

MEMORANDUM

TO: Plan Commission

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

DATE: June 19, 2020

RE: Prefiling Conference on the request for approval a Class A Special Use to permit the establishment of a medical office for NorthShore Center for Oral and Facial Surgery at 700 Osterman Avenue in the C-1 Village Center District

The purpose of a Prefiling conference is to give the petitioner some direction, feedback and input on their proposed plans.

Subject Property

The subject property consists of single story masonry building at 700 Osterman Avenue. The property is zoned C-1 Village Center District and is part of the Deerfield Square PUD. This building is owned separately from the rest of Deerfield Square but is part of the Deerfield Square PUD. The Jacobs Homes office and State Senator Julie Morrison's office occupied the entire 700 Osterman Avenue building. This subject building is currently vacant.

Proposed Plan

The petitioners are proposing to establish an oral and facial surgery medical office that will take up the entire single story building. The proposed medical office will be 5,400 square feet in area and offer a full scope practice that provides various surgical and non-surgical care of the oral, facial and facial bony structures. Procedures include dental implant placement, wisdom teeth removal, head and neck pathology, corrective jaw surgery, teeth in a day procedures, same day smile makeovers and limited cosmetic facial surgery. A complete list of their services and a floor plan for the proposed medical office can be found in the petitioner's material.

The office will serve as a satellite office with one to two (2) doctors, four (4) surgical assistants, two (2) front desk people, and one (1) esthetician for a total of nine (9) people working at one time. The petitioner's material indicates that the office will have up to thirty patients per day with appointment times ranging from 20 minutes to 4 hours. Maximum of up to 3-4 patients at any given time (maximum of customers and employees at one time is 13).

The petitioner will set their days and hours of operation based on local patient needs. They anticipate the hours of operation will be from 7:30 AM to 5:00 PM on Monday,

Tuesday and Thursday, 7:30 AM to 12:00 noon on Wednesday and 7:30 AM to 4:00 PM on Friday.

Zoning Conformance

The petitioners are requesting approval of Special Use for a medical office use on the first floor in the C-1 Village Center District. Only retail is allowed as a Permitted Use on the first floor in the C-1 Village Center District. Non-retail uses located on the first floor in the C-1 Village Center District must obtain a Class A Special Use. The Special Use criteria is attached.

Parking

The parking requirement for a medical or dental office is four (4) patient parking spaces for each staff doctor, plus two (2) parking spaces for each three (3) employees, plus one (1) parking space for each staff doctor. The proposed medical office has a total of two (2) staff doctors and seven (7) employees. Therefore, eight (8) patient parking spaces are needed in addition to 4.66 employee parking spaces [two (2) parking spaces for every three (3) employees]. Two (2) parking spaces are required for the staff doctors. A total of fifteen (15) parking spaces are needed for dental offices ($8+4.66+2 = 14.66$ or 15).

When this development was approved, there was a 15% reduction for storage areas in the building. If the space were all retail, then a total of 27 parking spaces would be required ($5,400/200 = 27$) as retail requires one (1) parking space per 200 square feet of gross floor area. If the 15% reduction is implemented, the building would require 23 parking spaces as retail use ($5,400/200 - 15\% = 22.95$ or 23 parking spaces).

The total number of parking spaces required for the proposed medical office use of this building is 15 parking spaces. There are 23 existing parking spaces provided on the subject property of which one parking space is ADA compliant and located west of the building. The petitioner is asking for a waiver of the parking and traffic study because of the minor impact of the proposed medical office use.

Signage

Wall Sign

The petitioners are in the process of creating exterior wall signage with the text "NorthShore Center for Oral and Facial Surgery" and "NorthShore Medspa Aesthetics" as indicated in their material. They will provide details for the Public Hearing and acknowledge that they will need approval from the Appearance Review Commission. This property is part of the Deerfield Square PUD, so they must also meet the sign criteria for Deerfield Square.

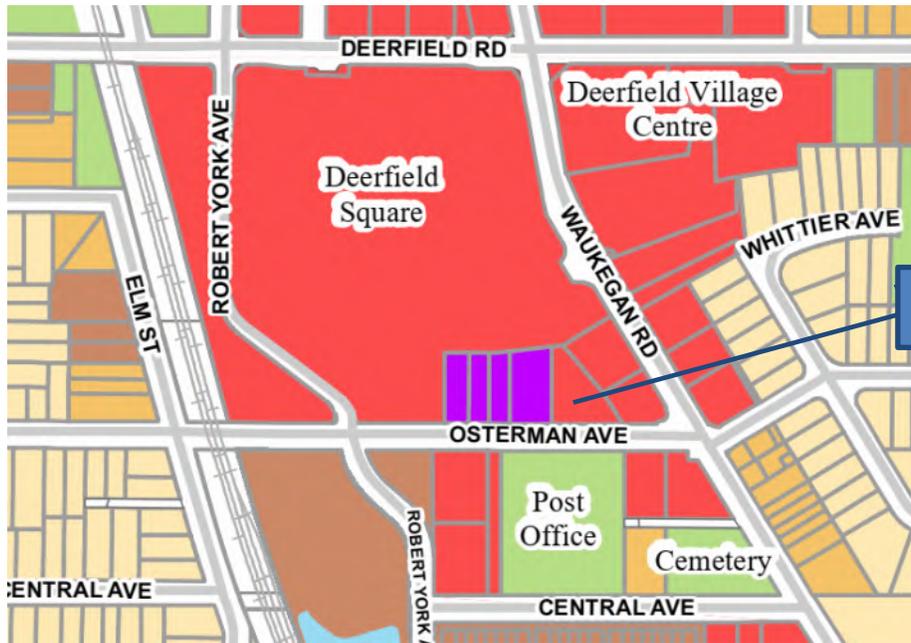
Window Signage

Window signage regulations apply to commercial zoned properties. The window signage regulations indicate that permanent and temporary signage in a window sign cannot be more than 20 percent of the area of the window. The petitioner has not indicated if they will be having any window signage.

Appearance Review Commission

The ARC will have to review and approve the exterior signage changes for the proposed medical office if the Board of Trustees approves the proposed use in this location.

Village of Deerfield 2020 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING 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



Map created on June 18, 2020.

© 2020 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Deerfield Square - Approved Sign Criteria

ORD. 0-98-34

REC. SEPT. 16, 1998

DOC # 4206363

EXHIBIT E

PLEASE NOTE THAT IN CRM'S DEVELOPMENT AGREEMENT WITH THE VILLAGE OF DEERFIELD, TENANT SIGNAGE IS LIMITED TO 24" IN HEIGHT AND 80% OF THE LENGTH OF A TENANT'S FRONTAGE. THERE IS NO ANTICIPATED "SIGN BAND" OR SIGNAGE DESIGN CRITERIA TO WHICH TENANT'S ARE TO ADHERE. INSTEAD, IN KEEPING WITH THE SPIRIT OF A DIVERSE "DOWNTOWN" ENVIRONMENT THE DEVELOPER ENCOURAGES CREATIVITY RATHER THAN MONOTANY IN SOLVING THE TENANT SIGNAGE NEEDS. THIS FLEXIBILITY MUST, HOWEVER, FUNCTION WITHIN THE PARAMETERS OF THE DEERFIELD SIGN ORDINANCE AND ULTIMATE APPROVAL FROM THE VILLAGE'S ARCHITECTURAL REVIEW COMMISSION.

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.