Aries Real Estate Acquisitions, LLC is looking forward to working with the Village of Deerfield, once again, for the site at the Southeast corner of Waukegan and Lake Cook Road. We are seeking a Special Use Permit for the operation of a Walgreens Pharmacy on the North endcap of the Multi-tenant building previously approved for the site at 45 S. Waukegan Road. Walgreens has requested that we seek such approval for a new “Small Format” store that will occupy the northernmost 2,496 square feet of the approved 8,000 square foot building.

This site will be the 44th such small format store that Walgreens is seeking to build in the United States. There are currently 23 small format stores open with another 20 in Walgreens’ pipeline. The closest small format store that is open is in Markham, IL and has been open since August. The small format concept is relatively new for Walgreens but is something they are continuing to open throughout the country. The store will look and function exactly the same as the Walgreens stores everyone is accustomed to seeing, however it will have a stronger focus on Health and Wellness products. The store will contain a full pharmacy with a variety of other products typically seen near the pharmacy counter in a Walgreens store. The drive-through facility will function exactly the same as a typical Walgreens serving only pharmacy products through the window. Expected hours of operation are Monday through Friday 9am-9pm and Saturday and Sunday 9am-5pm. Their expected peak times are between 2 and 3pm.

The current Deerfield Walgreens has approximately 800 scripts it services on a daily basis; they are projecting this location to be at around 100 scripts per day. The location will typically operate with two employees working in the location at all times. It is possible, however, that as many as four employees could be in the store depending on volume and need. Employees will park in the rear of the building on the East side. Deliveries will come to the store in a smaller ‘box truck’ and enter the store through the front door during non-business hours (most likely in the early AM). We would like to install a directional sign on the property near the entrance to the drive through.

The Walgreens Pharmacy logo will be on all the requested signage, both on the building and on the monument sign. The building sign will comply with the Sign Code as proposed. The tenant is requesting an exception to the monument sign requirements, asking that the typical Walgreens font remain red on the monument sign. While this is an exception, it will blend nicely with the red from Chick Fil A therefore it will not look out of place. They would, however, like to highlight the drive through on the sign with a blue background.

This location was sought out by Walgreens for several reasons. First, the location is ‘close to home’ for Walgreens. Their corporate offices are in the village which will allow the executives to more closely monitor the location. Second, this store will relieve some of the pressure from nearby Walgreens locations. Both the current Deerfield location and the Northbrook location further to the South are quite busy and this store will relieve some of the pressure on those locations. Walgreens also believes it can capture a good amount of new business being in a prominent location at this corner.

There are no proposed changes to the site layout or design. The design has always contemplated a drive-through facility on the North endcap of the Multi-tenant building and we have found the perfect tenant for that space. The building design, layout, lighting, landscaping, etc... shall all remain as approved. Walgreens plans to install a canopy over the drive through and their typical pass-through window installation. The drive-through facility has the capacity to stack up to five cars should it need to. The reality, though, is that when patrons see a line more than three cars waiting for the pharmacy they
will park their car and walk into the store rather than wait outside. Walgreens will not install marked spaces designated for waiting.

Walgreens will complement the site and surrounding neighborhood in many ways. The relatively low impact use of a pharmacy being close to Chick Fil A and the NorthShore Health building is the perfect co-tenant. Further, having the medical facility essentially on the same property will make it very convenient for all the patrons of the NorthShore facility. The expected peak hours of this location will also work well with the co-tenants of the site limiting the potential impact during lunch or dinner hours.
KEY PLAN

SIGN DETAILS

EXTERIOR ELEVATIONS
DESIGN & SIGNAGE - Store 21330 Deerfield, IL

Shared Monument #1

Shared Monument #2

Drive Thru Canopy w/Signs

Building Signage

Shared Monument #1

Directional Sign

Window Decal

Directional Sign 3’ x 3’

Shared Monument #2
Monument Signs

Example signage
EXTERIOR ELEVATIONS

DESIGN & SIGNAGE - Store 21330 Deerfield, IL

Directional Sign

Example signage
Building Signs

This is an example sign, size may change based on code allowances.
Drive Thru Canopy Signs

Example signage
Window Decals

Example signage