. Distribution or exhibition of these plans to construct a sign similar to the one herein is expressly forbidden. In the event that such exhibition occurs, North Shore Sign Co. expects to be reimbursed \$500.00 in compensation for time and effort entailed in creating these plans. © North Shore Sign Co.

DATE 9-8-01

BANK FINANCIAL 630 WAUKEGAN RD. DEERFIELD, IL		DRAWN BY: PM
SCALE: 1/2"=1'		REVISED 9/8/01
DATE: 8/27/01		DRAWING # 01323
SALESPERSON VIC	APPROVED BY:	

Bank Financial Signs from 2001



NORTH ELEV.



EAST ELEV.

DATE 9-8-01

ONE SET EACH (TWO ELEVATIONS, NORTH & EAST) OF NON-ILLUMINATED FLAT CUT-OUT LETTERS / LOGO.

ALL PIECES ARE TO BE CUT-OUT OF 1/4" ALUMINUM AND STUD MOUNTED w/ A STAND-OFF OF APPROX. 3/4 OF AN INCH.

LETTERS ARE TO BE PAINTED BLACK w/ THE ICON PAINTED AS SHOWN.



NORTH SHORE SIGN

1925 Industrial Drive • Libertyville, Illinois 60048 • 847-816-7020

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BANK FINANCIAL
630 WAUKEGAN RD. DEERFIELD, IL

SCALE: 1/2"=1'		DRAWN BY: PM
DATE: 8/28/01		REVISED
SALESPERSON VIC	APPROVED BY:	DRAWING # 01324

Appearance Code Sign Criteria

Design

1. Sign colors shall be harmonious with the architecture and excessive brightness shall be avoided.

2. Wall signs shall be designed as a complimentary element of the building.

3. Text on a sign shall be surrounded by negative space, providing a margin between the letters and/or logo and the edge of the sign.

4. The recommended maximum letter height - not the sign height - for a business less than 10,000 square feet is 24 inches in the Village Center, and 28 inches in the outlying commercial areas. These recommended letter heights are based on visibility and the building's setback from the street.

YES



The text size is appropriate, providing a margin between the background edge and the letters. (See #3)



The text extends beyond the background, no negative space was provided. (See #3)

Appearance Code Sign Criteria

Building and Site Relationship

1. Signs and graphics shall have a harmonious relationship with their building and site and to the architectural character of the surrounding area and the Village in terms of size, shape, material, color, texture, lettering, arrangement and lighting.

2. Every sign shall have appropriate scale and proportion in its visual relationship to buildings and surroundings.

3. A wall sign shall not cover a window (Zoning Ord. 9.01-B, 4).

4. Signs should not cover any decorative item on a building.

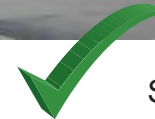
5. Signs should be surrounded by negative space (the space around the sign) to provide for a balanced design on the building.

6. All evidence of past signs shall be removed, and the wall restored to like-new condition.

7. A sign's height shall be within the requirements of the Zoning Ordinance, and said height shall also be reasonable in relationship and in proportion to the building, site, adjacent structures and areas.



YES



Signs shall have an appropriate relationship with their building, with respect given to the decorative items on the building, and the sign surrounded by negative space.



New signs are to be installed only after all evidence of the old sign has been removed. (See #6)

EXISTING EXTERIOR SIGN

Monument DF



Existing aluminum sign structure to remain in place. New ONB faces to be installed on either side of sign.

RECOMMENDATION

New ONB Cabinet



Installation of (2) new ONB cabinets on existing monolith structure.

Disconnect power from existing FMB power supplies.

Pull power to new ONB cabinets and make final connections.

Ensure sign is fully illuminated.

EXISTING EXTERIOR SIGN

Monument DF



Existing aluminum sign structure to remain in place. New ONB faces to be installed on either side of sign.

RECOMMENDATION

New ONB Cabinet



Installation of (2) new ONB cabinets on existing monolith structure.

Disconnect power from existing FMB power supplies.

Pull power to new ONB cabinets and make final connections.

Ensure sign is fully illuminated.



Appearance Code Sign Criteria

Building and Site Relationship

8. Ground signs in the Village Center are discouraged. If a ground sign is pursued, a monument sign with a height not to exceed 5 feet is recommended.

9. Pole signs are discouraged.

10. Landscaping with year-round appeal should be provided around the base of a ground sign and not interfere with the sign content.

11. Ground signs and landscaping shall not encroach into any sight-line triangle at property access points or at street intersections, to allow for views of oncoming vehicular and pedestrian traffic (exceptions: plants 2.5 feet in height or less; and trees those branches are 6.5 feet or more above the ground). See illustration: Clear Sight Triangles (page 10).

12. Projects which include a number of signs and graphics shall provide an overall plan demonstrating continuity and meaningful relationships among the various signs and graphics.

YES



A monument sign shall be designed to have continuity among the tenant sign panels, and landscaping shall be provided around the base. (See #10 & #12)



The relationship between the signs is poor, and no landscaping has been provided. Pole signs are discouraged. (See #9, #10 & #12)

Memorandum



VILLAGE OF DEERFIELD

To: Appearance Review Commission

From: Liz Delevitt, Planning & Design Specialist

Date: February 17, 2026

Subject: N. Family School: 833 Deerfield Road, building improvements and signage

N. Family School, a preschool and daycare facility, is proposed to occupy the 833 Deerfield Road building (former Warehouse Eatery and Rhapsody Cafe). The company is out of the United Kingdom and has over 50 locations. They are looking to expand into the United States with locations opening in Chicago and Detroit in 2026. The petitioners will be renovating the interior to accommodate ten (10) playrooms, two (2) outdoor play areas, a kitchen, laboratory, studio and various staff and utility rooms.

On January 8, 2026, the Plan Commission held a public hearing for the petition and voted 4 to 3 to deny the Text Amendment, because they believed the use was not a good fit for the C-1 Village Center District. They also voted 5 to 2 to deny the Special Use to have a daycare facility in this location. The petitioner wishes to proceed with the Appearance Review Commission and Board of Trustees Review.

Building Elevations:

The building exterior will have all of the solid window panels replaced with glazing to give the interior more light. Some of the glazing will be clear and the remaining will be navy blue spandrel glass. On the south elevation, the revolving door will be changed to a double storefront entrance door. An additional solid service door on the north elevation is to be replaced with a single glass storefront door. The current black awnings on the south elevation will be updated with navy blue awnings on the existing framework and new awnings with frames will be added to the north and east elevations.

Outdoor Play Areas:

The facility proposes to two (2) outdoor play areas for the children to utilize. The first is on the rooftop of the building and will be enclosed by an 8'-0" high panelized fence system. The petitioner has chosen a fence style that closely matches the building's original architectural style, which was inspired by architect Graham Gund. The grid on the fence will match the grid on the tower feature of the building. The second outdoor play area is at grade level on the west side of the building, directly across from the service entrance and Metra tracks. This area will be enclosed by the existing 8'-0" tall masonry wall with new masonry infill and a 6'-0" tall Trex privacy fencing in Winchester Grey.

Trash Enclosure:

Proposed is a new trash enclosure to be located on the west side of the building with direct access from the parking lot. The enclosure will be 8 feet tall and constructed of CMU with face brick and stone caps to match the existing building. The enclosure doors will be Trex to match the fencing.

Wall Sign:

Proposed is a 12' wide x 16" high x 2" deep aluminum pan backer panel with white individually illuminated, front-lit channel letters. The backer panel will be painted PMS 2768C blue and mounted above the south elevation entrance. This will be considered a building element, not signage, similar to the previously approved backer panels on the 740 Building in Deerfield Square. **The top of the sign will be placed 1'-1" above the roof deck, which will require an exception (variation) to the Deerfield Zoning Ordinance. Note: The ARC is permitted to grant sign placement exceptions to located signs up to 3'-0" above the roof deck.**

Below are the allowances for the wall sign:

	Allowed:	Proposed:
Sign Area:	8% of area = 171.06 SF (or 80 SF whichever is greater)	16.72 square feet
Sign Height:	24 inches	19 inches
Sign Length:	80% of Frontage = 120.04 feet	10.58 feet
Sign Placement:	Below roof deck	1'-1" above roof deck ARC Permitted to Grant Exception

Blade Sign:

In 2002, the Board of Trustees approved an exception that allowed the previous restaurants to have blade signs installed on the Deerfield Road elevation that were 1'-6" above the roof deck and taller than the 24" high maximum. Subsequent restaurant tenants were approved to have similar blade signs.

Proposed is are new 30" wide x 78" tall sign faces to be installed into the existing sign cabinet. The sign background will be painted PMS 2768C blue to match the front wall sign with routed-out, 1" white push-through letters.



Existing South (Front) Elevation



Existing East (Side) Elevation



Existing North (Rear) Elevation



Existing West (Side) Elevation



Existing Blade Sign Cabinet to Remain

CRM Properties Group, Ltd.
The Shops at Deerfield Square



Village of Deerfield

Appearance Review Commission —February 23, 2026

N. Family Club

Introduction

833 Deerfield Road (“833”) is a 13,153 square foot vacant building located in the northwest portion of The Shops at Deerfield Square. The Shops at Deerfield Square (“Center”) is a 255,000 square foot high-end, mixed-used development completed in 2000 and contains retail, office, and apartments.

History of The Shops at Deerfield Square

When The Shops at Deerfield Square was first proposed, the developer, CRM Properties Group, and the Village agreed to collaborate on the site plan and building layout, architectural design, tenant mix, and overall project cost. Each of the ten buildings was drawn with input from Village staff, recommended by the Plan Commission, and ultimately approved by the Board. The architectural direction called for traditional designs with a contemporary touch, drawing inspiration from Lake Forest and other established North Shore downtowns. We also looked to established architects for ideas, most notably Frank Lloyd Wright and Graham Gund: Wright for his famous Prairie Style found on the Whole Foods with low pitched roofs supported by a continuous band of windows and a tower or turret. Graham Gund with his signature detailing using round windows, grid patterns on walls and in windows, dormers of all types accented with balls and candy like circles. This, almost whimsical design, is most prevalent in the 833 Building, making it very attractive for a childcare facility. (See attached **Exhibit A** for examples on Graham Gund.)

CRM's architects were directed to use Wright as inspiration for the grocery and numerous sections of other buildings and Gund as inspiration for the bank building, 710 Robert York, and 833 Deerfield (the subject property). The close collaboration between CRM and the Village extended beyond design. For example, when interest rates fell during construction and the project realized surplus funds, the Village and CRM--operating under a cost-plus structure--jointly decided to upgrade the buildings with slate roofs. In another instance, we agreed that CRM would buy out the Barnes & Noble lease to relocate the retailer from Lake Cook Road and bring it into the Downtown.

One of the most important decisions made jointly by the Village and CRM was to pursue a diverse tenant mix. The plan was to anchor the development with a grocery store and pharmacy, then complement those anchors with fashion retailers,

restaurants, a bank, a high-end salon, dry cleaners, children's stores, a bookstore, jewelry, and even a carwash. That vision, combining national "mall" fashion tenants with local boutiques, was realized by securing Whole Foods, which provided the necessary draw to elevate the entire project.

As a Lincoln Park-based developer, CRM recognized Whole Foods' unique appeal. At the time, the grocer had relatively few suburban locations and a strong following among singles and young couples in Chicago, and it was already associated with higher-end retail. The assumption was that many of those young customers would later move to the suburbs to raise families and take advantage of strong schools, park districts, and community services. Deerfield could capture that demand because of its housing stock, transportation access, location, and the goods and services offered in the Downtown. A key advantage of the "New Downtown" concept-ten separate buildings-was flexibility in tenant selection and mix.

That flexibility has proven essential as retail has evolved with the rise of the internet and shifting consumer buying habits. Over the years, the Village and CRM have continued to work together to adapt the mix, and as traditional retail became more challenging, opportunities expanded for service-oriented tenants such as medical offices, health and beauty providers, and fitness uses. CRM has consistently partnered with the Village to keep the Downtown leased, active, and vibrant.

Request For Exterior Modifications and Exterior Signage

The Petitioner is seeking Village of Deerfield’s Appearance Review Commission’s (“ARC”) approval for exterior building modifications, hardscape modifications, and exterior signage for a 13,153 square foot child day care facility, N Family Club, to be located at 833 Deerfield Road, part of The Shops at Deerfield Square. This request includes; (i) exterior building modifications to 833, (ii) minor hardscape modifications to the 833 site, (iii) the addition of two (2) outdoor play areas (one (1) on the roof of 833 and one (1) at grade immediately to the west of 833 at the existing service drive), (iv) N Family Club exterior signage on the south (wall signage) and on the north wall (blade signage), and (v) adding eighteen (18) Navy blue awnings to the north, east, and south elevations of 833.

Description of Tenant’s Business

Tenant Information: N Family Club is a United Kingdom based child day care operator founded in 2017 by Phil Sutherland. N Family Club has 52 locations throughout

the UK with the majority of locations in Greater London and Home Counties. The company ranks as a top 10 group in the UK and beginning in 2026, is expanding into the United States with locations in the Greater Chicagoland area and Detroit, Michigan.

N Family Club has attracted top talent across the sector from former UK head of operations for Bright Horizons to a former Kindercare executive. In addition, the company has raised over \$65 million in capital to fund its next phase of growth.

Please see attached **Exhibit B** for more detailed information and photos of N Family Club.

EIG14T (pronounced “eight fourteen”) Commercial Real Estate Services based in Berkley, Michigan has been engaged by N Family Club to perform development and general contracting services for the subject 833 project. EIG14T has extensive experience in servicing and advising health, education, and wellness clients throughout the development and construction processes.

Proposed Site Plan and Floor Plan: See attached **Exhibit C**-Site Plan. The site plan will remain primarily “as is” with the exception of adding a 1,170 square foot play area in place of the existing service drive (west side of 833). This at-grade play area is in addition to the proposed roof-top play area as State law requires children under 24 months of age not use a play area in common with children over 24 months old at the same time. Accordingly, the two (2) separate play areas will accommodate all needs and meet the requirements.

It should be noted that the existing trash enclosure on the far north side of the current service drive will be relocated to the south end of the service drive. The new trash enclosure will be constructed out of the same face brick and stone caps as the existing with wooden gates.

The proposed at-grade play area is surrounded by the building on the east, mature arborvitae trees and railroad tracks on the west, newly constructed trash enclosure on the south, and the existing face-brick wall on the north.

See attached **Exhibit D**- Floor Plan including programming table. The proposed floor plan will include ten (10) playrooms, a kitchen, lounge, breakroom, restrooms, director’s office, and storage areas. Total area of enclosed space is approximately 13,153 square feet.

At-Grade and Rooftop Children’s Play Areas: See attached **Exhibits C and E**. The roof-top play area will be accessible via stairways and the existing elevator. A doorway between the facility and the elevator lobby will be added, see Floor Plan **Exhibit D**, to allow direct access to the elevator.

Proposed Exterior Building Modifications: See attached **Exhibit F**. Please note that all proposed modifications/additions to the storefront systems will match existing storefront systems with respect to color, style, mullion sizes, and layouts. Navy blue spandrel glass will be added to select above-ceiling level storefronts to conceal mechanicals. All new clear glazing systems will match existing glass.

An 8' decorative wall extension consistent with 833's existing Gund design will be added to three (3) building elevations (north, partial west, and east) for security and safety of the children.

Landscape Plan: Other than the aforementioned hardscape modifications, no changes to the existing landscape plan are being requested.

Signage: See attached **Exhibit G**. Proposed exterior signage is comprised of a wall sign on 833's south elevation and a blade sign on the far east side of 833's north elevation. The blade sign framing on the far west side of 833's north elevation for the former Warehouse Eatery is to be removed and the wall repaired as necessary. It should be noted that the requested signage is compliant with applicable Center criteria and code.

Conclusion: A challenging leasing environment, the destination-oriented location of 833, the lack of visibility, and limitations on signage opportunities along Waukegan Road have all contributed to 833 remaining vacant for the last five (5) years. N Family and the Petitioner are confident that the proposed use is the highest and best use for 833 and will be a positive for the community by providing a first-class child care facility in a more convenient location. A viable tenant mix is critical to a successful downtown. The proposed exterior modifications are aesthetically pleasing, compliment 833's existing architecture, and continue a Gund-based design.

In addition, the market remains fluid and the property must continue to evolve to meet resident needs. Today, the Village's focus is to add more residential presence Downtown. Deerfield's first-class school system will continue to attract young families, making this an ideal time to introduce a premier childcare provider to the Downtown. The building at 833 Deerfield is an excellent location for a high-end daycare: N Family, a respected, England-based company with 52 locations prepared to sign a long-term lease and, together with CRM, invest significant capital to deliver a first-class facility.

EXHIBITS

Exhibit A – Graham Gund Designs

Exhibit B- Tenant Information

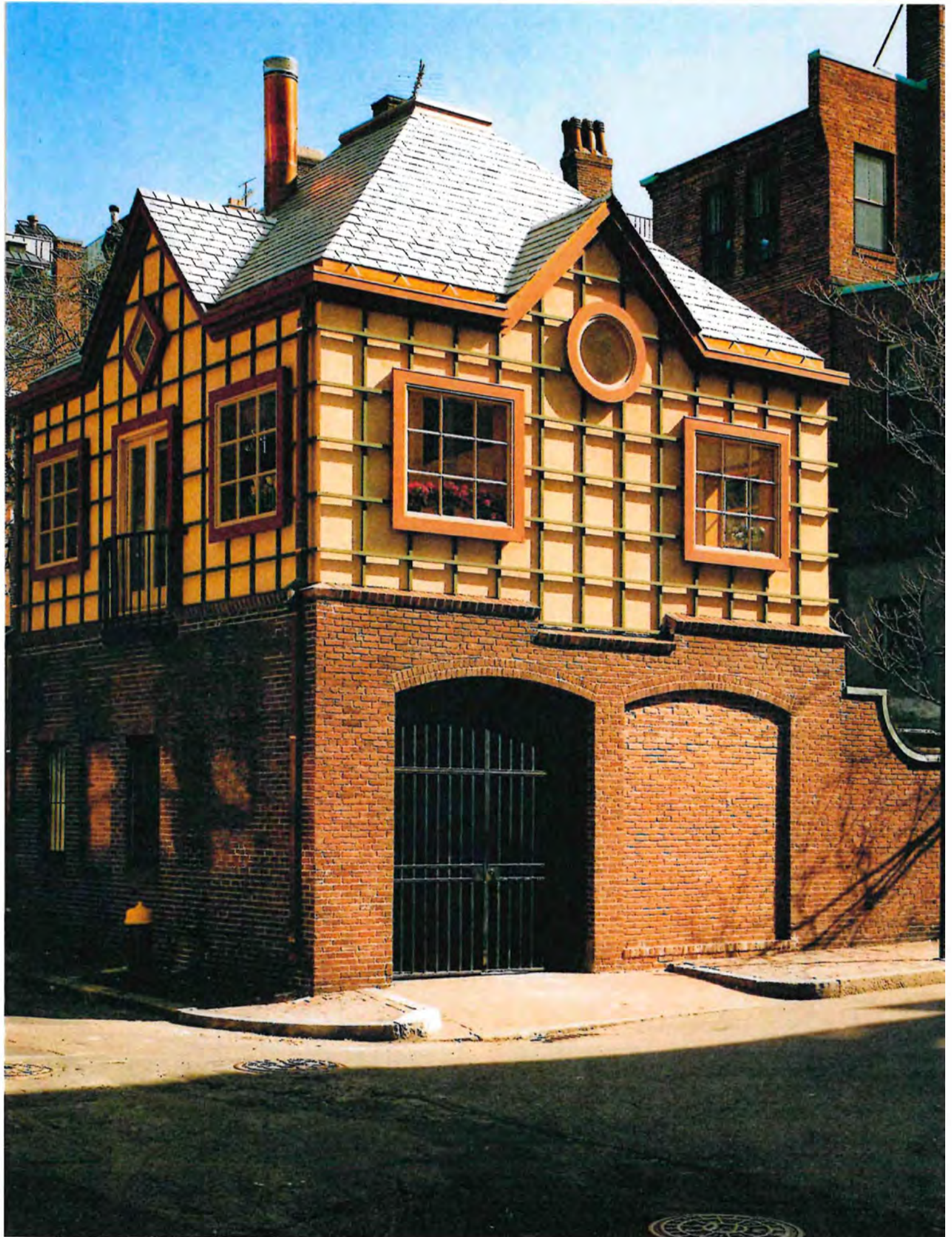
Exhibit C – Site Plan/ At Grade Play Area

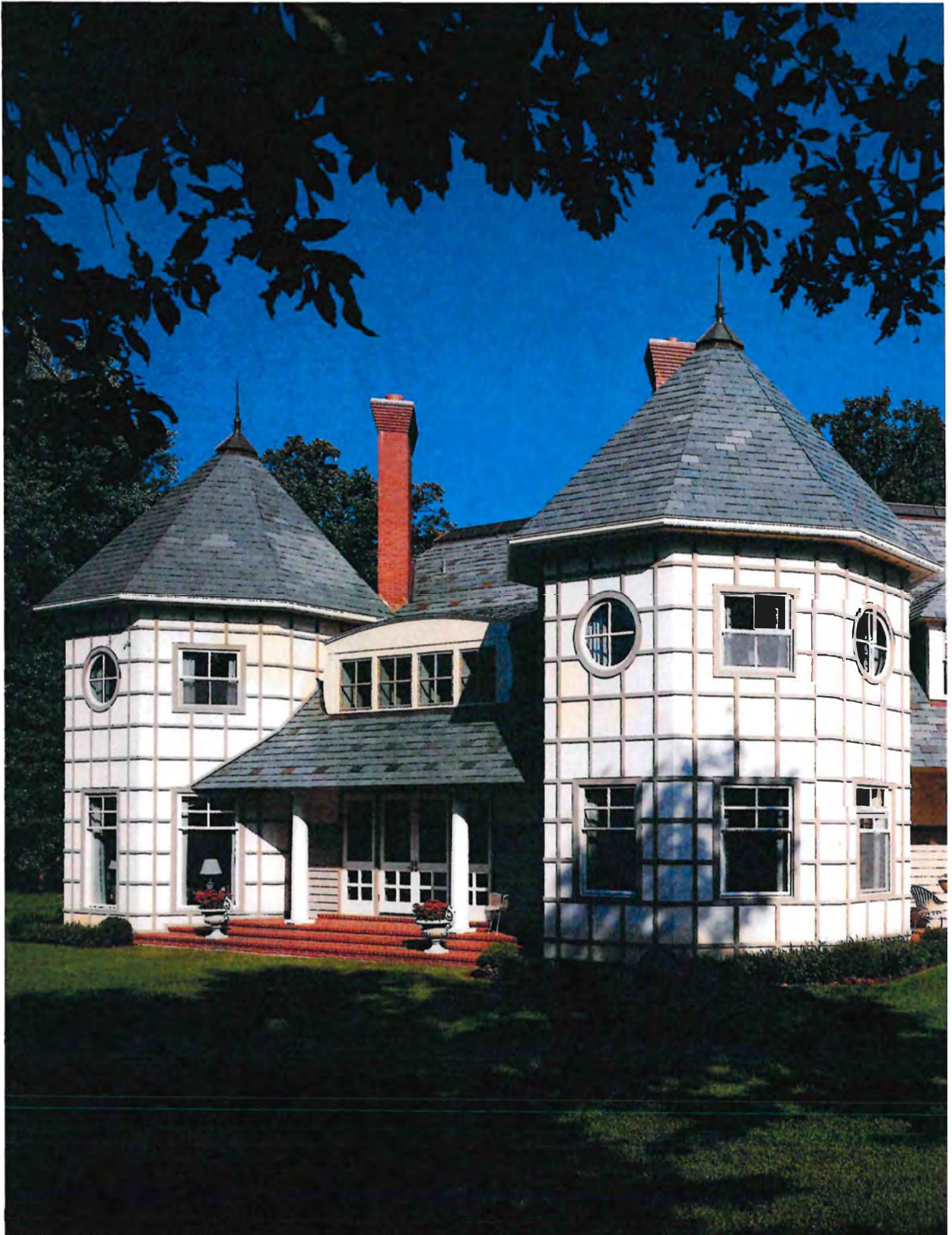
Exhibit D – Floor Plan and Data Table

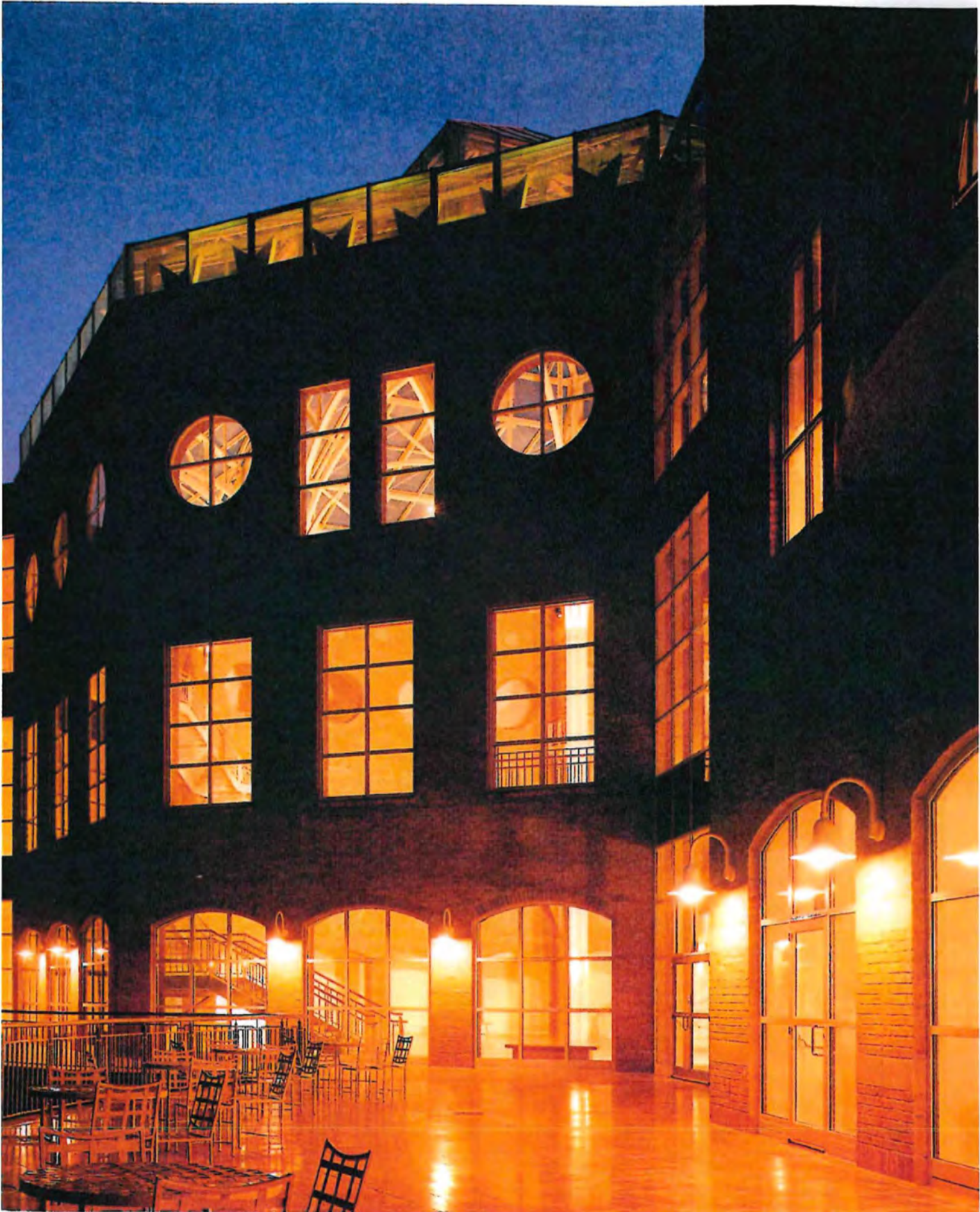
Exhibit E – Roof-Top Play Area

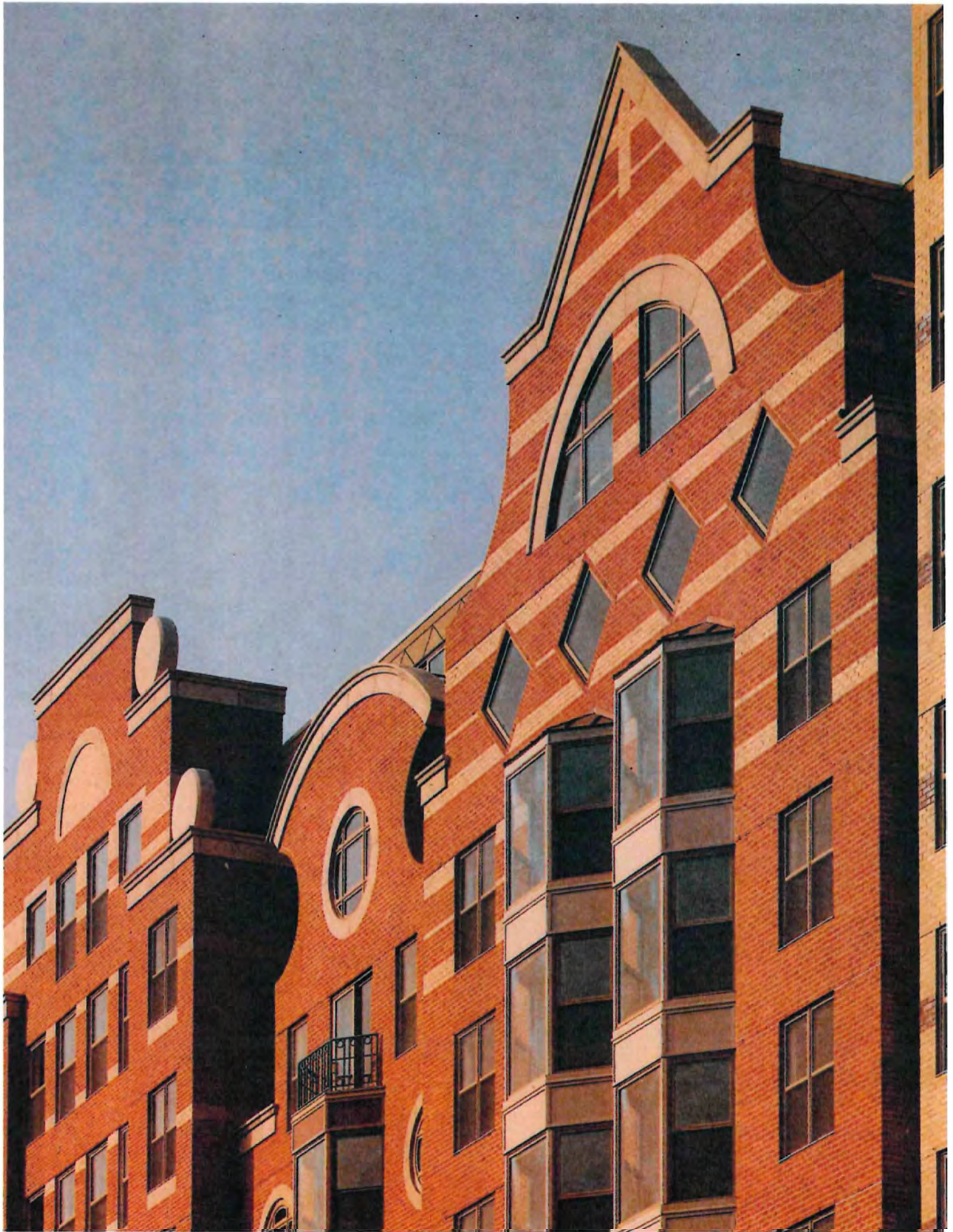
Exhibit F - Exterior Building Modifications/Signage/Awnings/Architectural Addition

Exhibit G – Sign Plans











The main entry at Fernbank is defined by a grand arch flanked by spheres representing the earth and heavens. Freestanding columns enhance the civic presence of this formal facade.

UPPER LEVEL



ENTRY LEVEL

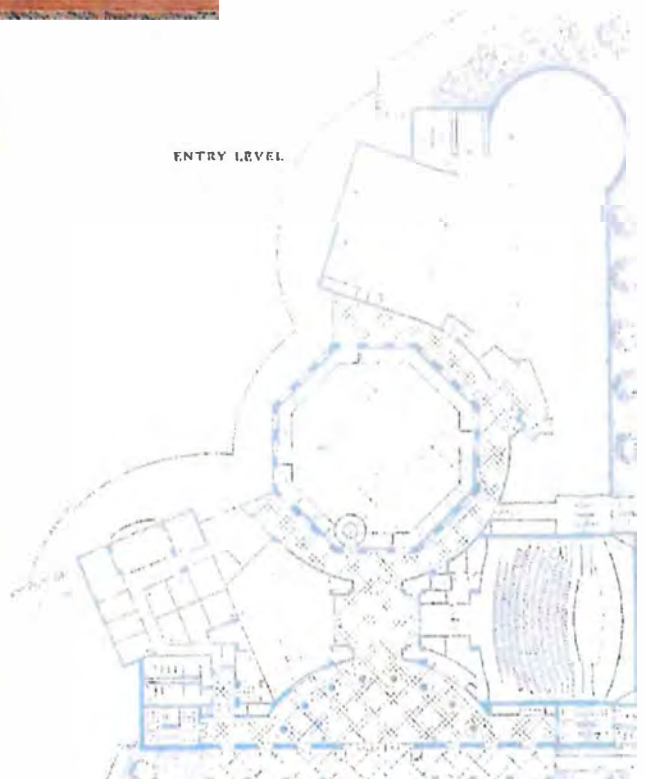


EXHIBIT A

**n.
family
club**



01

Company Overview



N Family Club Overview

The UK's leading premium nursery group providing services to c. 5k children across 50+ nurseries in affluent areas of London and the South of England, UK

Overview

- Business founded by Phil Sunderland (ex Investment Banker) in 2017, who started with a single site in Stoke Newington, North London
- Business founded on the very simple belief, that nurseries in the UK are not as good as they could or should be, vision to create the 'highest quality group in the world'
- Premium positioning, where there exists a large supply / demand gap (this segment of the market is growing a >7% y-o-y)
- N Family now ranked as a top 10 group in the UK, with 52 sites, 44 organic, 8 acquired. The majority are located in Greater London & the Home Counties
- Recognized as the highest quality group across the UK for the last 3 years*, which ranks by OFSTED ratings (1st - 2022, 1st - 2023, 2nd - 2024) [link](#)
- Attracting top talent from both within the sector (UK CEO ex-UK Head of Operations, Bright Horizons) and externally (CFO ex-UK FD, Pret), alongside others who have multi-site, regulated experience at scale (+100 units)
- Launching in the US in 2026, with Chicago and Detroit identified as the two markets to open in.
- Trudy Anderson (ex KinderCare & Learning Care Group, who was responsible for launching 75 Everbrook Academy's in the last 5 years) hired to lead the launch

Key Highlights

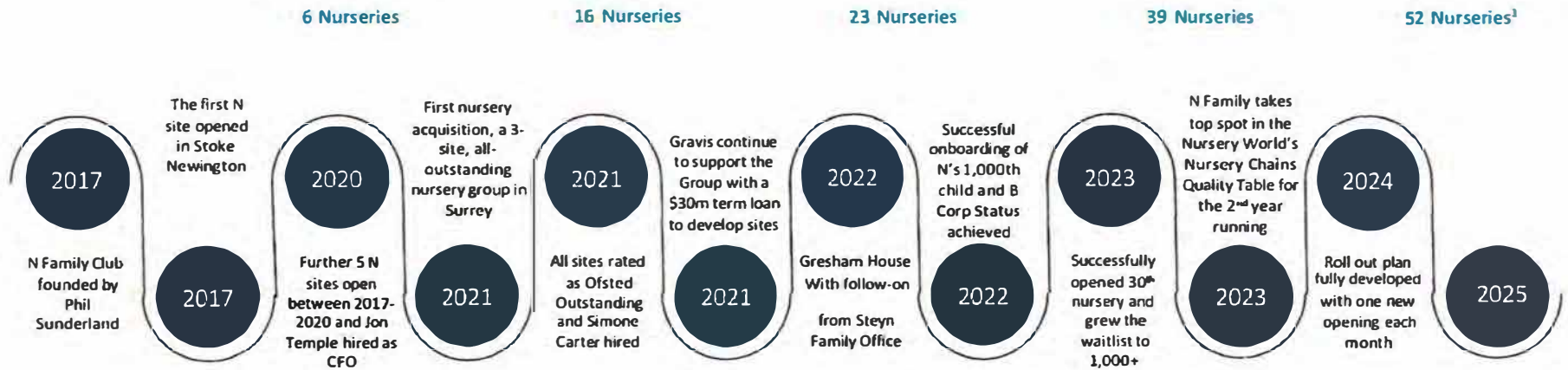
1	Best-in class operator	Leading UK nursery group, providing a superior high-quality offering to >5k children across 50 nurseries evidenced by being the number 1 Ofsted Outstanding group with a market leading NPS of 76 ¹
2	Strong revenue visibility	Over 95% ² secured revenue visibility for FY25 – driven by 90%+ occupancy levels across mature sites as well as a dedicated admissions team that drives growth and significant waiting lists (>1k children across the portfolio) illustrating the extremely strong demand for their services
3	Favourable market dynamics	Consistent historical growth of 6.3% ³ , with the 2024 market exceeding pre-pandemic levels and benefitting from long-term structural growth trends, including increasing maternal ages, growing maternal employment, fewer 'informal' childcare options and legislative developments
4	Non-discretionary spend	Provides a crucial service to a base of affluent, working parents typically in higher income brackets. Price is generally ranked as low importance to customers, after convenience, care quality and reputation
5	Proven growth strategy	46 organic openings and 8 acquired sites over the last 7 years delivering a payback on average within 4 years. Proven rollout model, with new sites EBITDA-positive within 9 months from opening and reaching mature occupancy within 24 months. Significant further expansion opportunities in a fragmented market – the nursery sector is one of the few remaining consolidation opportunities
6	Relentless focus on safeguarding	Robust training and standards which are regularly audited against, including annual mock Ofsted inspections and an internal H&S audit, the 'N100'. Significant focus on team training and development with individuals formally assessed termly and undertaking weekly internal knowledge checks
7	Experienced management team and sponsor	Experienced senior management team constructed for the next phase of growth with supportive and committed sponsors, Gresham House and the Steyn Group, having invested over \$65m to date
8	Leading site metrics / cash conversion	Strong historical growth.

Our vision is to be the highest quality, and most loved,
early years education group in the world



Plans to reach 70 sites by 2027

N delivers a superior offering in the fast-growing and fragmented UK nursery market, demonstrated through its industry-leading occupancy levels, KPIs and customer satisfaction, and has plans to continue its proven roll-out strategy to reach 70 sites by 2027



(1) number of nurseries open as at the year-end

02
The Team



Highly Experienced Management Team

Strong mix of Early Years sector expertise coupled with best-in-class cross-sector experience from established, larger organisations, acutely focused on delivering a consistently high quality offering while scaling the platform

Phil Sunderland
Group CEO & Founder



Founded the business in 2017, following 6 years in Investment Banking (London & NYC)

Jon Temple
Chief Financial Officer



Former UK Finance Director of Pret A Manger, led the finance team as the business doubled in size to 400+ locations

Simone Carter
UK CEO



20 years+ at Bright Horizons. Led their UK operations, responsible for 330 nurseries across England, Scotland and Wales

Trudy Anderson
US Managing Director



Seasoned operations executive with 25+ years of leadership at KinderCare and Learning Care Group, driving transformational growth, acquisitions, and innovation across the early education and childcare industry.

Dr. Gemma Pawson
Chief Education Officer



Former Head of Professional Development at Bright Horizons, leading their apprenticeship, leadership and talent management programmes

Mark Hassan-Ali
Chief Operating Officer



Former Global Head of Talent at YouGov where he built and scaled their in-house talent function from scratch across 35 offices and 22 countries

Investment for Growth

- N is led by a first class management team, poised to support its growth
- The business has recently invested significantly in central functions including Admissions, Talent, Technology & IT systems, Property, Marketing and the level of experience in senior management roles. This front-loaded investment ensures the business is now ready to scale
- US team now being built out with a view to go-to-market in 2026

03

Business Overview



N Family Club's Proposition

The current Global Premium sector



The N Day

The N Day has been developed and optimised over the years through parent feedback and continual learning

CHILD-LED PLAY

Children are free to explore and play with N's many resources including atelier art equipment, dress-up stations and the N Library

EDUCATOR-LED LEARNING

Educators lead small group or individual sessions, exploring and researching new topics with the children

SLEEP AND REST

Nursery spaces convert into cosy sleeping spaces with gentle music and soft mats

DROP OFF

Children are welcomed by the team and treated to a breakfast or a chance to settle down and play



PICK UP

Parents are encouraged to chat with educators and hear about their child's day and achievements



MEALTIME

In-house chefs prepare all N meals and snacks from scratch, with family mealtimes used as further opportunity for educational experience



OUTDOOR LEARNING

Gardens provide the backdrop for physical activities such as climbing, riding, playing ball games and completing obstacle courses



Existing Portfolio

Typical Site Profile

>13k sq. ft

Leasehold

Lot's of natural light

Long-term leases

3k+ sq. ft outdoor space

Close to transport links

Site Specific Requirements

Natural light + sufficient air flow

Designed in accordance with N guidelines

Dedicated commercial kitchen area

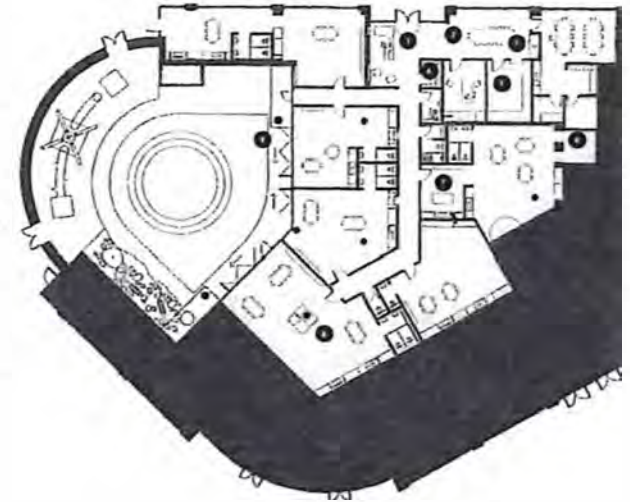
Cosy spaces for rest + relaxation

Capacity for 180+ places

Comprehensive CCTV network + security measures

Typical Floorplan – New Build Shell

- 1 Reception
- 2 Parent zone
- 3 Breakfast bar
- 4 Yoga space
- 5 Kitchen
- 6 Cosy corner
- 7 Specialist room (art, cookery, science experiments)
- 8 Free flow to garden



Proven Roll-out Model

N has an established track record of successfully opening new sites, with organic sites reaching its targeted mature occupancy (90%) within 16 months of opening on average. Our new sites have a proven track record of reaching mature occupancy levels efficiently.



05

UK Portfolio Overview





Stoke Newington 1
70 places



London Fields
55 places



West Hampstead
89 places



Brixton
142 places



Stoke Newington 2
72 places



Twickenham
127 places



Olympic Park
107 places



Cobham
60 places



Weybridge
55 places



Ockham
74 places



Tunbridge Wells
124 places



Balham
98 places



Angel
129 places



Harborne
96 places



Jewellery Quarter
98 places



Codsall
116 places



Moseley
69 places



Highgate
66 places



Whetstone
110 places



Cambridge
82 places



Dollis Hill
80 places



Wandsworth
85 places



Redhill
112 places



Hackney Downs
96 places



Maida Vale
90 places



Kentish Town
125 places



Godalming
119 places



Bushey
87 places



Kingston
127 places



Chertsey
136 places



Reading
135 places



Leyton
67 places



Greenwich
85 places



Maidenhead
138 places



Walthamstow
96 places



Twickenham West
54 places



Camberwell
92 places



Hove
150 places



Wimbledon
148 places



Guildford
96 places



Beckenham
107 places



East Dulwich
186 places



Barnet
115 places



Blackheath
131 places



Buckhurst Hill
110 places



Richmond
160 places



Streatham
120 places



Sidcup
110 places



Bishop's Stortford
79 places



Tunbridge Wells – St Johns
79 places



Forest Hill
92 places



Leatherhead
119 places

FOR FURTHER INFORMATION CONTACT

Trudy Anderson
US Managing Director

+44 7493 370 903

Trudy.anderson@nfamilyclub.com

PHIL SUNDERLAND
Founder & Group CEO

+44 7493 370 903

Phil@nfamilyclub.com

**n.
family
club**





Drop off

We recognise that mornings can be a challenge, and we're committed to doing everything we can to ensure a positive and warm start to the day for our families.

You'll be welcomed by our Front of House team, and then met by either your child's key person or a member of your child's key team at the door to your child's Family Room. This is a chance to discuss anything important or simply what you got up to at home so we can extend this into the nursery.

Your child will then either have breakfast or settle down to play with an educator and friends, while parents are free to grab a coffee and a bagel from the breakfast bar and answer some emails in the family area before heading off to work.

Child-led play

Children are able to freely explore and play with our many resources including specialist atelier art equipment, dress-up stations and the N Library. They can also categorise materials, create stories and explore make-believe play, block play, sensory and water play. Children can also familiarise themselves with the world around them through mini-models of vehicles, animals and people, or through research on our digital tables.





Mealtimes

All N meals and snacks are prepared from scratch by our in-house chefs. We have two family mealtimes where the children eat as a group with their key educators.

We promote a relaxed and sociable atmosphere for our 'family' meals, and the children are encouraged to lay the table, serve themselves and help clear up. Lunch is served at 11.30am for our younger children and 12pm for the older ones. Dinner is served at 4pm. A snack bar is available throughout the day where children are able to come and enjoy a snack with a couple of their friends.

Educator-led learning

Every day our educators will lead small group or individual sessions, either with a communication and emotional literacy focus or exploring one of the N extras such as Spanish, yoga or cookery. They will also explore and research new topics with the children, extending their knowledge of the world around them.

Insights and updates on these experiences are shared through the N app.





Outdoor learning

Our gardens are designed just as imaginatively as our indoor spaces, providing the perfect backdrop for physical activities such as climbing, balancing, riding, playing ball games and completing obstacle courses.

Many of our outdoor areas also include planting stations, water play and a vegetable patch for Forest School-inspired learning experiences. We also learn outside of the nursery on trips into our local communities. All children will spend time engaged in outdoor learning every day.

Sleep and rest

We believe that good sleep and/or rest is essential for all children. Our nursery rooms are designed to easily convert into cosy sleeping spaces with gentle music and soft mats.

When children first join the nursery we follow their home sleep routines, and then continue to support children to sleep at the time that is right for them. As we all know, yawns are contagious, and we find that children tend to adjust to snuggling up amongst their friends quite quickly. When they're ready, they'll drop down to one nap, which is usually best timed to happen after lunch.

Children who no longer require a sleep in the day may still want to rest and are able to take themselves off to our 'hygge' corners, designed to feel relaxed, calm and secure.





Regular updates

The N App is a way for families to stay connected with their child's progress and daily activities in real-time. Through the app, families can view updates and milestones, receive photos from the nursery, and input important information such as dietary requirements.

Designed to foster communication and engagement, the N App ensures that families are always in the loop and never miss those special moments.

Pick up

At home time, families are encouraged to come in and chat with the educators and hear all about their child's day and accomplishments. It's a perfect opportunity to get to know the team, and the other families, and to ask any questions you have about how your child is progressing. If you have something you'd like to discuss, then our managers' doors are always open for a quick chat – or a longer meeting.

Don't forget to grab your piece of fruit on the way out – our ever-popular evening snacks will make those buggy rides home go just that little bit smoother.





The Family Club

And for after-hours, we've designed a host of activities with the whole family in mind. From the best seasonal parties, to a tailored programme of online talks with leading experts to guide you through your parenting journey.

The Family Club is our way of welcoming families into the N community beyond nursery. We're here to support you through every step of your journey, providing a network of resources and events, and a community that cares.

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL & CITY comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	

Seal:

Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

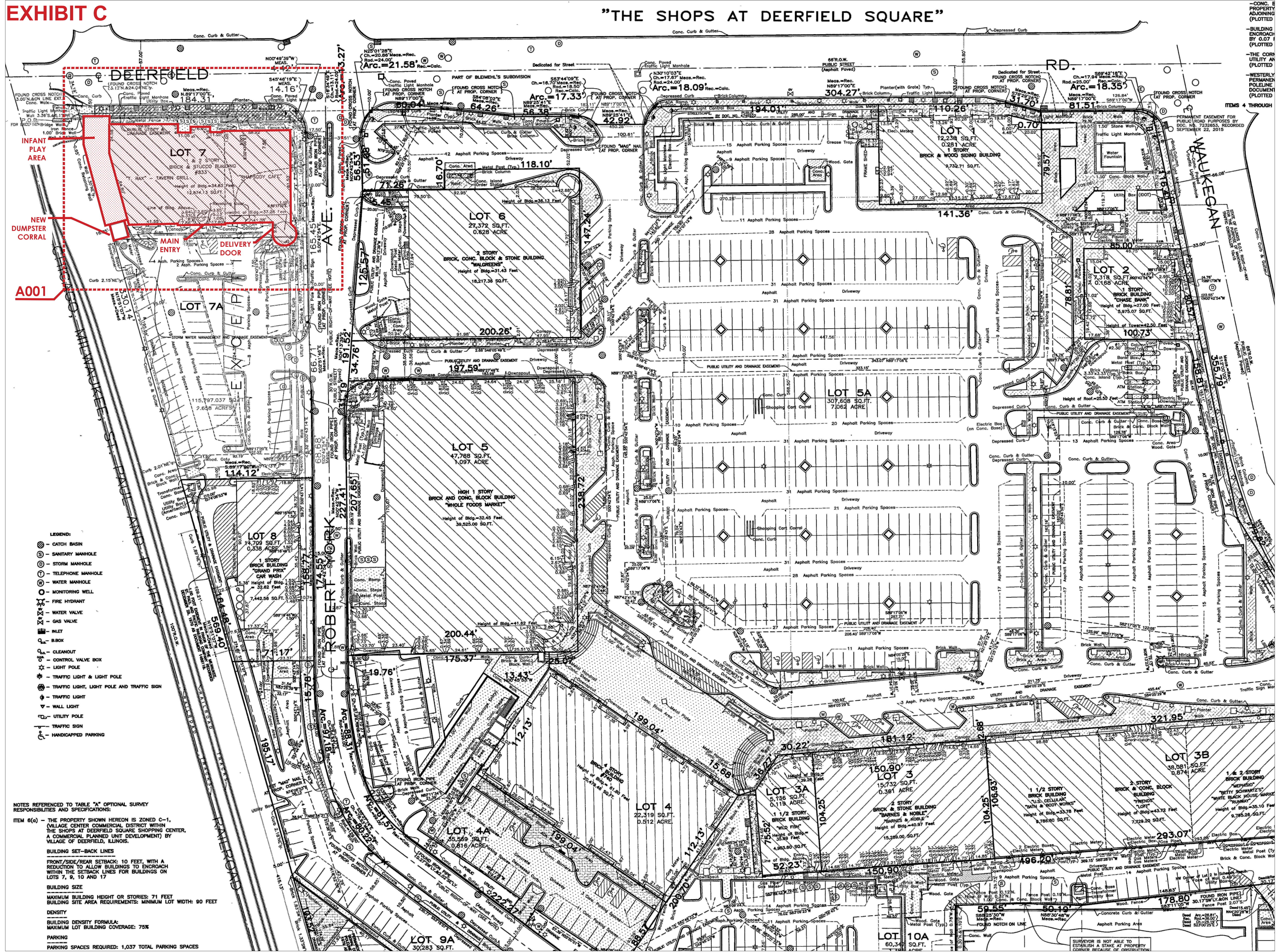
North Arrow:

Sheet Title:
Full Site
Survey Plan

Project Number:
24-132

Scale:
1/32" = 1'-0"

Sheet Number:
A.000



- LEGEND:**
- - CATCH BASIN
 - - SANITARY MANHOLE
 - - STORM MANHOLE
 - - TELEPHONE MANHOLE
 - - WATER MANHOLE
 - - MONITORING WELL
 - - FIRE HYDRANT
 - - WATER VALVE
 - - GAS VALVE
 - - INLET
 - - BBOX
 - - CLEANOUT
 - - CONTROL VALVE BOX
 - - LIGHT POLE
 - - TRAFFIC LIGHT & LIGHT POLE
 - - TRAFFIC LIGHT, LIGHT POLE AND TRAFFIC SIGN
 - - TRAFFIC LIGHT
 - - WALL LIGHT
 - - UTILITY POLE
 - - TRAFFIC SIGN
 - - HANDICAPPED PARKING

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

ITEM 6(a) - THE PROPERTY SHOWN HEREON IS ZONED C-1, (VILLAGE CENTER COMMERCIAL DISTRICT WITHIN THE SHOPS AT DEERFIELD SQUARE SHOPPING CENTER, A COMMERCIAL PLANNED UNIT DEVELOPMENT) BY VILLAGE OF DEERFIELD, ILLINOIS.

BUILDING SET-BACK LINES
FRONT/SIDE/REAR SETBACK: 10 FEET, WITH A REDUCTION TO ALLOW BUILDINGS TO ENCRoACH WITHIN THE SETBACK LINES FOR BUILDINGS ON LOTS 7, 9, 10 AND 17

BUILDING SIZE
MAXIMUM BUILDING HEIGHT OR STORIES: 71 FEET
BUILDING SITE AREA REQUIREMENTS: MINIMUM LOT WIDTH: 90 FEET

DENSITY
BUILDING DENSITY FORMULA:
MAXIMUM LOT BUILDING COVERAGE: 75%

PARKING
PARKING SPACES REQUIRED: 1,037 TOTAL PARKING SPACES

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL & CITY comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Floor Plan

Project Number:
24-132

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

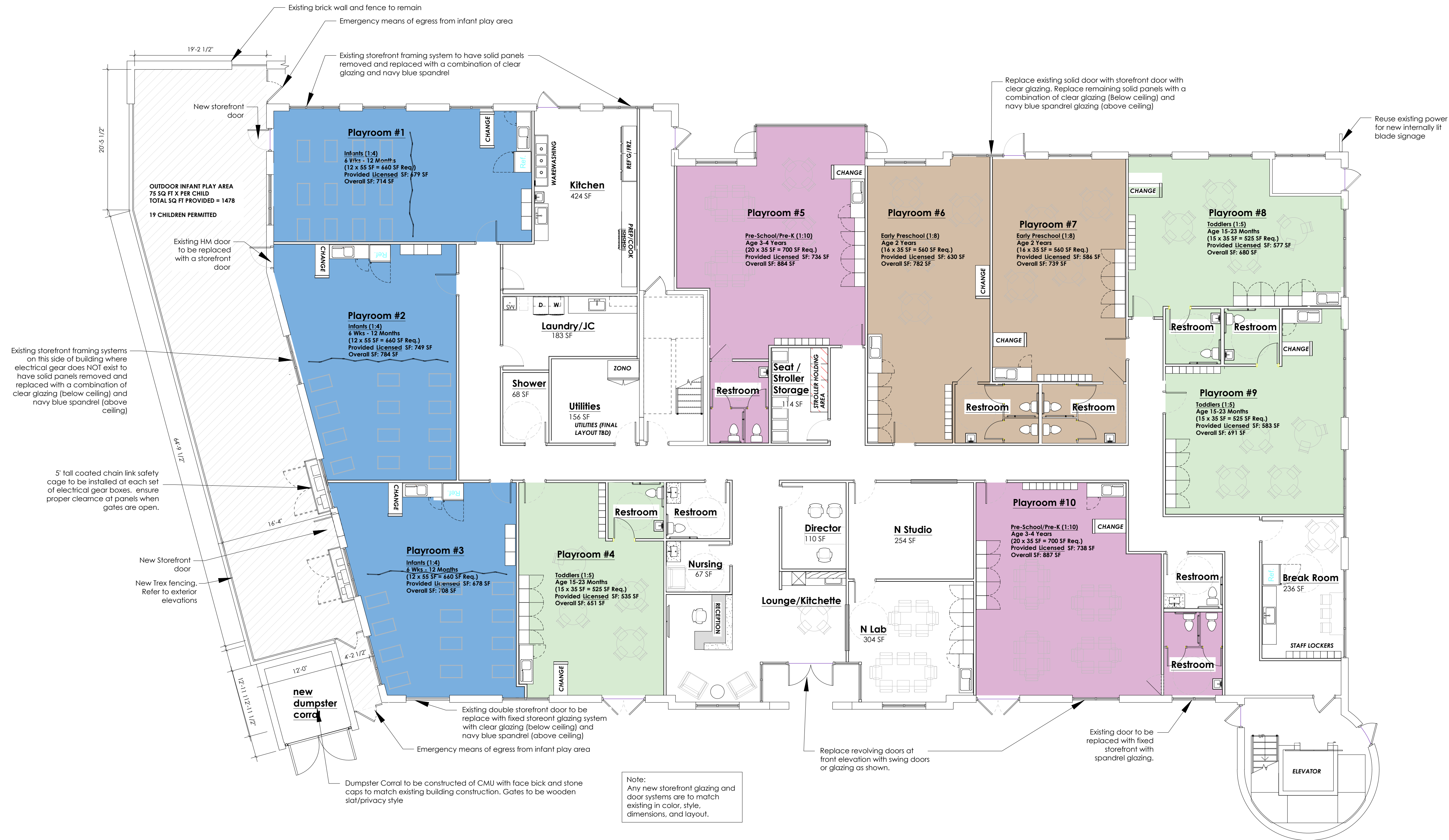
Sheet Number:

A.101

PRELIMINARY NOT FOR CONSTRUCTION

Building Program								
ROOM #	NAME	AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPACITY	STAFF REQUIRED	REQUIRED AREA S.F.
1	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
2	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
3	INFANT	6 Wks-12 Months	55 SF	1:4	12	12	3	660 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
4	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
9	TODDLER	15-23 Months	35 SF	1:5	15	15	3	525 SF
6	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
7	EARLY PRESCHOOL	2 Years	35 SF	1:8	16	16	2	560 SF
5	PRESCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
10	PRESCHOOL	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
153							26	6075 SF

EXHIBIT D



Proposed First Floor Plan
1/8" = 1'-0"

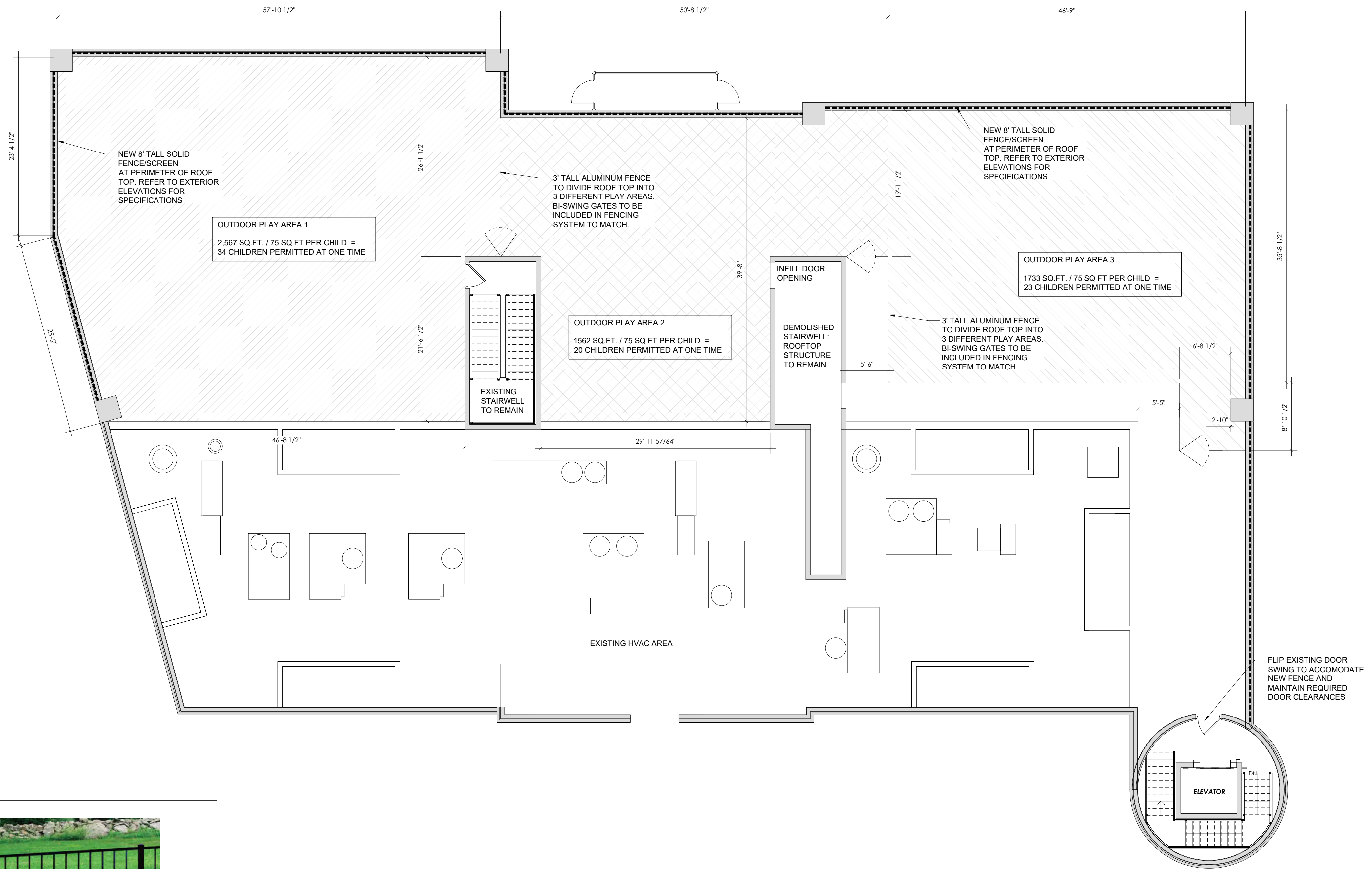
EXHIBIT E

KRIEGER KLATT ARCHITECTS

400 E. Lincoln, Suite A | Royal Oak, MI 48067
 P: 248.414.9270 F: 248.414.9275
 www.kriegerklatt.com

Client:
 814 Services, LLC

Project:
 N Family Club
 Deerfield, IL



Forgeright Newtown 3' tall Aluminum pre-assembled fence panels and posts

Finish: Matte Black
 post sizes: 2" x 2"
 picket size: 0.59" x 0.59"
 picket spaces: 3-13/16"

Proposed Roof Plan
 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
9.30.25	Fit Plan 2	
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11.05.25	Fit Plan 5 re-issue Additional Site Info	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL & city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
 Roof Plan

Project Number:
 24-132

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

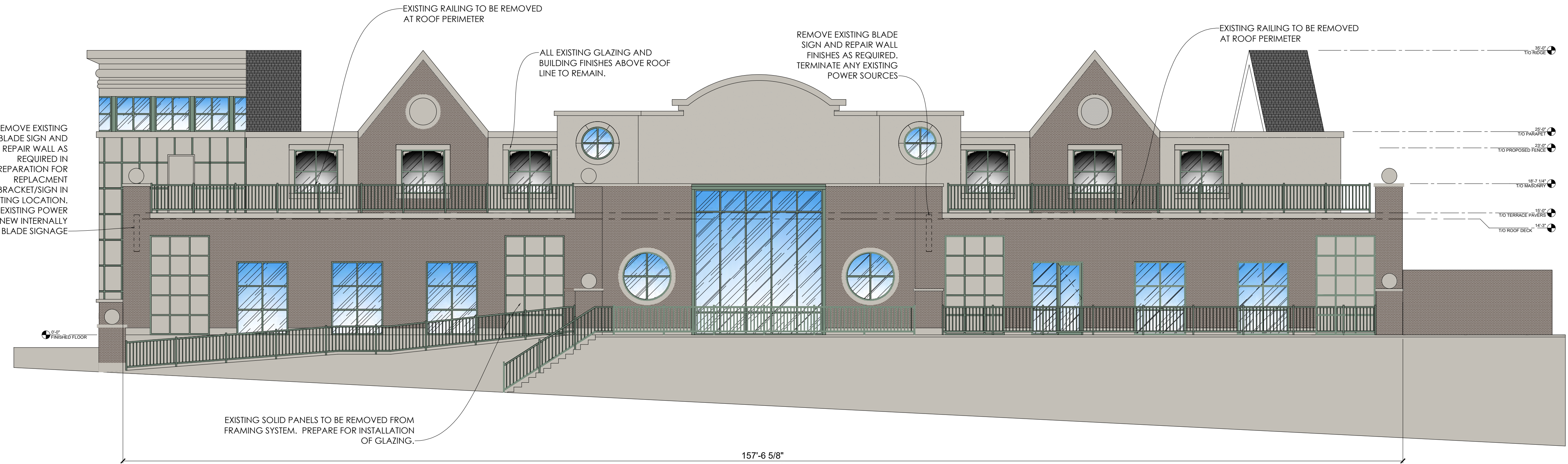
Sheet Number:

A.201

Client:
 814 Services, LLC

Project:
 N Family Club
 Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	



Exist/Demo North Elevation
 1/8" = 1'-0"

Note:
 1. UNLESS NOTED OTHERWISE, ALL EXISTING CONDITIONS/MATERIALS/FINISHES ARE TO REMAIN WITH NO CHANGES.



Exist/Demo East Elevation
 1/8" = 1'-0"

Seal:

Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
 North Arrow:

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Title:
 DEMOLITION EXTERIOR ELEV

Project Number:
 24-132
 Scale:
 1/8" = 1'-0"

Sheet Number:
D.101

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL



Exist/Demo West Elevation

1/8" = 1'-0"



Exist/Demo South Elevation

1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
DEMOLITION
EXTERIOR ELEV

Project Number:
24-132

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

Sheet Number:
D.102

EXHIBIT F Cont'd

KRIEGER KLATT
ARCHITECTS

400 E. Lincoln, Suite A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.3.26	Fit Plan 14 - LL comments	
2.4.26	Fit Plan 15 - LL comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

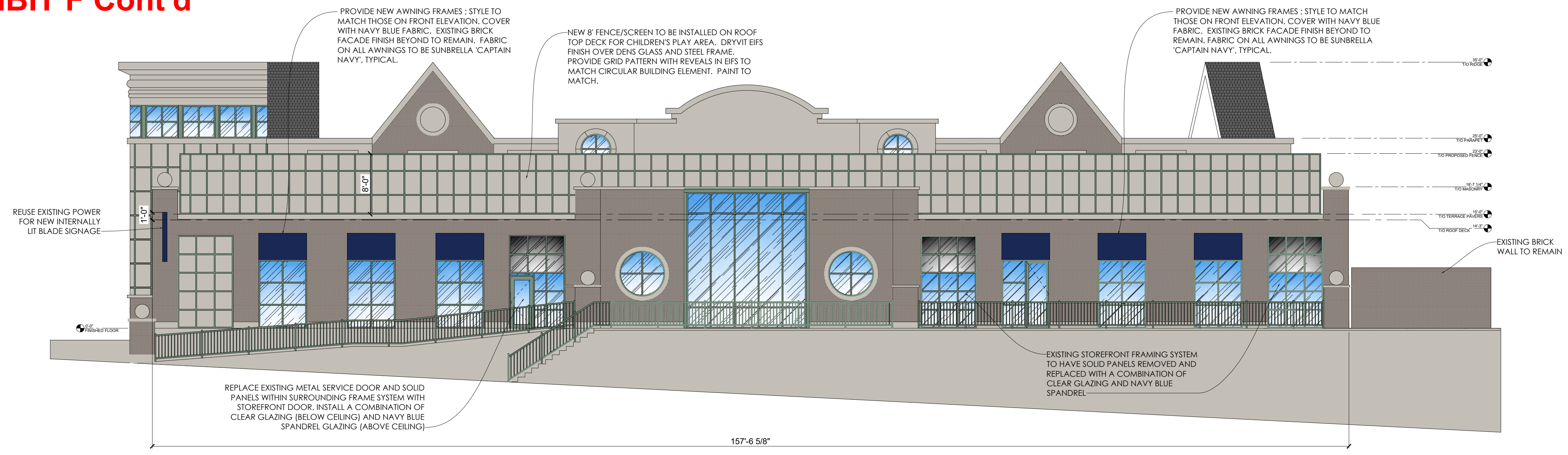
**EXTERIOR ELEV
+ DUMPSTER
DETAILS**

Project Number:
24-132

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

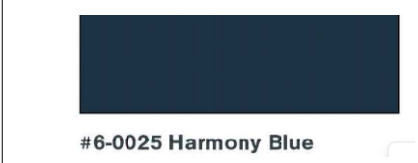
Sheet Number:

A.301



Proposed North Elevation
1/8" = 1'-0"

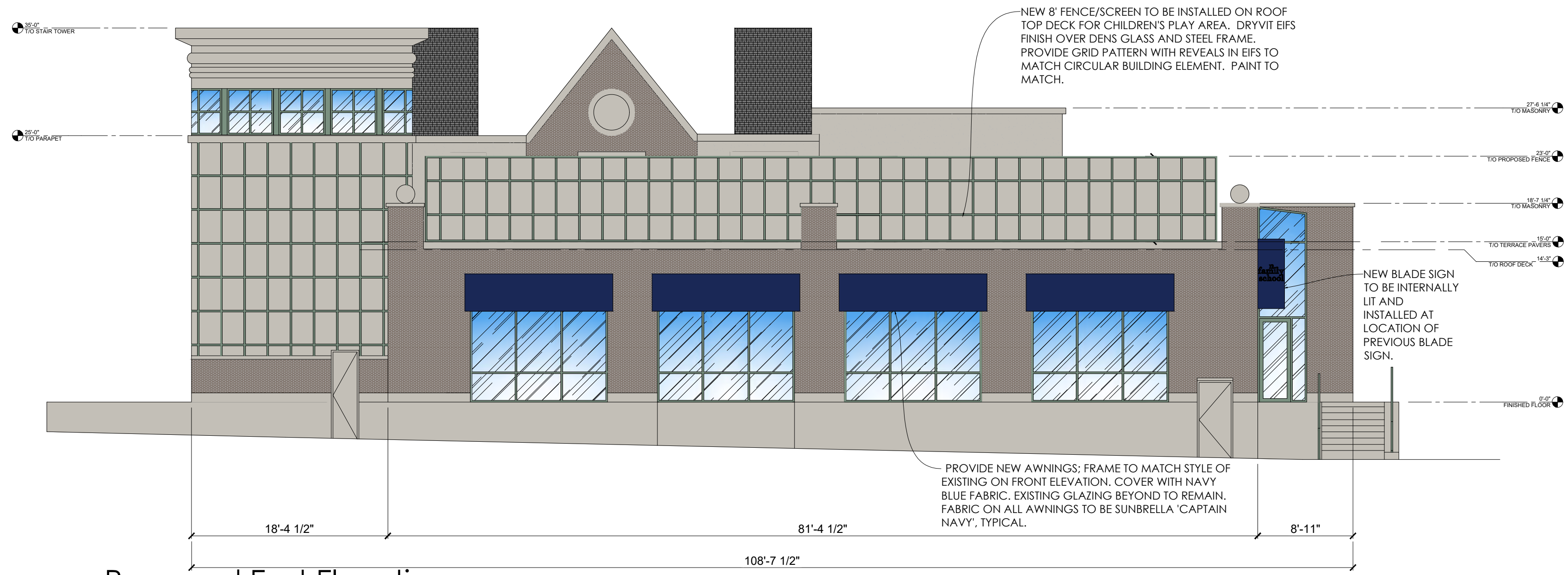
- Note:
- All new and replaced storefront glazing and door systems are to match existing in color, style, dimensions, and layout.
 - All existing exterior masonry and glazing materials to remain on building unless otherwise noted.
 - All new awning fabric to be Sunbrella "Captain Navy"
 - All areas of glazing indicated as navy blue spandrel are to have Opac-Coat 300, Water based silicone spandrel system. Color to be Harmony Blue. These areas are opaque.



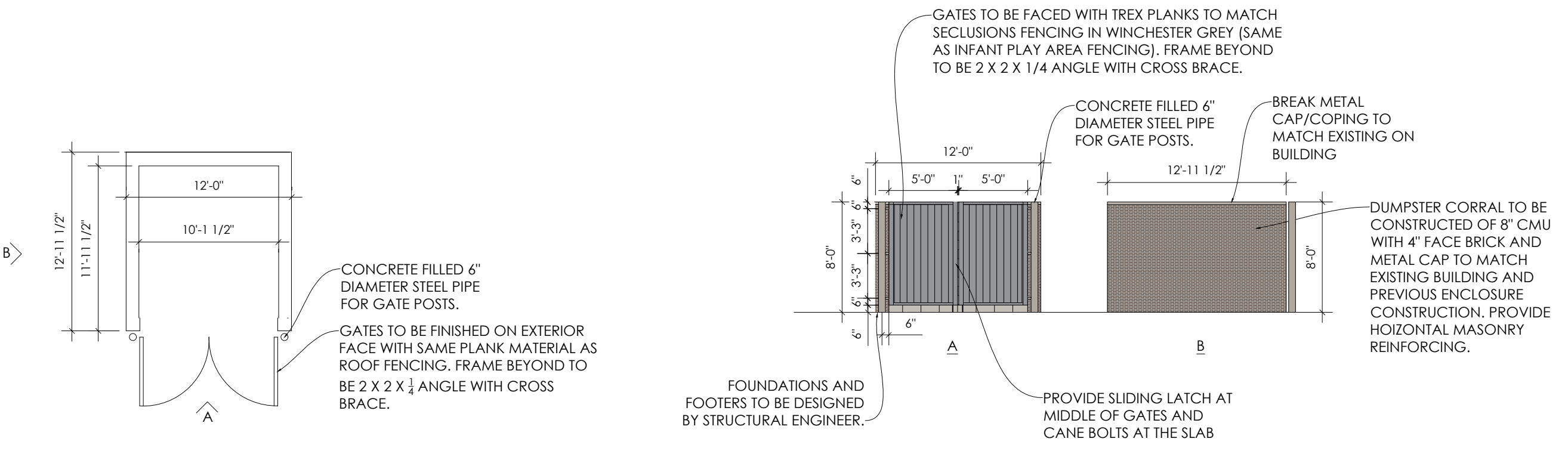
Glazing Legend:

Clear glazing

Spandrel Glazing (Opaque)
Opac-Coat 300 in Harmony Blue



Proposed East Elevation
1/8" = 1'-0"



Proposed Dumpster Enclosure
1/8" = 1'-0"

Client:
814 Services, LLC

Project:
N Family Club
Deerfield, IL

Issued	Description	By
9.30.25	Fit Plan 2	
10.1.25	Fit Plan 3	
10.29.25	Fit Plan 4	
11.04.25	Fit Plan 5	
11.05.25	Fit Plan 5 re-issue Additional Site Info and Ext Elev	
11.06.25	Fit Plan 6 - Own/ LL comments	
11.13.25	Fit Plan 7 - LL comments	
11.25.25	Fit Plan 8 - LL/city comments	
12.04.25	City comments	
12.12.25	Fit Plan 10 - Dumpster verification & city comments	
12.18.25	Fit Plan 11 - LL comments	
12.23.25	Fit Plan 12 - LL comments	
1.7.26	Fit Plan 13 - City comments	
2.3.26	Fit Plan 14 - LL comments	
2.4.26	Fit Plan 15 - LL comments	

Seal:

Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

EXTERIOR
ELEVATIONS

Project Number:
24-132

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

Sheet Number:

A.302

PRELIMINARY NOT FOR CONSTRUCTION

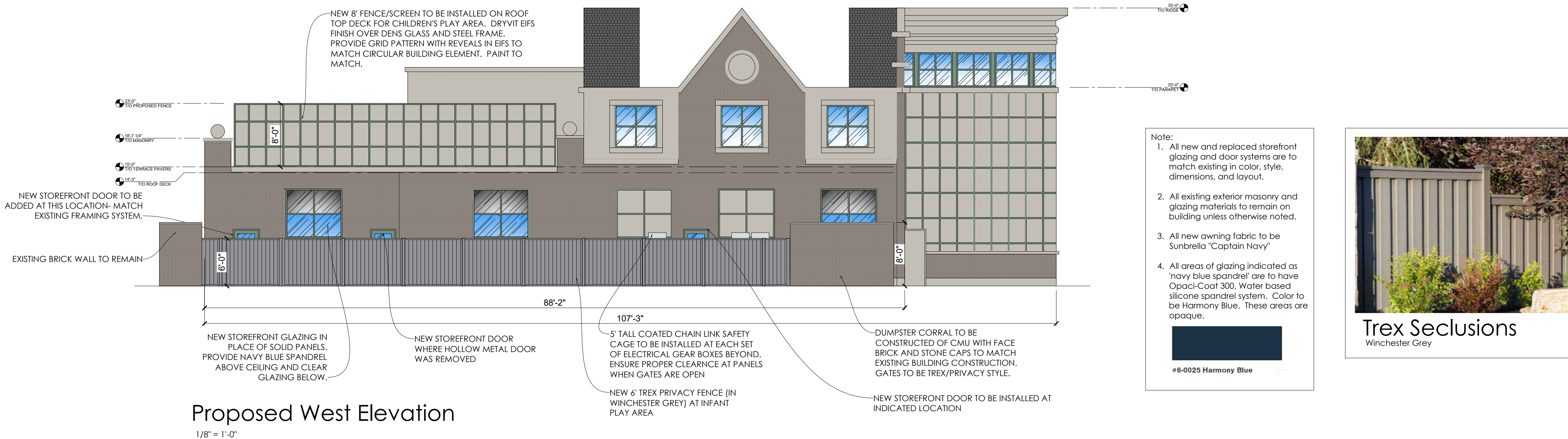


EXHIBIT G



3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:

N. Family Club
833 Deerfield Road,
Deerfield, IL 60015

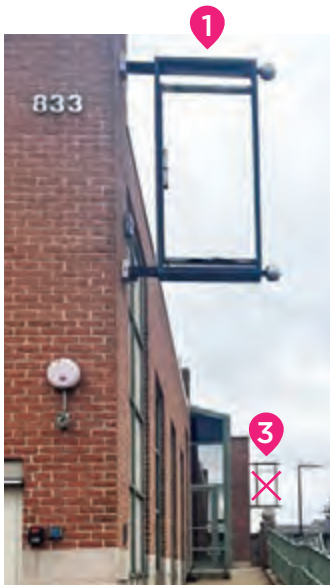
Sales Rep: RH
Designer: NS

Design Number:
E1425001_siteplan

Scale: nts

Date: 12.19.25

Revisions:



- 1** Double side replacement blade sign faces (only)
- 2** New cabinet sign main entrance
- 3** Existing blade sign frame to be removed

- Approved as is
- Approved w/changes
- Revise and Resubmit

SIGN HERE

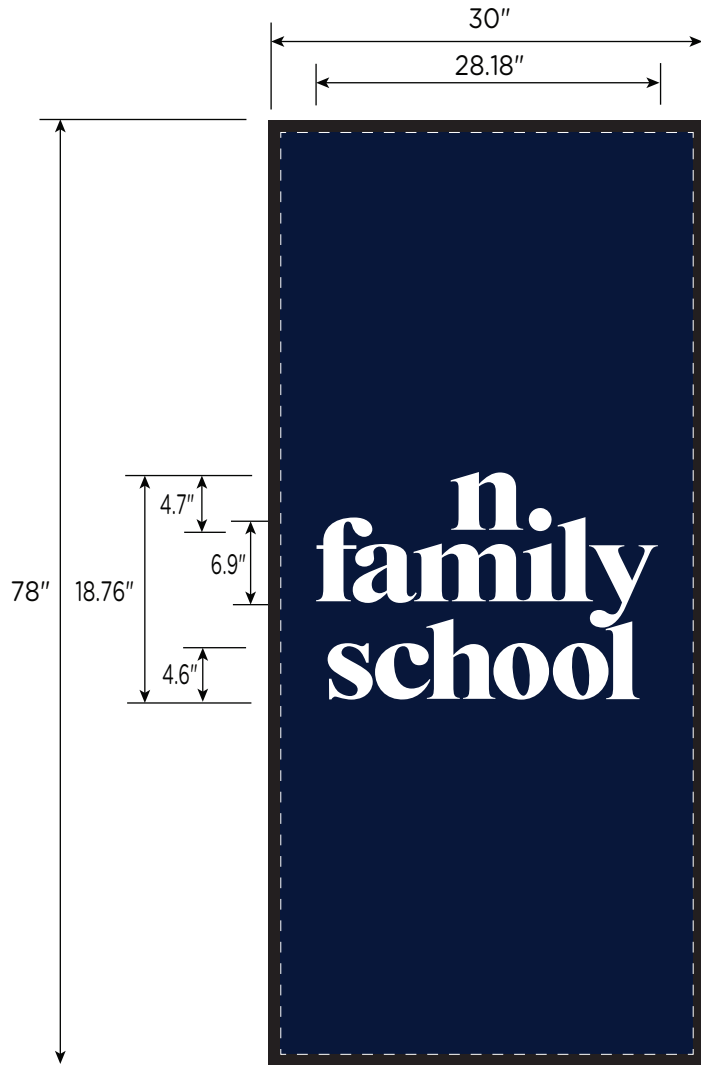
This is an original unpublished drawing created by H.M. Witt & Co. Signs. It is submitted for your approval. It is not to be reproduced, copied or exhibited in any fashion. Ownership of this design is held by H.M. Witt Co. Signs. Authorization to use the design in any fashion must be obtained in writing from H.M. Witt & Co.

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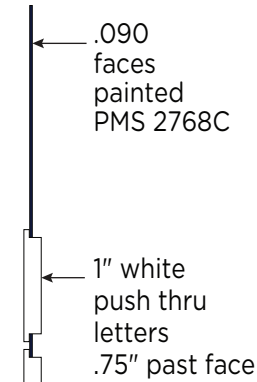


3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

EXHIBIT G Cont'd



SIDE VIEW



SPECIFICATIONS:

(2) New 30" x 78" x .090 replacement faces painted PMS 2768C blue for existing double sided blade sign with 1" black retainer
28" x 76" visible banner area
Routed logo with 1" white push through letters (.75" past face)
5000k Illumination



Job Information:

N. Family Club
Commercial Real Estate
833 Deerfield, IL 60015

Sales Rep: RH

Designer: NS

Design Number:

E1425001_blade

Scale: nts

Date: 12.19.25

Revisions:

- Approved as is
- Approved w/changes
- Revise and Resubmit

SIGN HERE

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EXHIBIT G Cont'd



3313 West Newport Ave.
Chicago, IL 60618
773.250.5000 | 888.427.0703
hmwitt.com

Job Information:

N. Family Club
833 Deerfield Road,
Deerfield, IL 60015

Sales Rep: RH

Designer: NS

Design Number:

E1425001_pan

Scale: nts

Date: 01.08.26

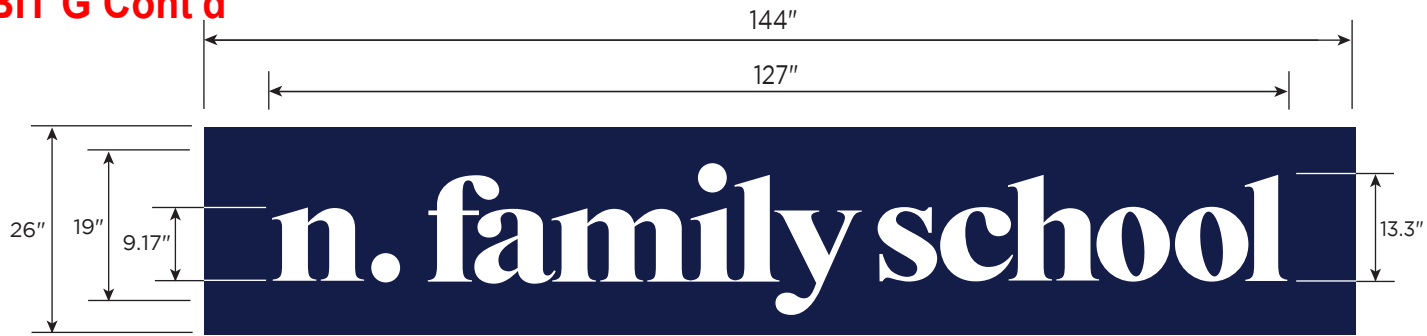
Revisions:

- 12.09.25 original submittal
- 12.18.25 revised size/layout/fabrication
- 01.08.26 notation revision

- Approved as is
- Approved w/changes
- Revise and Resubmit

SIGN HERE

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©H.M. Witt & Co. Signs 2025



SPECIFICATIONS:

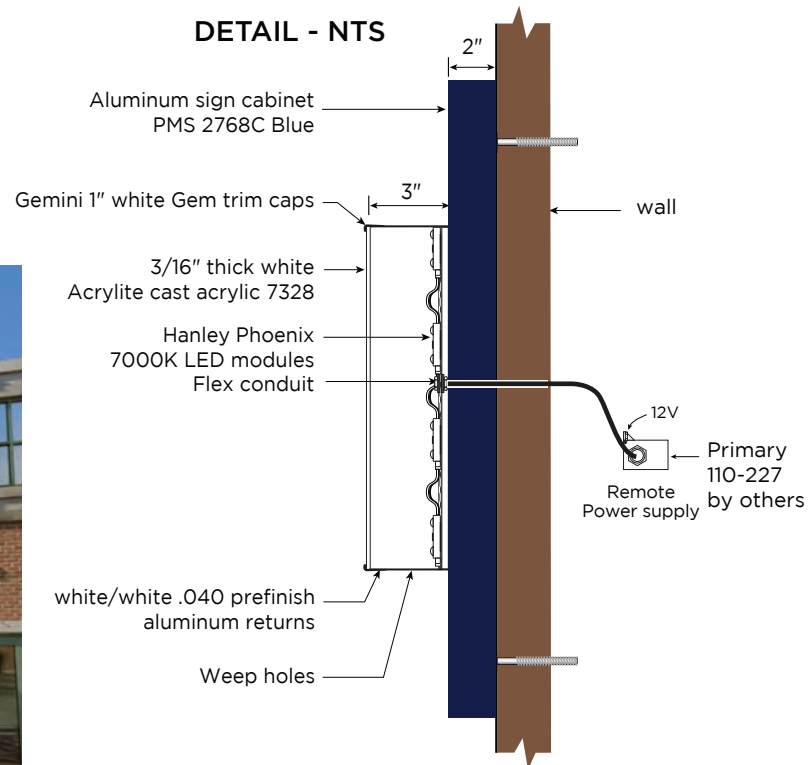
New 2" Deep, .125" aluminum pan backer painted PMS 2768C blue
7328 white acrylic faces, face-lit, Hanley Phoenix 7000k white LED's with Remote transformer

COLORS

- PMS 2768 C
- WHITE
 1. Prefinished .040 white aluminum
 2. white acrylic 7328
 3. Gemini white trim caps



DETAIL - NTS



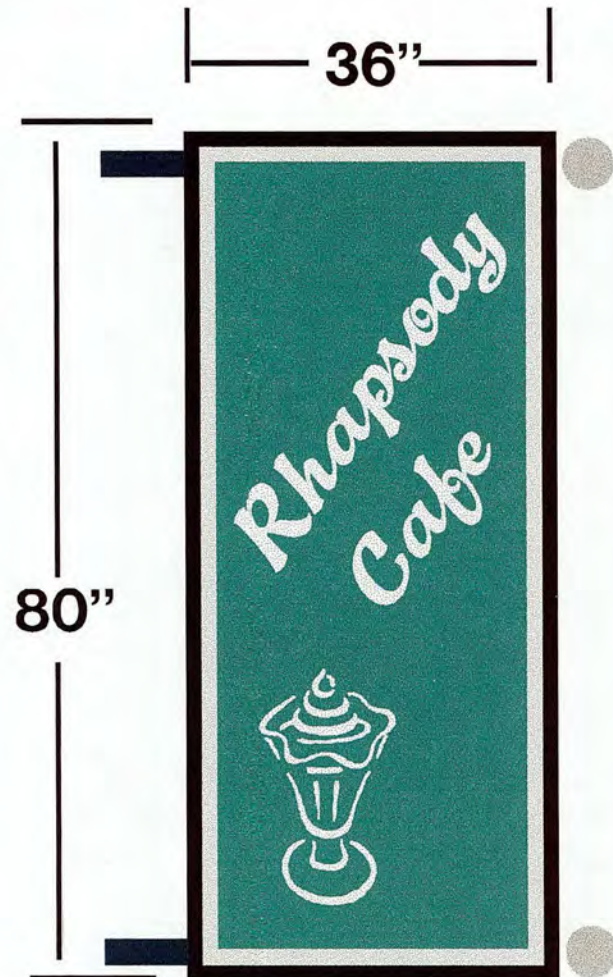
This sign is built to UL Standards for operation in North America.

- WET
- DAMP
- DRY

Rhapsody Cafe Blade Sign

Signage Proposal for: *Rhapsody Cafe*

833 Deerfield Road
Deerfield, IL 60015



Description: Replacement routed aluminum faces (2) for existing double sided projection mounted, internally illuminated sign cabinet. Copy/images to be acrylic push thru (1/2") w/ vinyl applied to faces.

Colors: Existing frame is black. Aluminum panel is Sage Green. Acrylic push thru faces to be white vinyl graphics.

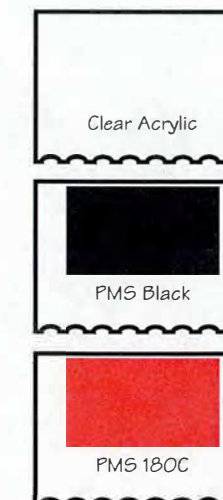
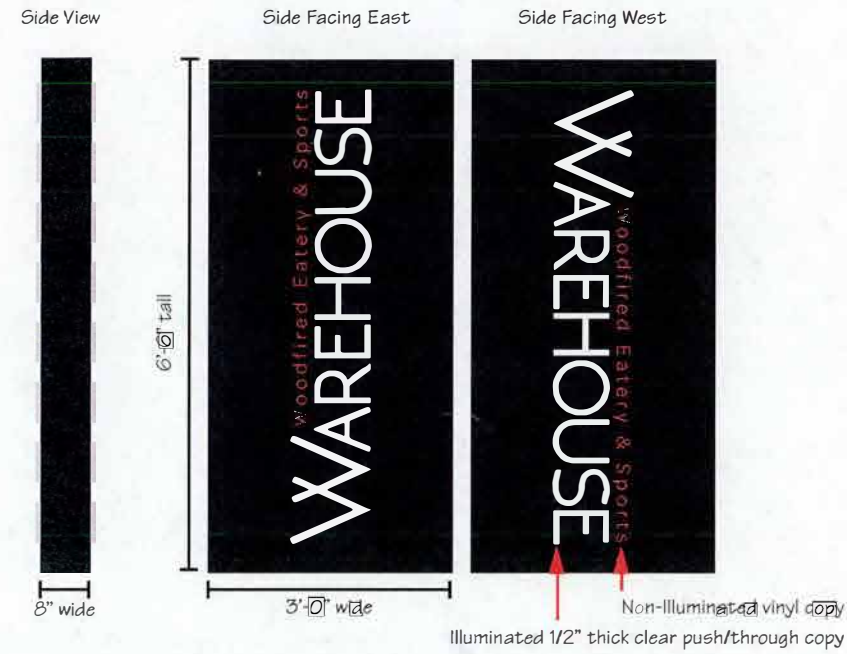
Letter Height:
Rhapsody Cafe - 7.5"
Image - 22"

FAST SIGNS
601 A Skokie Blvd.
Northbrook, IL 60062

Warehouse Blade Sign

Reface Existing Double Face Sign

- Re-use existing structure, cabinet, illumination and mounts
- Black aluminum background
- Main Copy, 1/2" thick clear push/through copy
- Secondary Copy, 1 vinyl applied



	Designed Exclusively For Warehouse		Date 1-31-2017	Signature states that above proof is accepted and client is authorizing to produce the specified.
	Account Rep Al Frapolli	Designer AAF	Scale N/A	
File Path \\files\Users\al\Warehouse	File Name flag sign proof_r2			
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Memorandum



VILLAGE OF DEERFIELD

To: Appearance Review Commission
From: Liz Delevitt, Planning & Design Specialist
Date: February 18, 2026
Subject: Gloss Nail Bar, 92 S. Waukegan Road: signage

Gloss Nail Bar, a high end nail salon, is moving into the vacant 6,858 SF tenant space between Marshalls and Jewel-Osco. The business Owner has several existing nail salons in the area, and they are also set to open five (5) additional locations this year.

Wall Sign:

The proposed wall signs are composed of internally illuminated, front-lit channel letters centered vertically and horizontally within the sign bands. The signs will have black faces and black returns. The east elevation will have a 48-inch diameter logo with black and Oracal 8800-091 Gold Translucent overlay with black returns. The east elevation wall sign is slightly off center over the tenant space in order to center the sign within the sign band.

Deerbrook Mall Sign Criteria restricts businesses of less than 10,000 square feet to a 28-inch letter height. In the past, the ARC has sometimes restricted the entire sign height, including the logo, to this dimension. Sleep Number was required to reduce their logo to 28 inches, but Starbucks Coffee was approved with a 48-inch logo on their south and east elevations. Gloss Nail Bar is requesting a 48-inch logo and 2 lines of text totaling 38 inches, while maintaining the 28-inch letter height. They feel that visibility is difficult in their location, and the sign band is too narrow to allow for unstacked lettering. **The proposed wall signs would require an exception (variation) to the Deerbrook Mall Sign Criteria for a letter height greater than 28 inches.**

Below are the sign allowances for the wall signs:

East (Front) Elevation Wall Sign:

	ALLOWED	PROPOSED
Sign Area:	8% of the wall area = 38.24 SF (or 80 SF, whichever is greater)	52 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height & 48-inch logo height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

North (Side) Wall Sign:

	ALLOWED	PROPOSED
Sign Area:	4% of the wall area = 13.53 SF (or 40 SF, whichever is greater)	30.35 SF
Sign Height:	Below roof deck (21'-10") or 30' above curb, whichever is lower.	Below roof deck
Letter Depth:	6 inches maximum	3 inches
Letter Height:	28 inches maximum for businesses less than 10,000 SF	38-inch stacked letter height (Requires exception to Deerbrook Mall Sign Criteria)
Illumination:	Light source fixed and concealed	Internally illuminated

Pylon Panels:

Gloss Nail Bar is requesting two (2) half size sign panels to be added to Pylons 5 along Lake Cook and Waukegan Roads (see Site Plan for location). Proposed are aluminum sign faces with 1" thick acrylic, routed-out, push-through graphics. The panels are to be painted Greyshank suede satin finish, as required by the sign criteria and the letter faces will be white to match the Floor & Decor face color. The minimum 4" margin around the text (per the sign criteria) has been provided. The proposed sign meets the Deerbrook Mall sign criteria (see attached) and the Deerfield Zoning Ordinance.



Existing Pylon Sign 5



Existing East (Front) Elevation



Existing South (Side) Elevation

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by: _____

Date: _____

Proof date: 02/18/2026

Version #: 5

Page: 1/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:
- Fabricate & install channel letters

SIGN TYPE:
- Face-lit channel letters

SIGN FONTS:
- Custom designed logotype

QUANTITY:
- 1 set

OVERALL SIZE (HxW):
- 48"x156"

LETTER BODY DEPTH:
- 3"

MOUNTING TYPE:
- Flush, fasteners through backs

LIGHTING TYPE:
- White LED

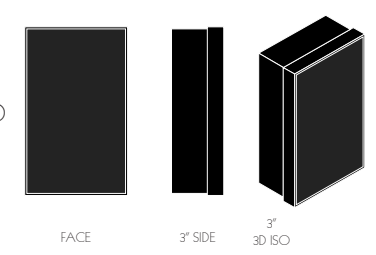
TRIM CAP COLOR/SIZE:
- 1", Black

RETURNS (SIDES) COLOR:
■ Black

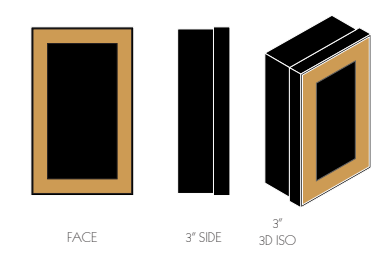
FACE COLORS:
■ #2447 acrylic with day/night black perforated overlay
■ #2447 acrylic with Oracal 8800-091 Gold Translucent overlay with opaque black graphics



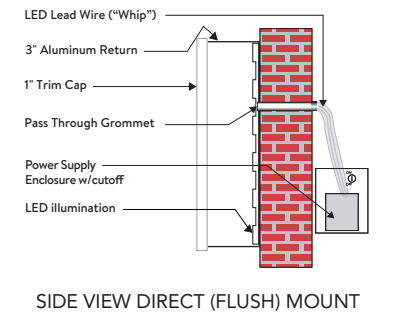
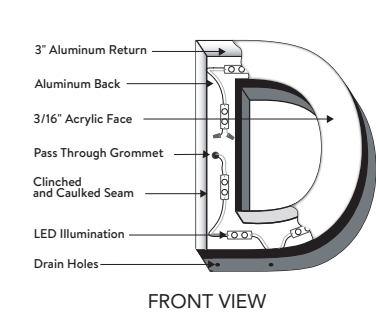
3" DEEP, FACE-LIT CHANNEL LETTER
TRIMCAP: 1" BLACK
BODY: BLACK
FACE: 2447 WHITE WITH PERFORATED BLACK OVERLAY



3" DEEP, FACE-LIT CHANNEL LETTER
TRIMCAP: 1" BLACK
BODY: BLACK
FACE: 2447 ACRYLIC WITH "GOLD NUGGET" OVERLAYS & BLACK OPAQUE GFX



FACE LIT CHANNEL LETTERS
-3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:
Number of circuits: 1
Voltage: 120 -or- 277 VAC
Amperage: 4.8@120VAC -or- 2.8@277VAC
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.
IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

www.SignsNowRockford.com
700 20th St., Rockford, IL 61104 (815)398-8371

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

Project Name: Gloss Nail Bar Ext. Sign Package
Client: Think Hitto
Address: 94 S Waukegan Rd., Deerfield, IL 60015
Job #: 96210

Approved by: _____

Date: _____

Proof date: 02/18/2026

Version #: 5

Page: 2/6

Production cannot begin until
this form is completed and
returned to Signs Now

Installation rendering
with wall measurements:

LEASE LENGTH:
- 21'-11"

HEIGHT TO ROOF DECK:
- 21'-10"

Sign to be centered
within the sign band



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS: Number of circuits: 1
Voltage: 120 -or- 277 VAC
Amperage: 4.8@120VAC -or- 2.8@277VAC
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.
IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

www.SignsNowRockford.com
700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 3/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:

- Fabricate & install channel letters

SIGN TYPE:

- Face-lit channel letters

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 1 set

OVERALL SIZE (HxW):

- 42"x104"

LETTER BODY DEPTH:

- 3"

MOUNTING TYPE:

- Flush, fasteners through backs

LIGHTING TYPE:

- White LED

TRIM CAP COLOR/SIZE:

- 1", Black

RETURNS (SIDES) COLOR:

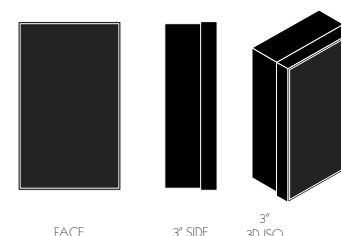
■ Black

FACE COLORS:

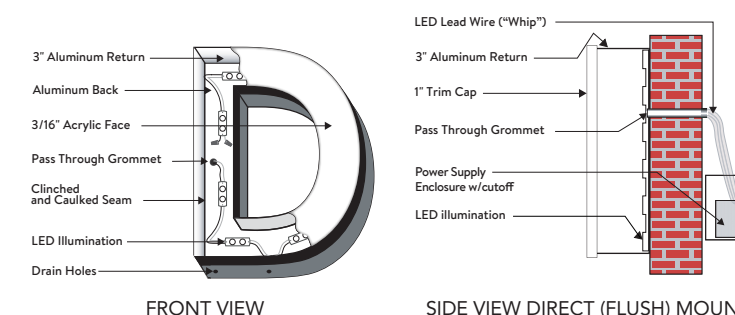
■ #2447 acrylic with day/night black perforated overlay



3" DEEP, FACE-LIT CHANNEL LETTER
 TRIMCAP: 1" BLACK
 BODY: BLACK
 FACE: 2447 WHITE WITH PERFORATED
 BLACK OVERLAY



FACE LIT CHANNEL LETTERS
 -3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:
 Number of circuits: 1
 Voltage: 120 -or- 277 VAC
 Amperage: 3.6@120VAC -or- 2.1@277VAC
 Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 4/6

Production cannot begin until this form is completed and returned to Signs Now

Installation rendering with wall measurements:

HEIGHT TO ROOF DECK:
- 21'-10"

ROOF LINE
21'-10"

Sign to be centered within the sign band



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:

- Number of circuits: 1
- Voltage: 120 -or- 277 VAC
- Amperage: 4.8@120VAC -or- 2.8@277VAC
- Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by: _____

Date: _____

Proof date: 02/18/2026

Version #: 5

Page: 5/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:

- Fabricate & install tenant panels

SIGN TYPE:

- CNC cut, push-thru acrylic panels

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 2pcs

PANEL MATERIAL:

- .080 aluminum

GRAPHICS MATERIAL:

- Translucent acrylic (3/4" protruding)

OVERALL SIZE (HxW):

- 29.75"x90"

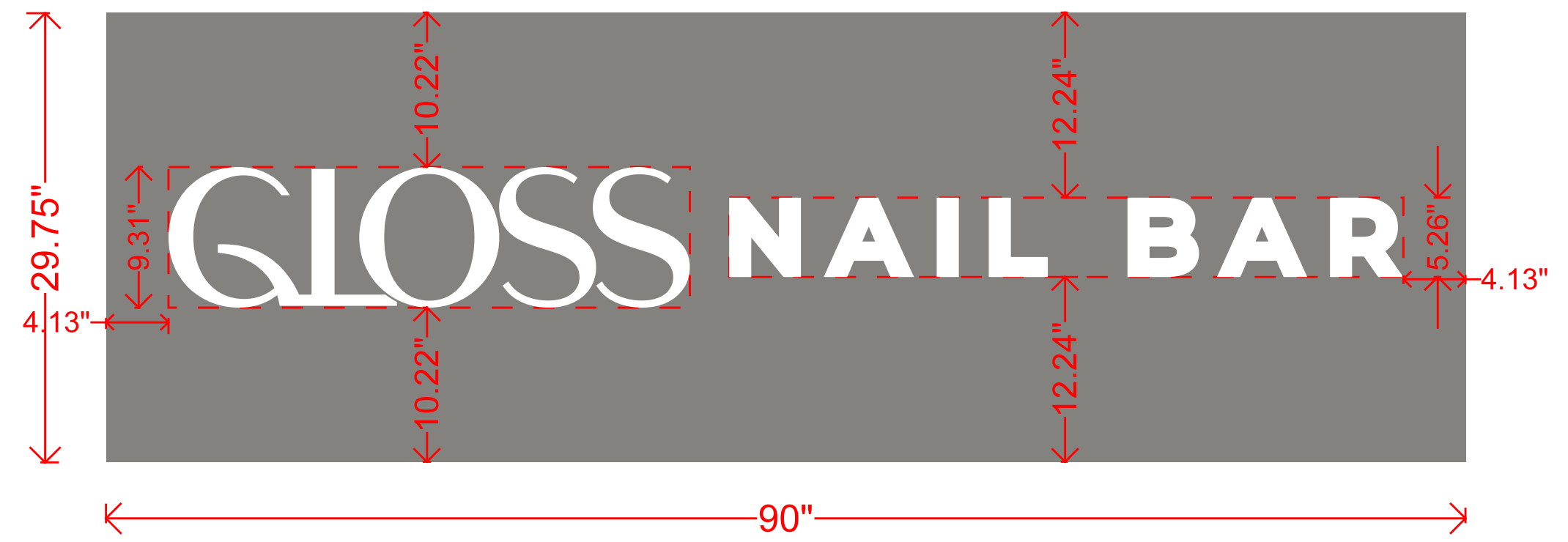
MOUNTING TYPE:

- Color matched button head screws

FACE COLORS:

Matthews #13914 "Greysbank"

#7328 Pure white translucent (same as "FLOOR & DECOR" lettering)



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.



www.SignsNowRockford.com
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Version #: 5

Page: 6/6

Production cannot begin until this form is completed and returned to Signs Now

Installation rendering:

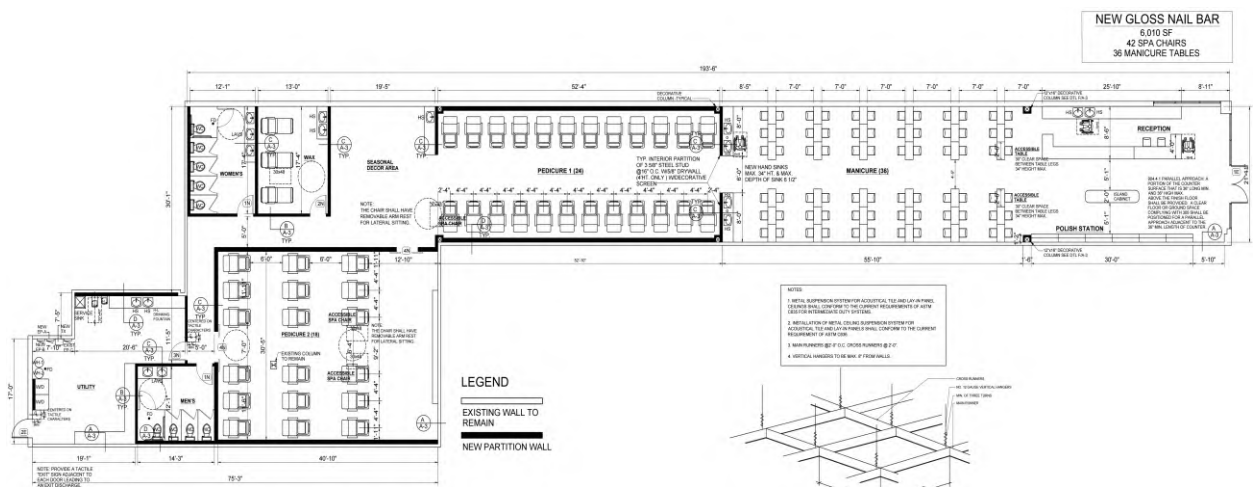


Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.



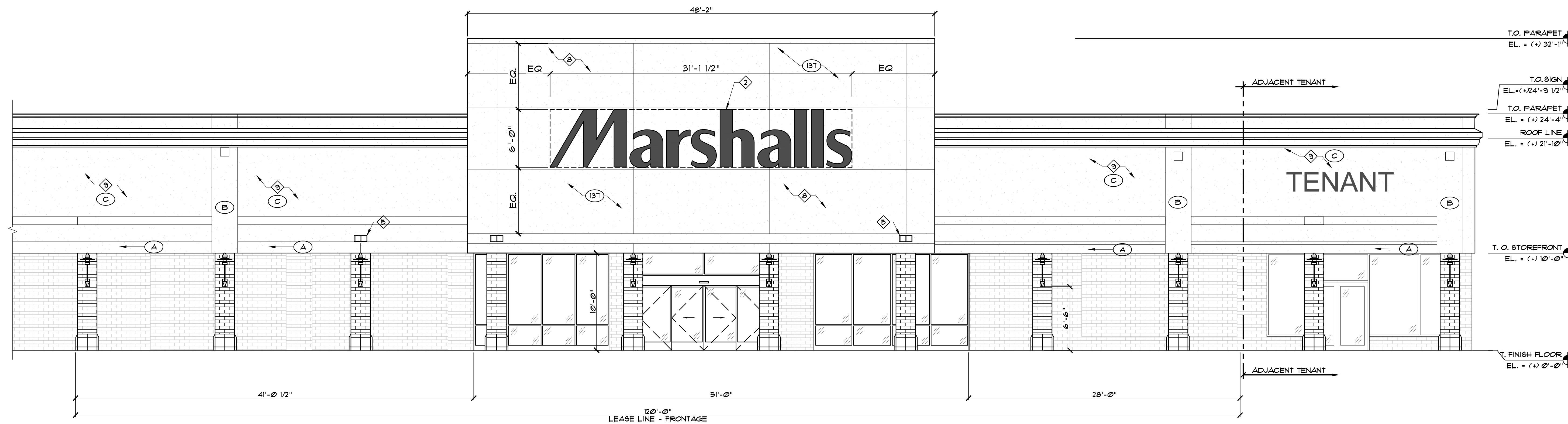
www.SignsNowRockford.com
700 20th St., Rockford, IL 61104 (815)398-8371





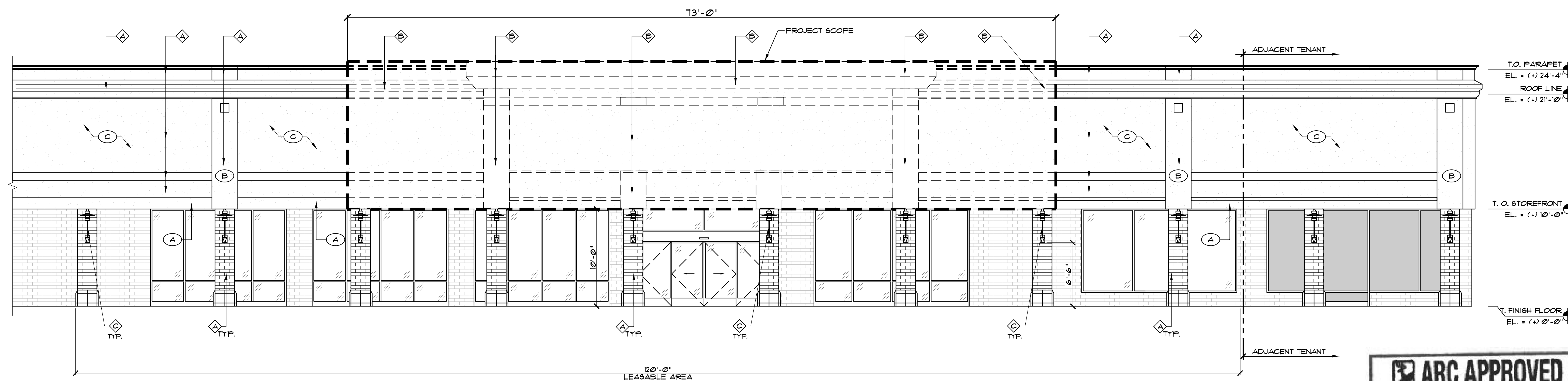
3 PROPOSED STOREFRONT COLORED ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED STOREFRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 EXISTING EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

AERIAL MAP

DEMOLITION KEY NOTES:

- EXISTING STOREFRONT EIFS, COLUMNS, BLOCK AND/OR BLOCK AND BRICK WALL TO REMAIN.
- EXISTING PORTION OF EIFS WALL TO BE REMOVED TO ACCOMMODATE INSTALLATION OF NEW EIFS SYSTEM.
- EXISTING LIGHT FIXTURES TO REMAIN.

ELEVATION KEY NOTES:

- NOT USED
- NEW SIGNAGE PER TENANT. SIGNAGE TO COMPLY WITH MALL AND LOCAL JURISDICTION SIGNAGE REQUIREMENTS, TO BE SUBMITTED UNDER A SEPARATE PERMIT FROM A LICENSED PROFESSIONAL.
- NOT USED
- NOT USED
- NEW TJX APPROVED WALL SCENCE.
- NOT USED
- NOT USED
- NEW EIFS INSULATION SYSTEM. REFER TO FINISH SCHEDULE FOR PROPOSED COLORS. FINAL TO BE PER TJX REQUIREMENTS.
- EXISTING EIFS TO REMAIN. PATCH, REPAIR, AND PAINT AS NECESSARY.

MARSHALLS FINISH SCHEDULE

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
(BT)	EIFS	DRYVIT	CHINA WHITE 910

NOTE: ALL FINISHES MUST BE APPROVED BY TJX STORE PLANNING PRIOR TO APPLICATION - TYPICAL.

EXISTING FINISH SCHEDULE

(A)	EIFS	DRYVIT	BM BRIGHT WHITE
(B)	EIFS	DRYVIT	BM 1160 "CHADWICK BROWN"
(C)	EIFS	DRYVIT	BM 0919 "BUTTERMILK"

6 GENERAL NOTES



4 EXISTING FACADE

CT

IL FIRM DESIGN #184-003563
CAMBURAS & THEODORE, LTD
 ARCHITECTURE | ENGINEERING | INTERIORS
 2444 E. Dempster St., Suite 202
 Des Plaines, IL 60016
 P (847) 298-1525 | F (847) 398-8130
 www.camburasandtheodore.com

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Marshalls
 The TJX Companies Inc.
 Framingham, Massachusetts 01701

DEERBROOK MALL
 94 S. WAUKEGAN RD.
 DEERFIELD, IL 60015

REVISION DATES	
NO.	DATE

ISSUE DATES	
TYPE	DATE
APPEARANCE REVIEW	05/24/21

DRAWN BY	EM
CHECKED BY	JC
PROJECT NUMBER	21-17001
DATE	04/26/2021
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NUMBER	A2.0

DEERBROOK MALL SIGN CRITERIA

March 2017

All signs for the Premises are subject to the written approval of Landlord and the Village of Deerfield Appearance Review Commission.

A) General Design Requirements

- 1) One tenant identification sign is allowed for each elevation facing a public street or parking area.
- 2) No wall sign shall be located higher than the roof deck and no higher than thirty feet (30') above the curb, whichever is lower. Tenant's sign submittal shall indicate the roof deck height by a dashed line across the building elevation.
- 3) Wall signs shall not exceed a depth of six inches (6") and sign elements must be flat and installed on the same plane.
- 4) Tenant's signs shall be directly fastened to the vertical face of the Premises, in a manner approved by Landlord.
- 5) Sign wording shall be limited to store identity (corporate or trademarked name) and shall not include product, goods or services sold.
- 6) Logos shall be permitted only if trademarked and specifically approved by Landlord and the Village of Deerfield.
- 7) All sign attachment devices, wiring, clips, transformers, lamps, tubes and other sign mechanisms shall be concealed.
- 8) No animated, moving action, flashing or audible signs will be permitted.
- 9) Total sign area shall be calculated based on the sign area calculation method used by the Village of Deerfield sign ordinance. In all cases, signs shall not exceed eight percent (8%) of the front wall and four percent (4%) of a rear or side wall. Wall area is calculated by multiplying the height (grade to roof deck), by the lineal frontage (lease line to lease line).

- 10) No wall sign may exceed a maximum area of two hundred fifty square feet (250' sf).
- 11) Tenant signs shall be three dimensional, channel type individual letters, with acrylic face and metal sides and backs.
- 12) All exposed metal returns, mounting brackets, fastening devices and trim caps shall be black or match the two sign colors.
- 13) No sign shall be painted directly onto an exterior wall.

B) Sign Design

- 1) Trademarked sign colors will be approved upon Landlord's receipt of tenant's trademark certificate.
- 2) Wall sign colors shall be harmonious with the building architecture. A maximum of two colors may be used for each sign.
- 3) Sign text shall be surrounded by negative space, providing a margin between the letters and/or logo and the edge of the sign's background.
- 4) Signs shall be centered vertically and horizontally on the Premises' designated sign area.
- 5) Letter height shall be:
 - a) A maximum of twenty eight inches (28") for a business less than ten thousand square feet (10,000 sf).
 - b) A maximum of thirty six inches (36") for a business greater than ten thousand square feet (10,000 sf) and less than twenty thousand square feet (20,000 sf).
 - c) A business greater than twenty thousand square feet (20,000 sf), shall not exceed the maximum sign area allowance of two hundred fifty square feet (250 sf.) and said area shall be reasonable in relationship and proportion to the building.
- 6) Tenant signage may be all capital letters or a combination of upper and lowercase.

C) Sign Illumination

- 1) A sign's light source must be fixed and concealed. Exposed neon and exposed LED lighting are prohibited. Letters shall be internally face lit only.
- 2) Raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the exterior wall due to a structural conflict, the raceway shall be mounted to the exterior surface of the wall and be finished to match the background wall. Exposed raceways are discouraged.
- 3) Tenants are to control the illumination of their signs.

D) Window Signs

- 1) Window signs are regulated by village ordinance 0-07-26, which can be found on the Village of Deerfield's website.

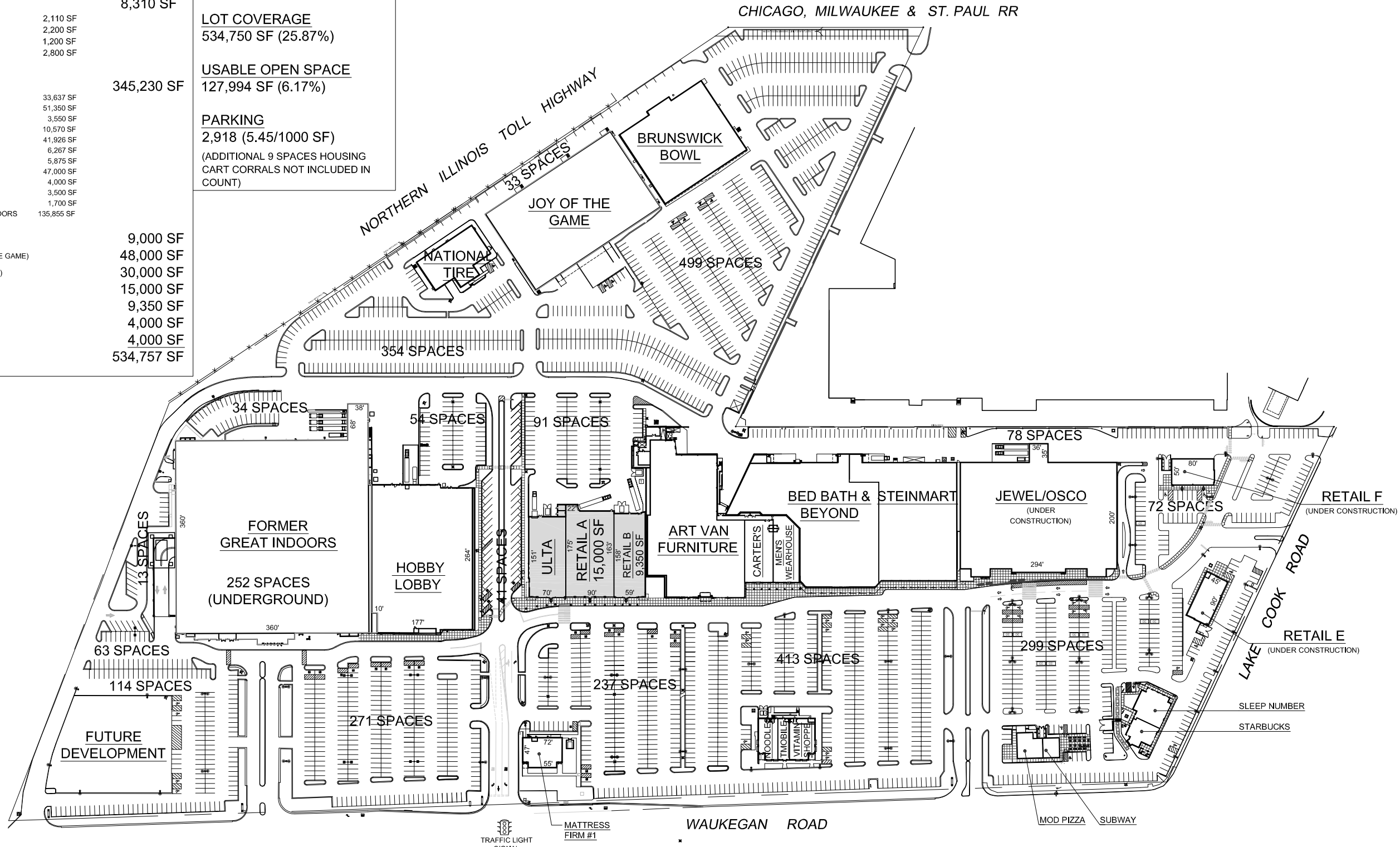
E) Miscellaneous Signage

- 1) No advertising placards, paper signs, banners, pennants, names, insignias or other descriptive materials shall be affixed upon the exterior walls of the premises or storefront.
- 2) Tenants will be permitted to place upon each entrance of its Leased Premises not more than one hundred forty four square inches (144") of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating store address number, hours of business and emergency phone numbers.
- 3) Permanent free standing signs are prohibited. The following signs are prohibited when placed outside of the tenant's interior premises: temporary free standing signs, sandwich boards, feather banners, inflatable characters, etc.

F) Pylon Sign Panels

- 1) Tenant's pylon sign panels shall be one trademark color.
- 2) Logos are prohibited on pylon sign panels.
- 3) Tenants shall submit their pylon panel design to the Village of Deerfield for review and approval with their wall sign package.
- 4) No more than one line of text shall be permitted on any panel.
- 5) Tenant sign lettering to be routed and push-thru 1" thick acrylic.
- 6) A minimum of a 4 inch margin on all sides of the tenant sign panel shall be kept around the text.
- 7) All Tenant sign panels shall be .125", flat aluminum painted MAP 13914 Greysbank (or approved color match), Suede Satin Finish and attached with countersunk screws on faces.
- 8) Landlord to designate the pylon sign and panel location for tenant's installation.

EXISTING GLA		LOT AREA	
GROCERY	61,867 SF	2,066,994 SF (47.45 ACRES)	
RESTAURANT	8,310 SF		
STARBUCKS	2,110 SF		
MOD PIZZA	2,200 SF		
SUBWAY	1,200 SF		
NOODLES	2,800 SF		
RETAIL/ BANK		USABLE OPEN SPACE	
STEINMART	33,637 SF	127,994 SF (6.17%)	
HOBBY LOBBY	51,350 SF		
SLEEP NUMBER	3,550 SF		
ULTA	10,570 SF		
ART VAN FURNITURE	41,926 SF		
CARTERS	6,267 SF		
MEN'S WAREHOUSE	5,875 SF		
BED BATH BEYOND	47,000 SF		
MATTRESS FIRM #1	4,000 SF		
VITAMIN SHOPPE	3,500 SF		
TMOBILE	1,700 SF		
FORMER GREAT INDOORS	135,855 SF		
PARKING		2,918 (5.45/1000 SF)	
(ADDITIONAL 9 SPACES HOUSING CART CORRALS NOT INCLUDED IN COUNT)			
AUTO SERVICE		9,000 SF	
FITNESS (JOY OF THE GAME)		48,000 SF	
BOWLING (32 LANES)		30,000 SF	
RETAIL A		15,000 SF	
RETAIL B		9,350 SF	
RETAIL E		4,000 SF	
RETAIL F		4,000 SF	
		534,757 SF	

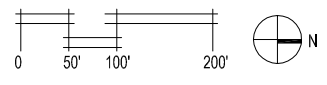


PROPOSED PLAN
SCALE: 1"=200'-0"

NEW CONSTRUCTION



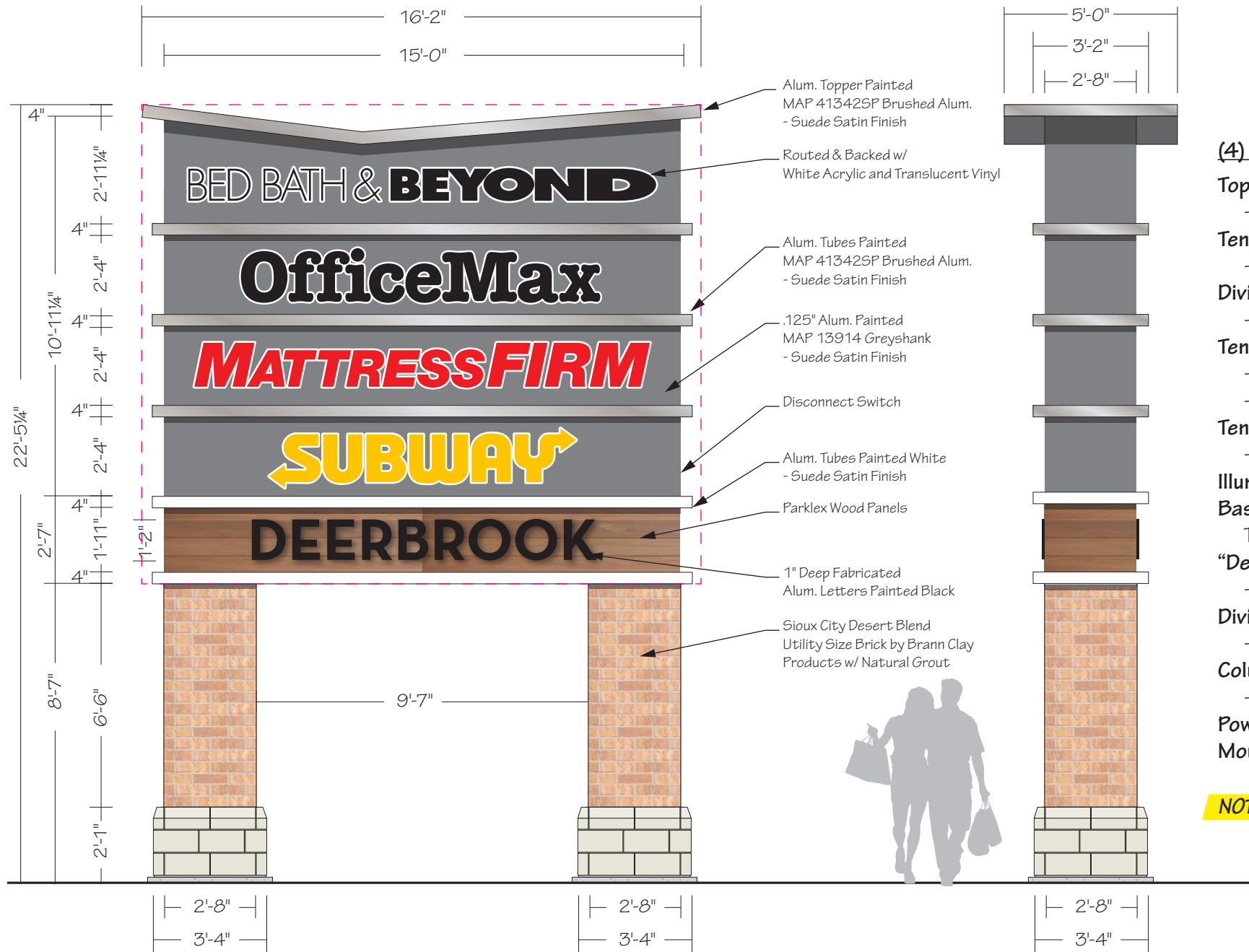
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



DEERBROOK MALL
DEERFIELD, ILLINOIS

April 06, 2017 Project #: 16094

OPTION A - SIGNS 1 - 4 | WAUKEGAN ROAD SIGNS



$$\begin{array}{r}
 166.25'' \\
 \times 194.00'' \\
 \hline
 32252.50'' \\
 \\
 \frac{32252.50''}{144} = 224 \text{ SF}
 \end{array}$$

(4) 22'-5 1/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs

Topper: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Cabinet: Fabricated Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish

Divider Bands: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Panels: .125" Flat Aluminum Painted MAP 13914 Greyshank - Suede Satin Finish

- Attach w/ Countersunk Screws on Faces

Tenant Graphics: Routed & Backed w/ White Acrylic - Translucent Vinyl Graphics Applied

Illumination: White LEDs

Base Cabinet: Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels

"Deerbrook" Letters: 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

Divider Bands: Fabricated Aluminum Painted White - Suede Satin Finish

Columns: Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout

Power: Reuse Existing

Mounting: Use Existing Steel

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

1 of 2

WORK ORDER

76519

FILE NAME

MA76519am

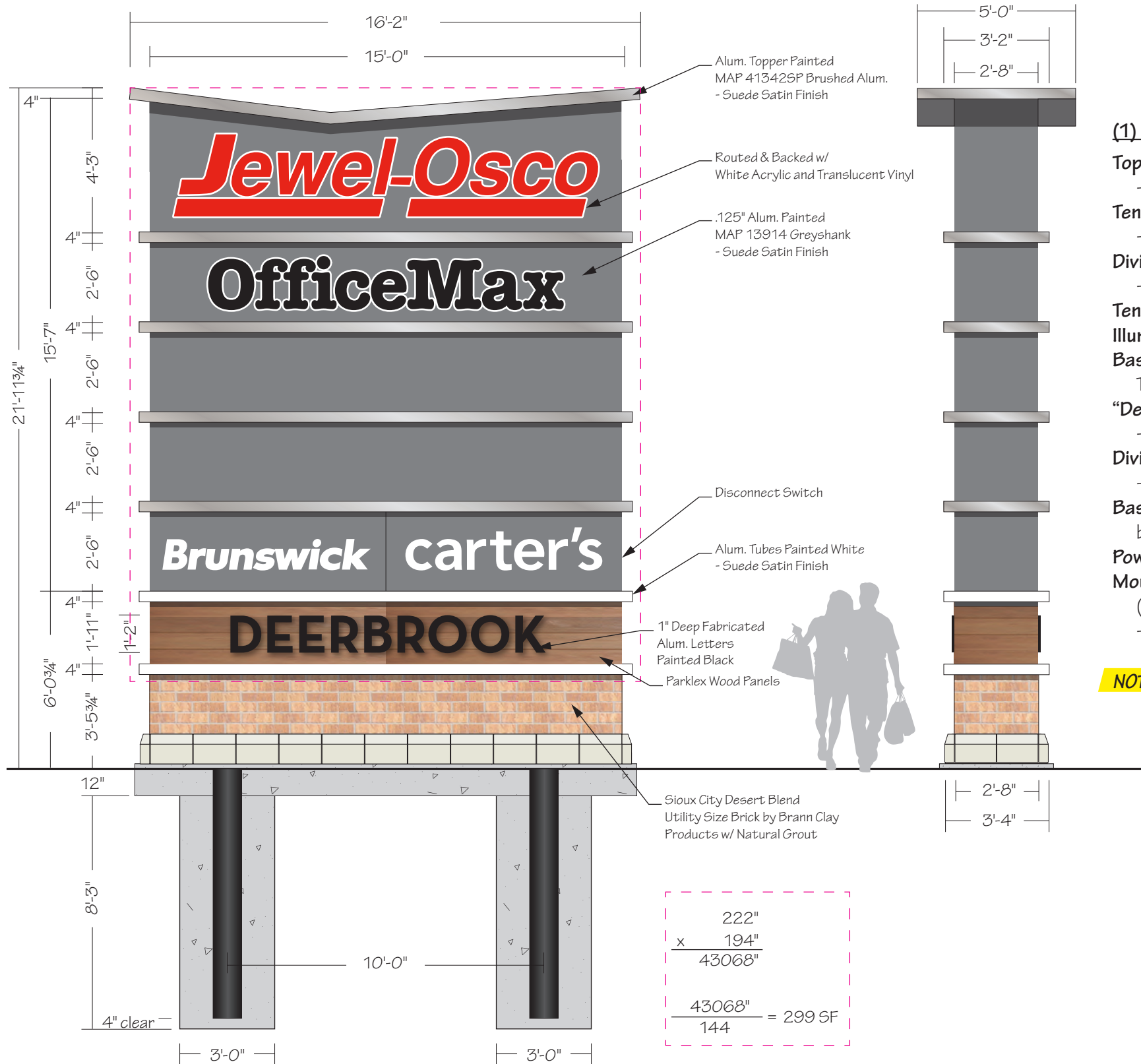
REVISIONS:

- 1 11.14.16
- 2 1.11.17 - move project name to lower cabinet
- 3 1.26.17 - reduce size
- 4 2.02.17 - adjust size
- 5 2.27.17 - Parklex HDL Timber
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



OPTION A - SIGN 5 | LAKE COOK ROAD SIGN



(1) 21'-11 3/4" x 15'-0" x 2'-8" Double Face Illuminated Monument Signs

Topper: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Cabinet: Fabricated Aluminum Painted MAP 13914 Greys Shank - Suede Satin Finish

Divider Bands: Fabricated Aluminum Painted MAP 41342SP Brushed Aluminum - Suede Satin Finish

Tenant Graphics: Routed & Push-thru 1" Thick White Acrylic

Illumination: White LEDs

Base Cabinet: Fabricated Aluminum w/ Parklex High Density Laminate Timber Panels

"Deerbrook" Letters: 1" Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

Divider Bands: Fabricated Aluminum Painted White - Suede Satin Finish

Base: CMU Block w/ Sioux City "Desert Blend" Utility Size Face Brick by Brann Clay Products - Natural Grout

Power: Reuse Existing

Mounting: (2) 10" (10.75" O.D.) Sch. 40 Steel Pipes Set into (2) 3'-0" dia. x 8'-3" deep Concrete Piers - Concrete Pad Foundation for Masonry

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

PROJECT:



Deerbrook Mall
260 S. Waukegan Road
Deerfield, IL 60015

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

11.01.16

SCALE

1/4" = 1'

SHEET NO.

2 of 2

WORK ORDER

76519

FILE NAME

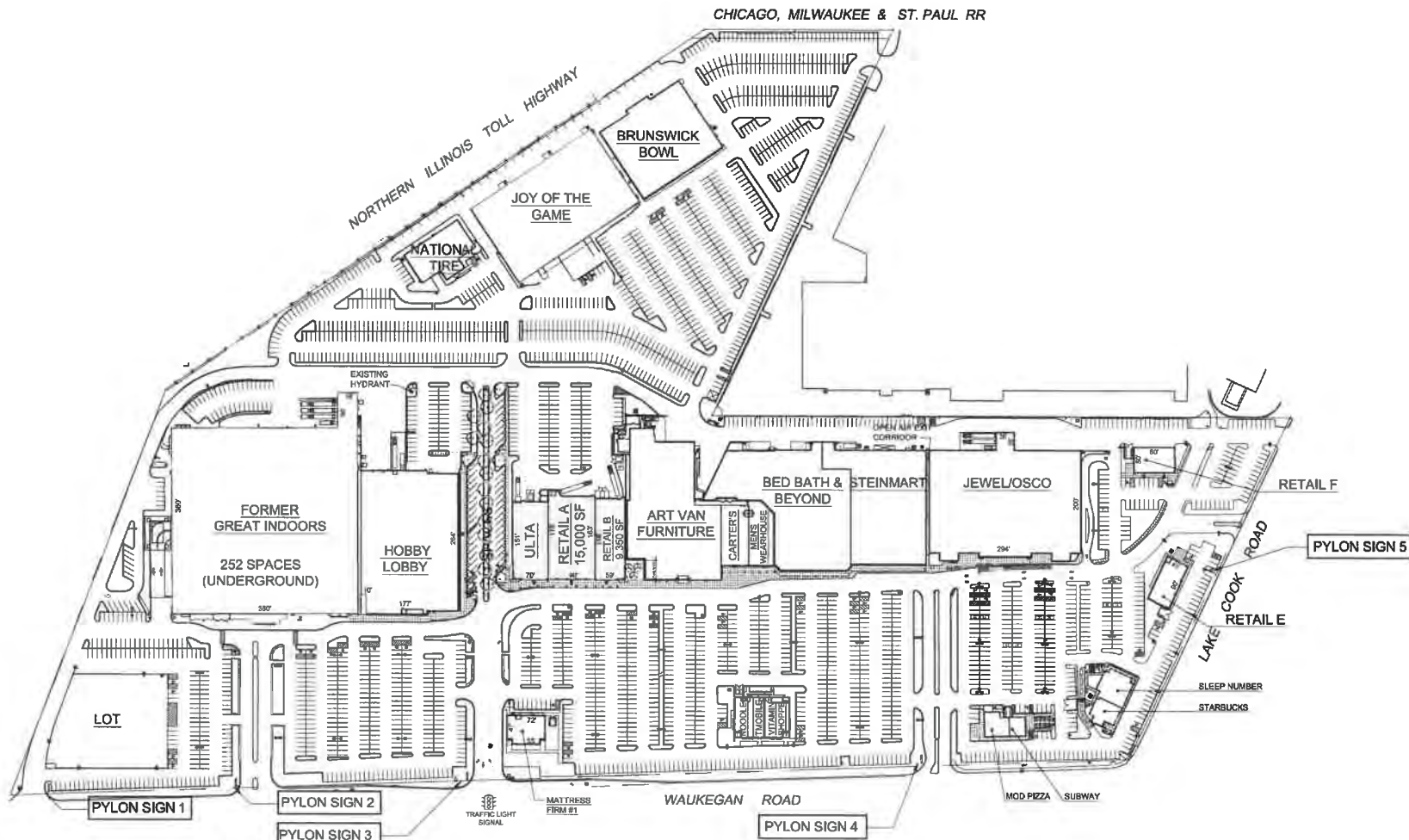
MA76519am

REVISIONS:

- 1 11.14.16
- 2 1.11.17 - move project name to lower cabinet
- 3 1.26.17 - reduce size
- 4 2.02.17
- 5 2.27.17 - Parklex HDL Timber
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





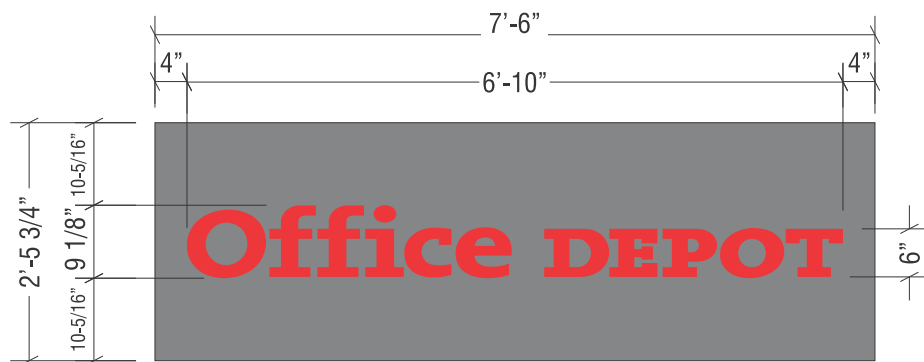
PYLON SIGN LOCATION PLAN
SCALE: 1"=200'-0"

OKW Architects
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

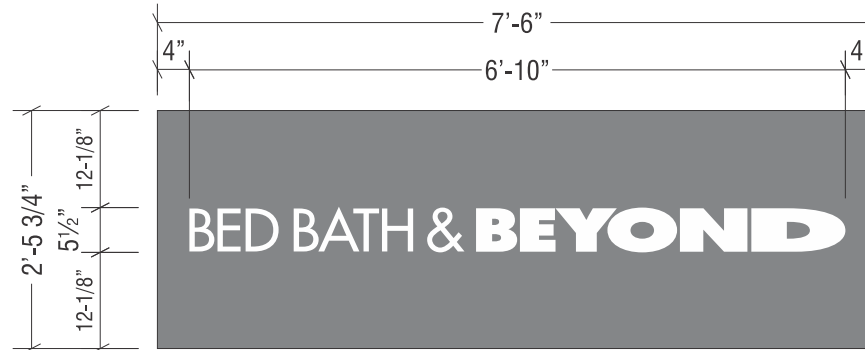
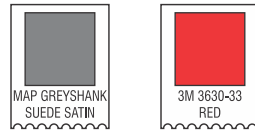


DEERBROOK MALL
 DEERFIELD, ILLINOIS
 March 02, 2017 Project #: 16094

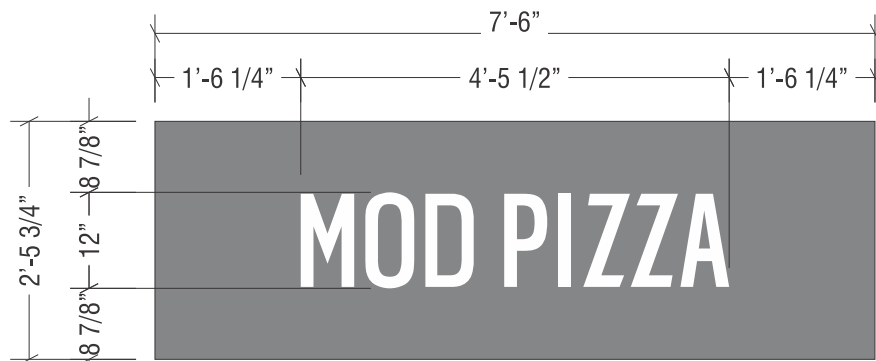
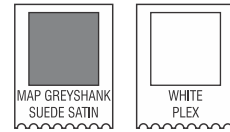
Previously Approved Deerbrook Half Panels



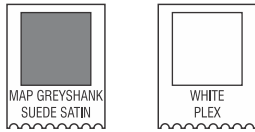
B TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



C TWO(2) ROUTED ALUMINUM REPLACEMENT FACES w/ PUSH THRU ACRYLIC LOGO
 SCALE: 1/2"=1'
 - .125 ALUMINUM PANELS PAINTED TO MATCH GREYSHANK SUEDE SATIN FINISH
 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



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 - LOGO TO BE ROUTED OUT / 1" THK. WHITE PLEX PUSH THRU w/ FIRST SURFACE TRANS. VINYL



DOYLE
 GENERAL SIGN CONTRACTORS
 232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
11.7.22	REMOVE THE DUMP PYLON 3 & REVISE NOODLES GO TO MOD PIZZA
11.15.22	REVISE STARBUCKS(STACKED) & SLEEP NUMBER(COLORS)
12.9.22	VARIOUS REVISIONS PER JST NOTES - km
12.13.22	VARIOUS REVISIONS - km
12.21.22	ADDED COLOR SPECS - km
12.22.22	REVISED PER NOTES - km
1.3.23	REMOVED REG. MK. FROM BED BATH & BEYOND ALT. - km
1.9.23	REMOVED BED BATH & BEYOND ALT. - km
1.25.23	VARIOUS REVISIONS - km

Jay A. Munn 1/25/2023
 CUSTOMER APPROVAL DATE
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CLIENT	DEERBROOK MALL						
ADDRESS	110 S WAUKEGAN RD.						
CITY	DEERFIELD	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90680	SCALE:	NOTED	DATE:	02.24.2022	SHEET NO.	1