

MEMORANDUM

TO: Plan Commission

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

DATE: February 22, 2019

RE: Request for Approval of a Final Development Plan for the REVA Residential Rental Development at the Rear 10.79 acres of the Deerbrook Shopping Center Planned Unit Development (Gateway Fairview, Inc. and REVA Development Partners LLC.)

Request for Approval of a Final Development Plan

The petitioners are seeking approval of a Final Development Plan for the REVA residential rental development in the Deerbrook Shopping Center Planned Unit Development (PUD). They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan. The Public Hearing for the Preliminary Development Plan was held on May 24, 2018. At the September 4, 2018 Board of Trustees meeting, the Village Board withheld approval of the Preliminary Development Plan contingent upon the petitioner satisfying three additional elements: (1) pedestrian connectivity, (2) street name; and (3) affordability. The petitioner satisfied these three elements and the Board of Trustees approved the Preliminary Development Plan on December 17, 2018. The three changes are listed below:

1. The petitioner enhanced pedestrian circulation and connectivity to Deerbrook Mall, Deerfield Park Plaza and the Lake Cook Road Metra Station with decorative walkways, additional crosswalks and wayfinding signage.
2. The petitioner changed the name of the entrance road to the multi-family development to "Deerbrook Court" from "Chestnut Court".
3. To address the Board's request for affordable housing, the petitioner proposed to include eighteen apartment units as a designated "set-aside" for renters whose income is less than 120% of the Chicago area median income (AMI), adjusted for household size, as published by the Department of Housing and Urban Development. The most recent schedule of maximum annual gross household income is below (2018 Gross Income by Percent Area Median Income, AMI & Number of People in a Household Chart). Eighteen affordable rental units is 10% of the 186 apartments units available to rent (excluding the townhomes). The Village would have the ability to audit and certify the status of the affordable units annually. The affordable units would be maintained for a period of no less than 25 years.

2018 Gross Income by Percent Area Median Income (AMI) & Expected Occupancy

	% of AMI	Expected Occupancy (# of people in Household)							
		1	2	3	4	5	6	7	8
Gross Household Income	45%	\$26,685	\$30,465	\$34,290	\$38,070	\$41,130	\$44,190	\$47,250	\$50,265
	50%	\$29,650	\$33,850	\$38,100	\$42,300	\$45,700	\$49,100	\$52,500	\$55,850
	65%	\$38,545	\$44,005	\$49,530	\$54,990	\$59,410	\$63,830	\$68,250	\$72,605
	80%	\$47,400	\$54,200	\$60,950	\$67,700	\$73,150	\$78,550	\$83,950	\$89,400
	100%	\$59,300	\$67,700	\$76,200	\$84,600	\$91,400	\$98,200	\$105,000	\$111,700
	115%	\$68,195	\$77,855	\$87,630	\$97,290	\$105,110	\$112,930	\$120,750	\$128,455
	120%	\$71,160	\$81,240	\$91,440	\$101,520	\$109,680	\$117,840	\$126,000	\$134,040

Source: U.S. Dept. of Housing and Urban Development FY-2018 Income Limits Documentation System, Chicago-Joliet-Naperville, IL HUD Metro FMR Area

The location of the building and the building height have not changed from the Preliminary Development Plan to the Final Development Plan. The development has remained substantially the same from the Preliminary Development Plan to the Final Development Plan. The revisions from the Preliminary Development Plan to the Final Development Plan are as follows:

- Modified landscape design at main entry median off of the new street (Deerbrook Court) leading to this development
- Eliminated roundabout at northwest entrance
- Simplified pedestrian connections and sidewalks at northwest entrance
- Added speed table at NW entry drive to townhome building 11
- Added optional emergency access gate between townhome 11 and parking deck
- Realigned pedestrian connection to the Sach's Center
- East garden grading has been lowered to avoid need for ADA access ramps and retaining walls
- Added wing wall and raised planter at main entrance east end of parking deck
- Modified apartment building unit mix to accommodate affordable housing requirements (previously 25 studio units, 116 one-bedroom units, 45 two-bedroom units); revised plan (10 studio units, 122 one-bedroom units, 54 two-bedroom units)

Development Agreement

The development agreement contains details about the site development schedule, public and private improvements, site infrastructure inspections during the course of construction, performance guarantees, and other matters for private improvements. The draft development agreement was not available at the writing of this staff memo, but will be provided as supplemental prior to the Plan Commission meeting on February 28, 2019.

Final Signage Plan

The petitioners Final Signage Plan was slightly adjusted from the Preliminary Development Plan and the Final Sign Plan consists of:

One (1) main entry monument sign at the main entrance to the development (from the east/ west road coming off of Waukegan Road) located at the end of the landscape island. The content of the sign will be "Residences of Deerbrook". The overall height of the sign will be 6 feet, and the area of the sign is approximately 38.5 s.f. (11' long by 3.5' tall) excluding the base of the sign which is not included in the calculation of the sign. The base of the sign will be made of masonry with an internally lit metal sign. Also proposed are 2 masonry piers, 8 feet tall, with a 13 inch square brand mark on each pier with low-level uplighting on the piers adjacent to the main entry monument sign as shown on the petitioner's plans.

One (1) secondary monument sign at the entrance at the east side of the development. The content of this sign will be "Residences of Deerbrook". The overall height of the sign will be 6.58 feet, and the area of the sign will be approximately 46.92 square feet (4.08 feet tall x 11.5 feet long) excluding the base of the sign, which is not included in the calculation of the sign. The base of the sign will be made of masonry with an internally lit metal sign. Also shown is a small "D" logo on the left side of the sign, which the development's brand mark. The location of the main entry monument sign is shown on the petitioner's plans.

Ten (10) wayfinding signs, seven feet tall, will be provided throughout the development. The location of the signs are shown on the petitioner's plan, eight (8) wayfinding signs are shown on the new apartment development property, and two (2) wayfinding signs are shown on the existing commercial portion of the shopping center, along the east/west driveway coming off of Waukegan Road.

During the Preliminary Development Plan approval, staff indicated and the Plan Commission's Preliminary Development Plan Recommendation acknowledged that the zoning ordinance did not have a category for a multiple family rental development in the C-2 Outlying Commercial District and a Text Amendment would be needed at the time of the Final Development Plan. The Board approved the Preliminary Development Plan and the petitioner submitted their Final Sign Plan. The proposed Text Amendment for the signage is below.

Proposed Text Amendment for Multi-Family Signage

The proposed text amendments is as follows (add letter j to 9.02-B., 8. C-2 Outlying Commercial District/Commercial Planned Unit Development of more than 500,000 square feet of Gross Floor Area)

j. Multi-Family Rental Development.

1. Main Entry Monument Sign

(a.) Type

Sign may be a single faced ground sign and a pier sign.

(b.) Number and Content

There shall not be more than one (1) main entry monument sign and two (2) pier signs. Each sign may indicate only the name of the residential development. Said sign may contain a brand mark.

(c.) Area

The maximum area of a main entry monument sign shall not exceed thirty-nine (39) square feet. The maximum area of a pier sign shall not exceed sixteen (16) square feet.

(d.) Height

The maximum height of a main entry monument sign shall not exceed six (6) feet in height. The maximum height of a pier sign shall not exceed eight (8) feet in height.

(e.) Illumination

A main entry monument sign and pier sign may be illuminated.

2. Secondary Entry Monument Sign

(a.) Type

Sign may be a single faced ground sign.

(b.) Number and Content

There shall not be more than one (1) secondary entry monument sign for each zoning lot. The sign may indicate only the name of the residential development. Said sign may contain a brand mark.

(c.) Area

The maximum area of a secondary entry monument sign shall not exceed forty-seven (47) square feet.

(d.) Height

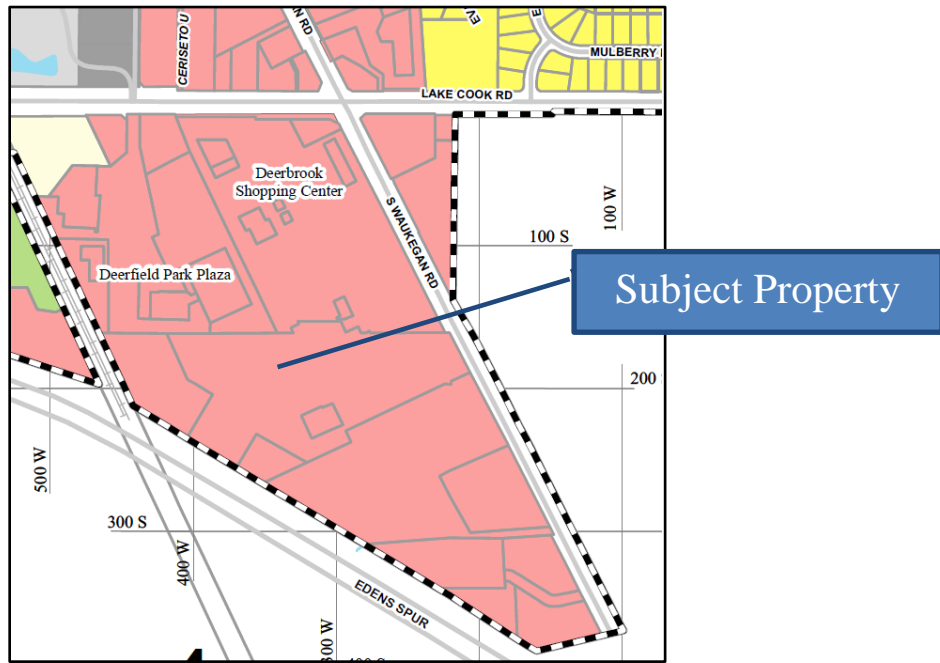
The maximum height of a secondary entry monument sign shall not exceed six (6) feet, seven (7) inches in height.












- (e.) Illumination
A secondary entry monument sign may be illuminated.

3. Wayfinding Signs

- (a.) Type
Directional signs may be double-faced ground signs.
- (b.) Number and Content
There shall not be more than ten (10) directional signs. Each directional sign shall indicate only: the wording for the leasing office, additional parking areas and vehicular access points; and the addresses of the development. Said signs may include directional arrows and a brand mark.
- (c.) Area
The maximum area of a tenant identification directional sign shall not exceed six (6) square feet per face not to exceed twelve (12) square feet for a double-faced sign.
- (d.) Height
The maximum height of such sign shall not exceed seven (7) feet in height.
- (e.) Illumination
Tenant identification directional signs may be illuminated.

Village of Deerfield 2019 Zoning Ordinance Map



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES