

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: November 3, 2020

RE: Public Hearing on the Request for Approval of a Class A Special Use for a Medical Office located in 730 Waukegan Road (former Dao Sushi space) in the Shops at Deerfield Square (Kirby Limited Partnership and One Medical)

Subject Property

The subject property consists of the Deerfield Square Development which is bounded by Deerfield Road to the north, Waukegan Road to the east, Osterman Avenue to the south and the railroad tracks to the west. The property is zoned C-1 Village Center District and was approved as a commercial PUD. Ten (10) buildings make up the Deerfield Square development. Vehicular access to the subject property is at three signalized intersections (two on Deerfield Road and one on Waukegan Road) and at the Robert York Avenue and Osterman Avenue intersection, and at secondary access points along Osterman Avenue. The setbacks, access points, lot coverage, open space, site landscaping, parking lot lighting, sign criteria, and storm water management for this Planned Unit Development were previously approved.

Proposed Plan

The petitioners are seeking approval of a Class A Special Use for a One Medical, medical office to be located at 730 Waukegan Road (former Dao Sushi space) at the Shops at Deerfield Square. Specifically, the petitioners will be seeking approval of an approximately 5,000 square foot, membership based, primary care medical office offering same-day appointments, in-person or remote visits, and 24/7 video chats with medical team members. The petitioner's material indicates that annual membership fees are \$199 and One Medical accepts most insurance

plans. One Medical offers a modern approach to primary medical care designed around the patient's needs.

The proposed medical office hours of operation are Monday through Friday 8:00AM to 6:00PM and visits are by appointment only although, as mentioned earlier, One Medical provides same day and next day appointment availability for its members. The medical office is not open on the weekends. The petitioner's plans do not indicate peak time periods, but their plans total 17 employees during peak times consisting of 8-10 medical providers, 2 phlebotomists, and 3-5 office administrative personnel. As the medical practice reaches its full potential over time, 120-150 visits per day can be expected with an average visit length of 30 minutes.

Zoning Conformance

The petitioners are seeking approval of a Class A Special Use. Class A Special Uses are a Special Use on the first floor, but are allowed above the first floor as a Permitted Use. Uses in the C-1 Village Center zoning district are divided up into: 1) Permitted Uses on the first floor which are retail uses; 2) Class A Special Uses which are a Special Use on the first floor, but are allowed above the first floor as a Permitted Use (if the proposed medical use were to be located above the first floor, for example on floors 2 through 4 of the office building, it would be a Permitted Use) and; 3) Class B Special Uses which are Special Uses in all locations in the C-1 Village Center District, even if located above the first floor. The proposed medical office is a Special Use on the first floor pursuant to Article 5.01-C,1.l. Attached are the Special Use criteria.

Parking

Parking for the Deerfield Square Planned Unit Development was approved at 5 spaces per 1,000 square feet of gross floor area for retail uses (i.e., 1 parking space per 200 s.f.), and 4 spaces per 1,000 square feet of gross floor area for office uses (i.e., 1 parking space per 250 s.f.) with a 15 percent reduction for storage areas in the building (Ordinance 0-98-34 granted a variation for parking in

this development). A total of 1,000 spaces (including 100 underground spaces) are provided for Deerfield Square.

When Deerfield Square was approved, the various uses in the development were to share the parking within the development. The amount of parking for the different mix of uses in the development will vary throughout the day. In other words, the different uses in the development will have varying peak hour parking times. As part of the approval process for a Special Use, the petitioners must demonstrate that adequate parking will be provided.

The parking requirement for a medical or dental offices 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 petitioner's material indicates that the medical providers consist of Medical Doctors (MD's), Doctors of Osteopathic Medicine (DO's), Nurse Practitioners (NP's) and Physicians Assistants (PA's) on site. For the purpose of the medical office parking requirement, the proposed medical facility will have up to nine (9) medical providers (each medical provider is treated as a staff doctor for the purposes of calculating parking requirements), and seven (7) employees (2 phlebotomists and up to 5 administrative staff). Therefore, thirty-six (36) patient parking spaces and nine (9) spaces for the staff doctor/medical provider are needed in addition to 4.66 parking spaces for the seven (7) staff employees. A total of fifty (50) parking spaces are needed for medical offices ($36+9+4.6 = 49.6$). If the space were all retail, then a total of twenty-five (25) parking spaces would be required ($5,000/200 = 25$ spaces) as retail requires one (1) parking space per 200 square feet of gross floor area. If the space was strictly office, then a total of twenty (20) parking spaces would be required ($5,000/250=20$ spaces) as office requires one (1) parking space per 250 square feet of gross floor area.

The petitioner's parking study dated November 3, 2020 used parking counts for the shopping center conducted by KLOA on, Thursday, October 29, 2020 between 10:00AM and 9:00PM and are summarized in Table 1 on page 3. No parking counts were done on the weekends because the medical office will not be open on the weekends and there was approximately 26,989 square feet of vacant retail space. Figure 1 on page 2 shows the parking fields that were used in the survey.

The parking study took into consideration the on-going Covid-19 pandemic and compared parking occupancy to previous parking counts conducted in 2008, 2001, 2011, 2013, and 2016 which indicated that the shopping center had peak parking demand of 70 to 78 percent. Also taking into consideration the increase in vacant retail space and changes to the shopping center, the existing parking occupancy surveys are expected to be approximately 75 percent less than they would be in a pre-Covid condition.

The parking area that are in the immediate vicinity to the proposed One Medical medical office is parking area 3, as shown on Figure 1 on page 2 of the parking study. According to the petitioner's parking study, peak parking demand occurs at 12:00PM and parking area 3 has 131 parking spaces available at the noon peak time for the shopping center on Thursday as shown in Table 1 on page 3. The peak parking demand for the shopping center drops after 12:00 Noon on weekdays with the demand considerably lower during the evening hours. According to the study this is primarily due to the large amount of office space at Deerfield Square which has a parking demand that peaks middays on Monday through Friday and decreases substantially in the evenings, allowing other retail and restaurant uses to share this excess space. Table 4 on page 8 displays the projected Deerfield Square occupancy for existing, approved and the proposed One Medical office use. Table 4 indicates that peak occupancy on Thursday is projected to be 674 spaces or 78 percent occupancy at the peak 12:00PM period.

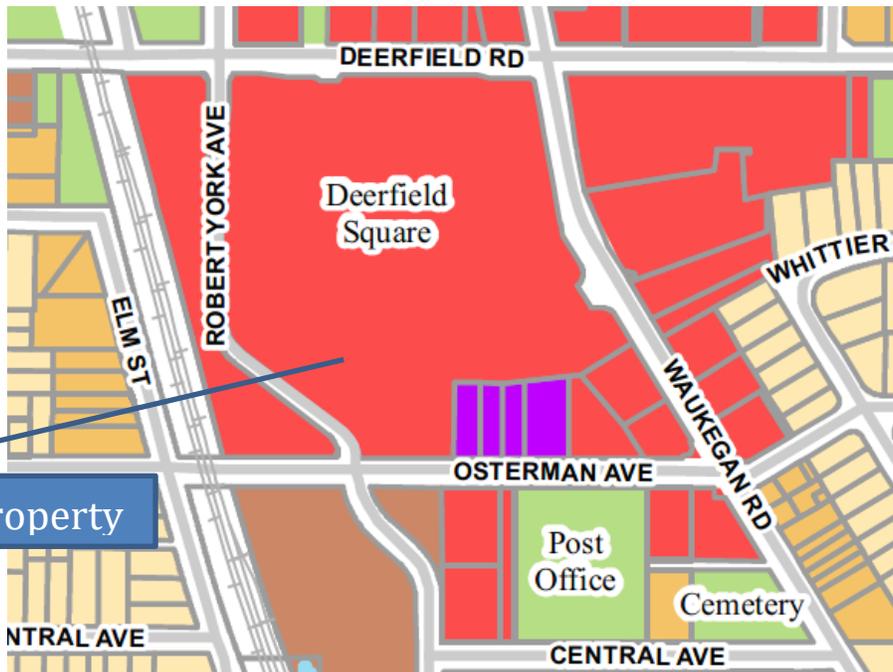
The petitioner's material note that there are no peak times for the One Medical medical office. Additionally, at the time the parking occupancy surveys were conducted, there is approximately 8,593 square feet of vacant space located on the west side of Robert York Road as well as the existing Rhapsody Café this proposed for redevelopment with a five-story apartment building consisting of 40 units and approximately 89 parking space, of which 61 parking spaces will be available for use by Deerfield Square patrons. Using the KLOA data provided from the study, there is sufficient parking available in the adjacent parking lots at the shopping center's peak times for the proposed Restore medical office.

The owners of Deerfield Square have implemented a parking plan (246 employee parking spaces) that requires all Deerfield Square employees, including employees of the One Medical office, to park in designated areas (Exhibit E in the petitioner's material). The office-building employees currently park in the underground garage to allow as much surface parking for customers as possible.

Signage

The petitioners will be proposing an exterior wall sign for the proposed business. Deerfield Square has an approved set of sign criteria that the petitioners are required to follow (attached). The petitioner's material indicate that tenant's wall sign will consist of 40 square foot sign with the text "one medical" and logo in white on a charcoal grey sign panel. The same charcoal grey color palate will be used for the proposed building awning at the front (east) and side (north) elevation. The petitioner's wall sign will comply with the shopping center's established sign criteria and zoning ordinance, and the petitioner will seek approval of the wall sign and awning for this tenant at the November 23, 2020 ARC meeting. The petitioner's material also indicates a 0.35 square foot vinyl sign with the text "one medical" with logo in white on the clear glass of the right front door of the main entrance double doors.

Village of Deerfield 2020 Zoning Ordinance Map



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

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 MONOTONY 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.