

## MEMORANDUM

TO: Plan Commission  
FROM: Jeff Ryckaert, Principal Planner, Dan Nakahara, Planner  
DATE: November 3, 2022  
RE: Request for a Special Use to Permit the Establishment of an Animal Hospital for Kohn Animal Hospital at 649 Lake Cook Road in the Deerfield Depot Planned Unit Development (also known as the Home Depot PUD).

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VILLAGE OF DEERFIELD

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

### **Subject Property**

The subject property is located at 649 Lake Cook Road in the front of the Home Depot store and consists of a building that occupied the former El Tradicional restaurant and prior to that a DC Sarnies restaurant. Prior to being a DC Sarnies restaurant, a Bennigans restaurant was granted Special Use approval by the Village in 1999. The 649 Lake Cook Road parcel is the easternmost building located in front (north) of Home Depot.

The 649 Lake Cook Road property is part of a commercial Planned Unit Development (PUD) consisting of a Home Depot store, McAlister's Deli Restaurant, a Curaleaf recreational cannabis store, and a commuter train station with a Jimmy John's Restaurant and coffee shop located in the train station. This commercial PUD is zoned C-2 Outlying Commercial District.

### **Surrounding Zoning and Land Use**

North: (across Lake Cook Road) C-2 Outlying Commercial District and I-1 Office, Research and Restricted Industrial District – Demetri's and Scrambled Restaurants and Deerbrook Corporate Center office building  
South: (across Eden Spur) Village of Northbrook - Underwriters' Laboratories Product Testing Facility

East: C-2 Outlying Commercial District (across rail road tracks) – Deerfield Park Plaza and Commonwealth Edison transformer site, and Deerbrook Shopping Center

West: I-1 Office, Research, and Restricted Industrial District and I-2 Limited Industrial District - 707 Lake Cook Road office building and Deerbrook Commerce Center

### **Proposed Plan**

The petitioner is seeking a Special Use in order to establish a general full-service animal hospital at 649 Lake Cook Road in the former restaurant building (former El Tradicional and former Bennigans restaurant). The petitioner currently operates an animal hospital in Northbrook, Illinois and intends to move this practice to the subject property.

The petitioner intends to provide preventative care services such as vaccinations, surgical services and provide care for sick pets for dogs, cats, rabbits, birds, reptiles and small pocket pets. The petitioner will not operate a kennel and will not have any outdoor space for pets.

The animal hospital will operate 6 days a week, Monday through Friday from 8:00 AM to 6:00 PM and Saturdays from 8:00 AM to 1:00 PM. The petitioner intends to operate on an appointment basis only. The petitioner does not expect more than 1-2 clients inside the hospital at any given time and does not expect and prefers not to see its clients on walk in basis.

The petitioner's plans indicate the existing restaurant building is approximately 6,419 SF and will be reused for the proposed animal hospital. The petitioner's plans indicate that they do not intend to make any substantive alterations to the existing structure and the landscaping will remain the as is. The subject property has a total of 68 parking spaces and will remain in its current configuration. The building's main entrance will remain at the northwest corner of the building facing north.

### **Vehicular Access**

The access to this PUD is from the existing signalized intersection of Lake Cook Road and Deer Lake Road. This existing access point at the entry to the development would remain in its current configuration and the petitioner's plan are not proposing to change the access point. Primary access to the 649 Lake Cook Road parcel would be at the north end of the property from the frontage road.

### **Traffic**

Th petitioner will operate on an appointment basis only which means one to two clients' cars will be parked and traveling to and from the business at any given time. The petitioner feels that their intended use will have a negligible impact on traffic on surrounding properties. In light of this, the petitioner requests a waiver of a formal traffic and parking study.

### **Zoning Conformance**

The petitioners are seeking approval of a Special Use for an animal hospital. Article 5.02-C,2.e. allows an animal hospital or veterinary services (indoor only) as a Special Use in the C-2 Outlying Commercial District. The setbacks, lot coverage, open space, site landscaping, parking lot lighting, storm water management for this Planned Unit Development were previously approved. The Special Use criteria is attached and the petitioner has addressed the criteria in their submitted materials.

### **Parking for the Deerfield Depot (Home Depot) Planned Unit Development (PUD):**

There is no specific requirement for an animal hospital or veterinary services in the Zoning Ordinance. According to Article 8.02-E,8. when required parking is not listed for a use in the Zoning Ordinance, parking shall be as recommended by the Plan Commission. The closest requirement in the zoning ordinance for this use is a medical office, which requires 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. This is a similar type of use with clients being in the medical establishment for an extended period of time for an appointment.

The petitioner has indicated that on average, there will be one veterinarian and a staff of 4 at any given time. When this parking requirement for a medical office is used for the animal hospital, a total of 11 parking spaces are required (4 patient parking spaces for the one staff doctor + 2.6 parking spaces for the 4 employees + 1 spaces for the staff doctor = 10.6 or 11 parking spaces). If this space were used for a retail business, a total of 21 parking spaces would be required ( $6,419 \text{ SF} / 200 \text{ SF} = 32.09 = 33$ ).

When this PUD development was approved in 1997, it was based on a shared parking concept. The various uses on the property (Home Depot, 3 restaurants approved at the time of approval, commuter station) have different peak demand parking times. The Home Depot store and the 3 outlots share parking. All 3 outlots in this development were contemplated for restaurants and once operated as restaurants with Macaroni Grill which has been redeveloped as Amcore Bank then Peapod Pick-Up facility, and now Curaleaf. The former Zippy's Restaurant was replaced by Teddy Fabz Restaurant and now a McAlister's Restaurant.

Within this PUD, a total of 1,096 parking spaces were approved for Phase I, and 1,318 parking spaces for Phase II. Phase II is the additional 222 Metra parking spaces to the east of the Home Depot building that have been constructed.

Parking Spaces <i>Provided</i> :	Parking Spaces <i>Required</i> :
(Based on approved PUD site plan)	(When calculated on a use-by-use basis)
Home Depot: 417	Home Depot: 653
3 Outlots: 156	3 Outlots: 118*
Metra Phase I: 523	Metra Phase I: 523
Metra Phase II: 222	Metra Phase II: 222
Total: 1,318	Total: 1,516

\*3 Outlots: The Curaleaf recreational cannabis store requires 21 parking spaces; Teddy Fabz restaurant (former Zippy's restaurant and now McAlister's) requires 72

spaces; the proposed animal hospital would require 11 spaces; and Jimmy John's restaurant in the train station required 14 spaces. This totals 118 spaces.

It should be noted that former restaurant (prior use before Amcore Bank, Peapod, and Curaleaf) required 128 spaces according to Village records. The number of required parking spaces for was reduced by about 100 spaces when Amcore Bank then Peapod, and now Curaleaf were approved because these uses do not require as much parking as the Macaroni Grill sit-down restaurant did.

### **Parking Stall Size**

Required: Ninety degree (90) parking spaces are required to be 9 feet wide by 19 feet long with a 24 foot wide aisle. Sixty degree (60) parking spaces are required to be 9 feet wide by 20 feet long with an 18 foot wide aisle. The petitioners are not proposing changes to the existing parking spaces.

### **Minimum Building Setbacks**

The previously approved building footprint will not change as a result of the proposed plan for animal hospital.

### **Landscaping**

The petitioners have indicated that they will not be making any changes to the existing landscaping. As part of the approvals for this Planned Unit Development, the petitioner would be required to continually maintain the existing landscaping and replace any dead plants as needed.

### **Lighting**

The petitioners have indicated they will not be making any changes to the existing parking lot lighting.

### **HVAC/Mechanical Screening**

The petitioners have not indicated if they will be replacing the existing rooftop mechanicals as part of the renovations for the proposed animal hospital. New roof top units have to be screened from view. The existing parapet wall is tall and screens the current roof top units.

### **Stormwater Detention and Utilities**

Much of the subject property is already impervious area and this will not change as a result of the proposed plans for an animal hospital.

### **Fire Department Approval**

The petitioners will need to obtain an approval letter from Northbrook Fire Department indicating the site has been approved for emergency vehicle accessibility. No site plan changes are proposed.

### **Signage**

The petitioners are allowed a wall sign no larger than 8% of the area of the wall. The petitioner is proposing to reuse the wall sign from their current location and reinstall over the main entrance north building elevations. The signage will be front lit and have individual red lettering with black returns on a dark green raceway. The wall sign will read: "Kohn Animal Hospital". The individual letters will be twelve inches high and centered above the front entrance as shown in their materials. The proposed wall sign is 16 square feet, 1 foot tall by 16 feet long. The Appearance Code discourages exposed raceways and goes on to say that if a raceway cannot be mounted internally behind the finished exterior wall because of conflict with the building structure, the exposed raceway shall be integrated into the building and finished to match the background wall.

The Village has window sign regulations for all commercial businesses in the commercial districts, which are available online at [www.deerfield.il.us](http://www.deerfield.il.us) then click on Businesses → New Business → Regulations → Window Sign Regulations. The window signage regulations in the Zoning Ordinance apply to this property. The

windows signage regulations for commercial tenants allow 20% coverage of window area for permanent or temporary signage, or 50 square feet in area whichever is less.

### **Appearance Review Commission (ARC)**

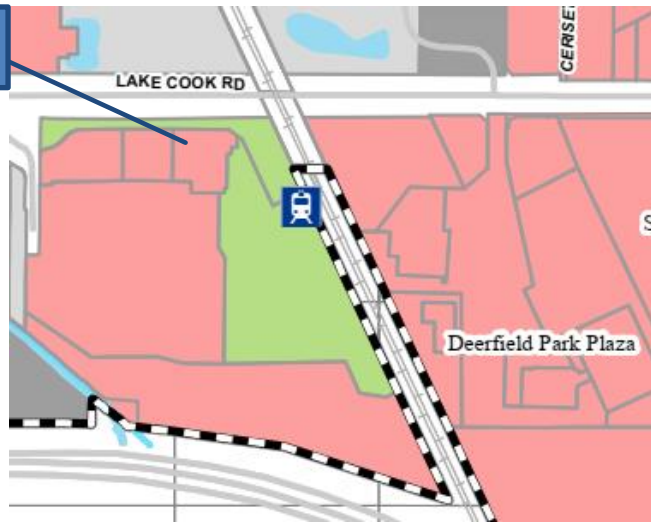
The petitioners will have to seek approval for the proposed exterior signage for the business and also for also any other exterior changes to the property they seek.












### **Submittal List**

Attached is the list of submittals that staff has provided the petitioners for the proposed animal hospital Special Use.

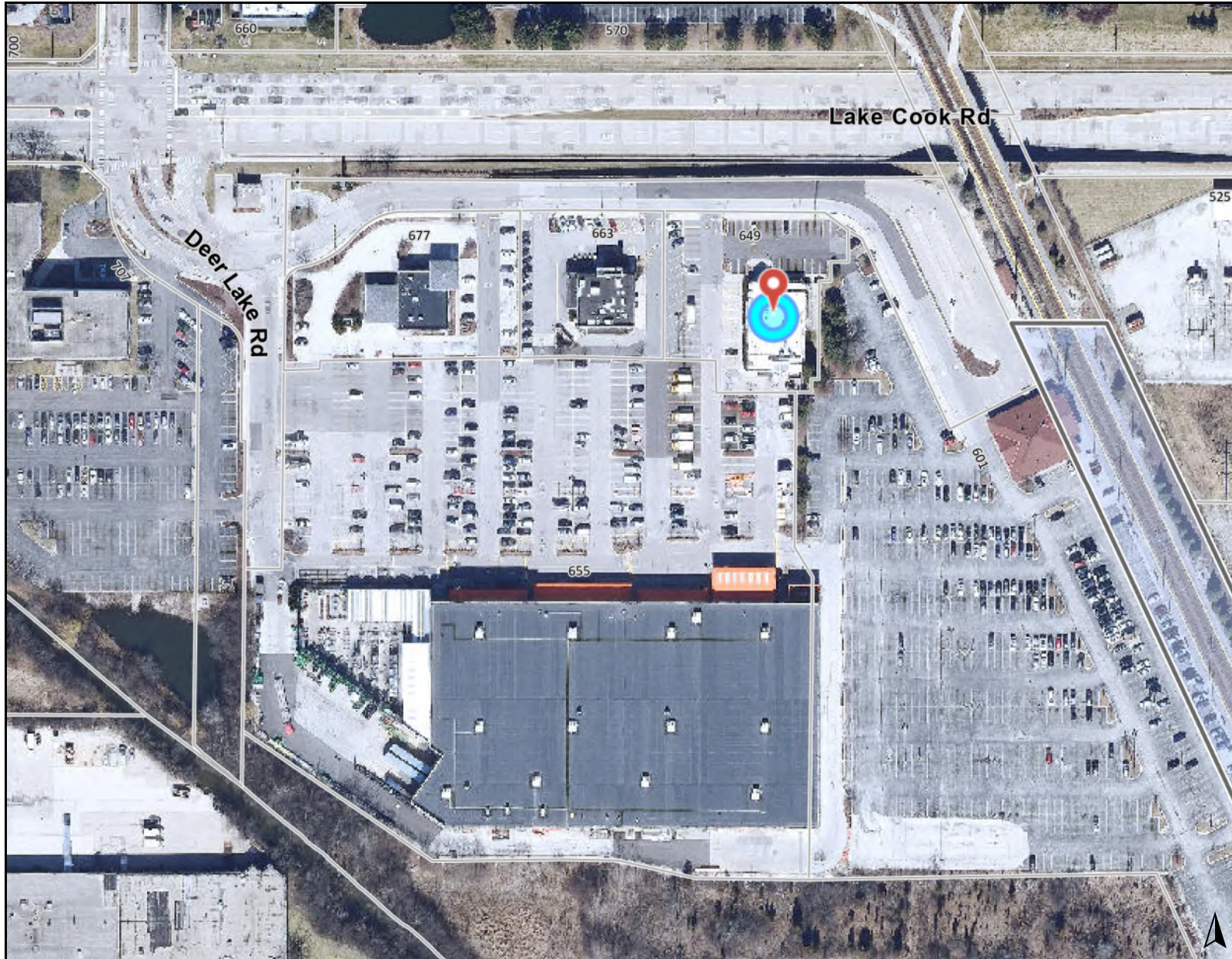
# Village of Deerfield 2022 Zoning Ordinance Map

Subject Property

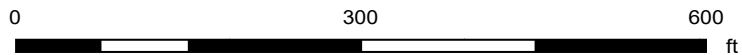


	<b>R-1</b>	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	<b>R-2</b>	SINGLE FAMILY DISTRICT SAME AS R1
	<b>R-3</b>	SINGLE FAMILY DISTRICT SAME AS R1
	<b>R-4</b>	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	<b>R-5</b>	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY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





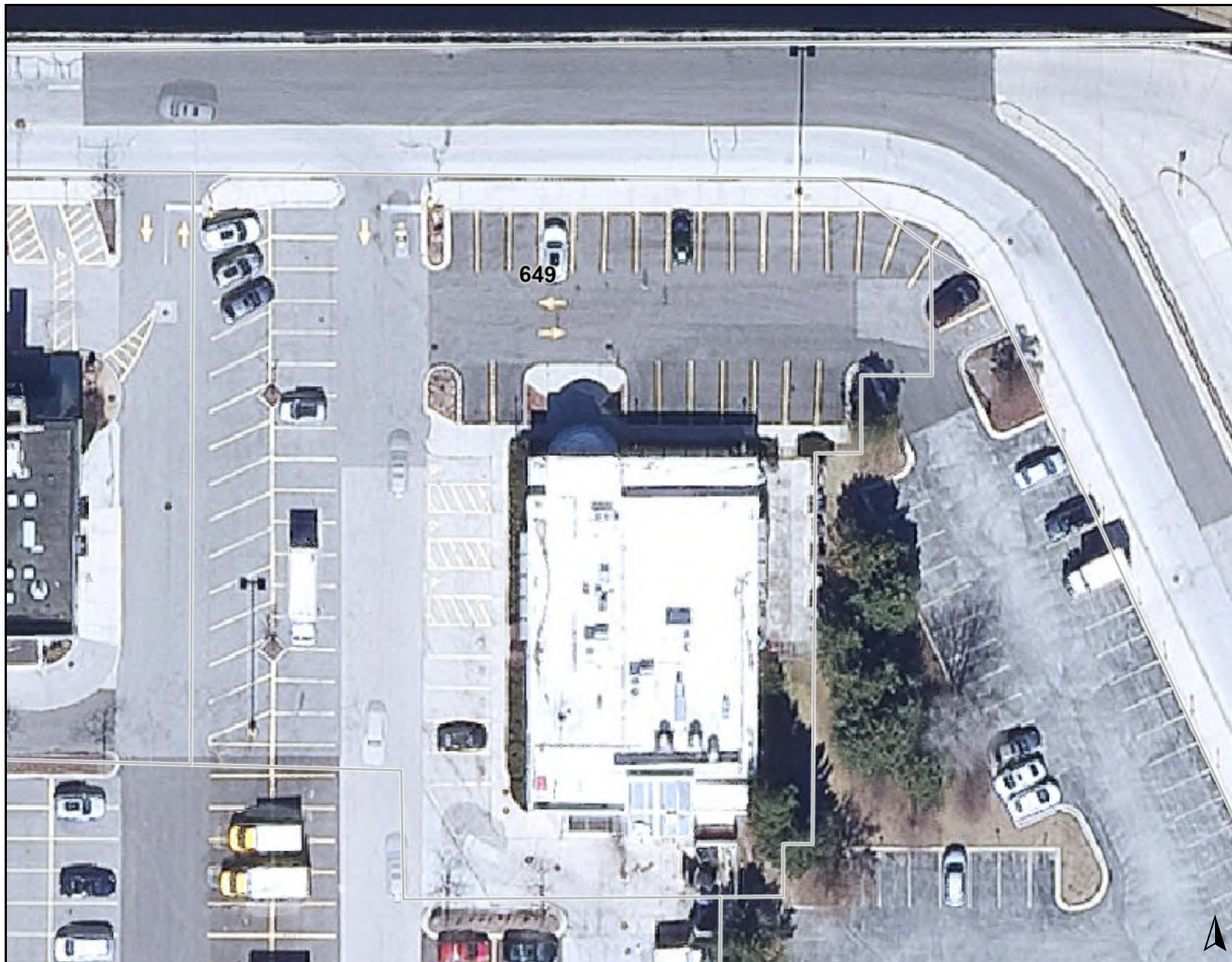
**Legend**



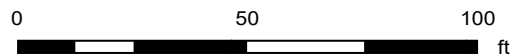
Print Date: 11/4/2022

**Notes**

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



**Legend**



Print Date: 11/4/2022

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## 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.

September 30, 2022

Below is a list of the submittals you would need to provide for the Plan Commission for the redevelopment of 649 Lake Cook Road in the Deerfield Depot Planned Unit Development.

Prefiling Conference (Workshop meeting held before Public Hearing to get input, feedback and direction from the Plan Commission)

Two (2) sets of plans are due three (3) weeks prior to the prefiling conference meeting for staff review and comments. For the prefiling conference, we will need a scaled site plan with dimensions and data table, scaled landscape plan, scaled building elevations, a detailed written project description and a preliminary traffic report, if you have one which staff believes is a good idea. Please see attached traffic study example for a prefiling conference. Following staff review, four (4) full sets of paper plans and one electronic copy of the submittals are due two (2) weeks in advance of the prefiling conference for the Plan Commission.

Submittals for Public Hearing

Two (2) sets of plans are due three (3) weeks prior to the Public Hearing for staff review and comments.

- A detailed written description of the proposed animal hospital operations at this location will need to be submitted. The written description needs to include items such as: a description of the hospital concept proposed; all services offered on the premises (i.e. grooming, boarding, outdoor area), hours of operation, maximum hospital (with kenneling) capacity of the facility, peak hours (busiest times) of the hospital operation, total number of anticipated employees (include the maximum working at one time), gross square footage of the facility, estimated percentage (%) of business for animal hospital and percentages (%) of any other business services, company background, types of animals that will be examined and boarded, etc.
- The details of any proposed outdoor animal activity area, if proposed, will need to be included in the project summary. Note: The animal hospitals or veterinary services are required to be indoors only in this zoning district, any outdoor operations will need an exception to the zoning ordinance. Will the outdoor area be for dogs only or will it be open to other animals. The details for an outdoor animal activity area include:
  - A scaled plan of the proposed outdoor area.
  - Hours of operation for outdoor dog run area.
  - The type of outdoor furniture proposed, if any (provide a picture or some type of drawing to show the style of furniture).
  - The details of any proposed enclosure for the outdoor area (e.g. fence, railings, posts with chains, planter boxes, etc.). A scaled drawing of the proposed enclosure will need to be submitted.

- Any changes are proposed to the existing property to accommodate the outdoor animal activity area (e.g. trees to be removed) these will need to be shown on your plans.
- A scaled site plan of the property will need to be submitted. Provide a data table that indicates the gross square footage of the facility, the number of parking spaces including handicapped spaces, and the capacity. The site plan should show any proposed outdoor activity areas, the refuse/trash area, landscaping areas (usually the details of the landscaping are shown on the separate landscape plan), sidewalks, benches, bike racks, flag poles, lighting poles, etc. Are you planning to designate any parking spaces in the lot for emergencies or deliveries? If so, you will need to show the Plan Commission where these spaces are on the site plan, and also show us any signage proposed for these services and delivery vehicle(s). The signage must be under 2 square feet and non-illuminated. If you are planning any pedestrian connections to the adjacent properties, those should be shown on the site plan as well.
- A detailed landscaping plan including a table with the type of planting materials, location, quantity and size at the time of planting. If any existing trees are to be removed, that needs to be shown on the site plan and trees lost should be mitigated in your landscape plan. Any trees to be removed need to be indicated on a removed plan.
- A traffic and parking analysis prepared by a professional traffic engineer is necessary for the proposed site improvements, including ingress and egress and the traffic flow on the site. The traffic engineer must testify at the public meetings. Parking requirements will be researched by staff as there is no specific requirement for this type of use in the zoning ordinance. The traffic study needs to demonstrate that the proposed use will not have an adverse impact as a result of the proposed use, and there will be adequate parking for the day to day operations of the facility. The most recent study done in 2022 can be provided to you for the approved recreational cannabis dispensary at 677 Lake Cook Road. This property is part of a Planned Unit Development where the parking works together on the properties and there is shared vehicle access at the Lake Cook Road intersection to the Metra station, Home Depot and 3 outlots north of Home Depot. There is an REOA between the parcels in this PUD for the maintenance of the common elements.
- Scaled building elevation drawings of each wall of the facility. The building elevation drawings need to detail the proposed building materials and colors, and includes details for building lighting, awnings, signage, building entrances, etc. All of these details have to be shown on the detailed, scaled elevation drawings with an exterior materials legend provided on the elevation drawings. All color and material samples must be brought to the meetings.
- The proposed exterior wall signs must be shown on the scaled building elevation drawings. Scaled drawings showing all of the proposed exterior wall signage including the size, content, colors, lighting, and materials are required. The size of the letters needs to be indicated on the plans. Walls signs must be in proportion to the wall on which they are placed. Front and

rear wall signs cannot exceed 8% of the area of the wall to which the sign is affixed or 80 square feet whichever is greater. Side wall signs cannot exceed 4% of the area of the wall to which the sign is affixed, or 40 square feet whichever is greater. Signs are measured by placing a box around all sign elements including any gaps. See Appendix II in the Zoning Ordinance for graphic illustration of sign measurements. The area of the wall is measured from grade to the top of the roof deck. Bring all color and material samples of all the proposed exterior wall signage to the meetings. Wall signs are not allowed to project above the roof deck of a building. The top of the roof deck, if there is one, of the building must also be shown on the building elevation drawings with a dashed line. Wall signs are prohibited from being located on a roof by the Zoning Ordinance. The square footage is not a guarantee of allowed signage, signage must be in proportion to the walls and signage needs to reflect high standards of visual quality and compatibility. The details for proposed signs panels on the main pylon signs will need to be submitted as well.

The Village has an Appearance Review Commission (ARC) which must approve all the exterior elements of the project (e.g. elevations, all exterior signage on the building wall and on the pylon signs, if any, landscaping, etc). The contact for this group is Liz Delevitt at (847) 719-7483 or edelevitt@deerfield.il.us. Please contact at this time about the ARC review process as their review needs to be early in the process. For larger projects, a preliminary review and final review are common.

- Address the Plan Commission's Special Use standards in writing. Attached are the Plan Commission's Special Use criteria and also attached is an example of the Special Use standards addressed in writing from a previous petition (150 Waukegan Road petition).
- An issue that probably could come up with an animal hospital, boarding and animal daycare is noise and odors. A restaurant is located to the west of this property. You need to indicate how this will be handled.
- All new rooftop mechanical equipment must be screened from view. Show all roof screening on the elevation drawings. Also, a roof plan showing the location of the rooftop mechanical equipment will need to be submitted. Your written material should indicate the location of the units and how they will be screened.
- If any new fencing is proposed, detailed plans need to be submitted (type of fence, height, location, and an elevation drawing of the fence). Also indicate any existing fencing (height and type of fence) to remain, on the site plan.
- Trash/refuse areas must be fully screened from view. An elevation drawing must be submitted, and the trash/refuse area must be shown on the site plan. The trash/refuse area needs to be big enough to hold all the trash containers inside the screened area, including any recycling containers and bins.

- If there are any exterior lighting changes to the parking lot or the exterior of the building, a lighting plan will need to be submitted. Detailed information has to be submitted including: a photometric plans showing lighting output on the property (including at the property lines where the output needs to be zero -, i.e., lighting cannot spill over the property lines), the location, height, and color of the proposed light poles, a drawing of the proposed light fixture, and the output of the proposed lights. The location of any lighting on the building itself must be shown on the elevation drawings. The hours of the parking lot light/timing of the lighting needs to be indicated on the plans.
- Please include any sustainable (green) elements in your written materials and on the plans. The Village encourages the use of green design elements in your plans to lesson the impact of the development on the environment.
- You should begin discussions at this time with the Village Engineering Department regarding sanitary sewer, stormwater drainage, and water, and any other issues they might have. The contact is Bob Phillips (Director of Public Works and Engineering) or Tyler Dickinson (Assistant Director of Public Works and Engineering) at (847) 317-2490. The Plan Commission will need to see preliminary engineering plans and the civil engineer must testify regarding the plans for the facility at the public hearing. Any engineering review fees should be discussed directly with the Village Engineering Department.
- The Northbrook Fire Department must approve the site plan for emergency vehicle accessibility. Submit a site plan directly to the Northbrook Fire Marshal Kevin Frangiamore. Fire Marshal Frangiamore can be reached at 847-664-4501 or by email at [kevin.frangiamore@northbrook.il.us](mailto:kevin.frangiamore@northbrook.il.us). The Plan Commission will need a letter from the Fire Department approving the site plan for emergency vehicle accessibility.
- Please provide this list to your development team so that they are aware of the submittal requirements. Your consultants need to testify at the meetings.
- The Village also has window sign regulations for commercial districts which are available online at [www.deerfield.il.us](http://www.deerfield.il.us). Click on Businesses → New Business → Regulations → Window Sign Regulations.

The Plan Commission is a recommending body of the Village Board of Trustees. The Village Board of Trustees will consider the recommendation and has a final decision on the matter. If the Village Board approves the redevelopment of the property, an ordinance is prepared by the Village Attorney that goes through one readings at the next Board meeting. Only after the reading of the ordinance is passed, is the redevelopment plan approved. In addition to being present at the Board of Trustees meeting where the Plan Commission recommendation is considered, representatives for your proposal must also be present at the reading of the ordinance to answer any additional questions that might come up. After approval of the reading of the ordinance, a building permit can be turned into the Building Department for

review. Review time varies depending on the time of the year but sometimes the building review time can run up to four to six weeks.

Approved Plans: What the Village approves must get constructed. The final approved plans for the site plan, building elevations, signage, landscaping, etc. need to be approved to the construction company and your other contractors so they create the detailed construction drawings that are in keeping with the plans the Village approved through the zoning approval process.

The Plan Commission application is available online at [www.deerfield.il.us](http://www.deerfield.il.us). Click on Village Government → Boards and Commissions → Plan Commission and you will find a link to the Plan Commission Application.

We would recommend reviewing the following sections in the Zoning Ordinance for your project: Article 5.02 (C-2 Outlying Commercial District), Article 13.11 (Special Uses including the Special Use standards that are used to evaluate a proposal), Article 2.04-I, 1 and 2 (Landscape Screening and Buffering), Article 8.02 (Off-Street Parking), Article 9.02-B, 8 (Signage), Article 8.03 (Loading), Article 2.09 (Bicycle Facilities) and Article 2.04-E (Storage of Refuse). The following link will take you to the Zoning Ordinance. [Deerfield Zoning Ordinance](#)

Questions regarding building permits and building codes, can be directed to Clint Case, Code Enforcement Supervisor, at (847) 719-7472.

If you have questions, please contact us.

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