

MEMORANDUM

TO: Plan Commission
FROM: Jeff Ryckaert, Principal Planner, Dan Nakahara, Planner
DATE: December 2, 2022
RE: Public Hearing on the 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



Application History

Public Hearing Publication Date: November 17, 2022
Planning Commission Public Hearing Date: December 8, 2022

Zoning Actions

The Deerfield Plan Commission is conducting a Public Hearing to consider the request of T Bird LLC (property owner) and Kohn Animal Hospital Inc. (business), who 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.

Subject Property

The subject property is the easternmost outlot 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 was granted a Special Use. Prior to being the DC Sarnies restaurant, a Bennigans restaurant was granted Special Use approval by the Village in 1999.

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 and monopole 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 in the existing building at 649 Lake Cook Road which occupied the former El Tradicional restaurant, DC Sarnies restaurant, and Bennigans restaurant. The petitioner currently operates an animal hospital in Northbrook, Illinois and intends to move this practice to 649 Lake Cook Road.

The petitioner intends to provide preventative care services such as vaccinations, surgical services and provide care for sick pets including 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 petitioner’s material indicates that the animal hospital will generate two different types of refuse; general refuse that will be placed in trash enclosure with pick up at least twice a week, and medical related refuse that will remain inside the premises and collected on a weekly basis.

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 to see clients on walk in basis.

The petitioner's plans indicate the existing building is approximately 6,419 SF and will be reused for the proposed animal hospital. The petitioner's does 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 parking spaces will remain in its current configuration. The building's main entrance will remain at the northwest corner of the building facing north.

The petitioner will ensure that the landscaping will be sufficiently maintained for any pet that may need to relieve him or herself including waste bags for any pet that may defecate in this landscaped area on the property (as noted on the petitioner's site plan). In addition, as a part of their general maintenance of the property, the petitioner will ensure that this relief area near the main entrance will be examined and cleaned at least once a day. Also, the petitioner will consider placing 12" tall by 10" wide, non-illuminated sign (an example of the sign is noted on the site plan) indicating the area where pets may relieve themselves prior to entering the premises.

Vehicular Access

The vehicular access to this commercial 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 is 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 only basis 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 an insignificant impact on traffic on subject property and surrounding properties. In light of this, the petitioner requested and received a waiver of a formal traffic and parking study at the November 10, 2022 Plan Commission prefilng conference meeting.

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 commercial 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 parking 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 patient parking spaces for each staff doctor, plus two parking spaces for each three employees, plus one 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. This parking requirement was used for the most recently approved Special Use for River Trails Animal Hospital at 711 Waukegan Road.

The petitioner will employ two veterinarians and a support staff of eight. When this parking requirement for a medical office is used for the animal hospital including two veterinarians and their full support staff of eight, a total of 16 parking spaces are required (8 patient parking spaces for the two staff doctors + 5.3 parking spaces for the eight employees + 2 parking space for the staff doctors = 15.3 or 16 parking spaces). If this space were used for a retail business, a total of 21 parking spaces would be required ($6,419 \text{ SF} / 200 \text{ SF} = 32.09 = 33$), and 107 parking spaces for DC Sarnies restaurant that was replaced by El Tradicional restaurant.

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, and a commuter train 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 recreational cannabis dispensary. 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: 123*
Metra Phase I: 523	Metra Phase I: 523
Metra Phase II: 222	Metra Phase II: 222
Total: 1,318	Total: 1,521

Note: Some of the west side of Home Depot parking lot is used for a seasonal outdoor sales area during certain times of the year reducing the number of available parking spaces during these times of the year, and Home Depot rents moving trucks that are stored on the east side of their lot reducing the number of available parking spaces in their lot.

*3 Outlots: The Curaleaf recreational cannabis store requires 21 parking spaces; Teddy Fabz restaurant (former Zippy's restaurant and now McAlisters) requires 72 spaces; the proposed animal hospital would require 16 spaces; and Jimmy John's restaurant in the train station required 14 spaces. This totals 123 spaces.

Parking Stall Size

Required: Ninety degree parking spaces are required to be 9 feet wide by 19 feet long with a 24 foot wide aisle. Sixty degree 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.

The petitioner will ensure that the landscaping will be sufficiently maintained for any pet that may need to relieve themselves including waste bags for any pet that may defecate in this landscaped area on the property (as noted on the petitioner's site plan). In addition, as a part of their general maintenance of the property, the petitioner will ensure that this relief area near the main entrance will be examined and cleaned at least once a day.

Lighting

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

HVAC/Mechanical Screening

The petitioners will not be replacing the existing rooftop mechanicals as part of the renovations for the proposed animal hospital. 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. The petitioner has discussed their petition with the Village Engineering Department.

Fire Department Approval

The petitioners has obtained a conditional approval letter from Northbrook Fire Department. No site plan changes are proposed. The Northbrook Fire Department letter is part of the petitioner's submittal.

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 elevation. 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 proposed wall sign will have an exterior mounted raceway. The Appearance Code discourages exposed raceways and indicates 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 petitioner is considering placing an informational sign indicating the area where pets may relieve themselves prior to entering the premises. Informational/directional signage must 2 square feet or less and non-illuminated. The sign being considered is 12" tall by 10" wide (under 2 square feet in area) and non-illuminated sign. An example of the sign is noted on the site plan.

The Village has window sign regulations for all commercial businesses in the commercial districts, which are available online at 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 wall signage for the business as well as the small informational signage indicating where animals can relieve themselves before entering the building.

Prefiling Conference Minutes

The November 10, 2022 Plan Commission draft minutes are attached.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on November 10, 2022 at Deerfield Village Hall.

Present were: Al Bromberg, Chair
Jennifer Goldstone
Kenneth Stolman
Lisa Crist

Absent were: Blake Schulman
Bill Keefe
Sara Lubezny

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP

1) Prefiling Conference on the Request for a Special Use to Permit the Establishment of an Animal Hospital for Kohn Animal Hospital at 649 Lake Cook Road (former El Tradicional Restaurant) in the Deerfield Depot Planned Unit Development

Attorney Tiffany Harper reported that she is filling in for another attorney who represents the petitioners Kohn Animal Hospital. She shared that the attorney she is filling in for completed and submitted all materials for this matter, and she is available to answer questions on the materials which included the site plan, proposed use, and signage and the business.

Chair Bromberg confirmed that they are not making any changes to the building including the exterior, landscaping and parking. Ms. Harper agreed and stated that the only exterior change would be the signage. Chair Bromberg suggested that the building plans, renderings and signage be presented at the Public Hearing. Chair Bromberg asked the petitioner to review the operation for the use, as there is an existing location in Northbrook, and they will be asking for traffic study waiver.

Ms. Harper reported that Kohn Animal Hospital is an appointment only business with no walk ins and no emergency services. Their business hours will be 8 A.M. to 6 P.M. Monday through Friday and 8 A.M. to 1 P.M. Saturdays. They do have an established business in Northbrook and are now hoping to move to Deerfield. The same two doctors will service both locations. They expect to just have one doctor in the office at a time and approximately four staff members.

Chair Bromberg asked what type of trash the proposed use will generate and how any special medical waste will be handled. He also asked if animals will be euthanized there and what

happens to the remains. Ms. Harper replied that most refuse is regular waste. There is some pharmaceutical waste that is sent directly to a reverse distributor. Hazardous waste and sharps will be picked up by a medical waste company. Ms. Harper reported that animals that are euthanized will be sent to a crematorium.

Commissioner Goldstone asked if they may add emergency services at some point in the future, and also asked how they handle last-minute appointment requests. Ms. Harper confirmed that they do not see emergencies, like injuries. She replied that they do reserve a certain number of appointments for same day requests for sick pets.

Commissioner Goldstone also asked about the landscaping and where pets will go to the bathroom outside of the building. She suggested that they show a landscaping plan with a designated area for this. Ms. Harper replied that there is a small grassy area behind the patio next to a tree that is a possible location. The area is open and not fenced in.

Chair Bromberg confirmed that they are requesting a waiver for the traffic study requirement. Ms. Harper reported that they believe there would be no impact on traffic given the number of appointments seen with one vet there. Chair Bromberg suggested that the petitioners show a pet bathroom outside area as well as signage and renderings at the Public Hearing. Chair Bromberg confirmed that this new location would be for new customers as they have an established practice in Northbrook.

Mr. Nakahara reported that the Public Hearing for this matter will be December 8, 2022.

DOCUMENT APPROVAL

1. October 27, 2022 Plan Commission Minutes
2. Recommendation for a Text Amendment to the Deerfield Zoning Ordinance to Increase the Depth (Distance Between Sign Faces) of a Ground Sign

Commissioner Crist moved, seconded by Commissioner Goldstone to approve the documents. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Ryckaert reviewed upcoming agenda items and reported that the next meeting will be December 8, 2022.

Mr. Nakahara added that an independent study of the Traffic Impact Statement for the Shake Shack proposal is in the process. The Village is having an outside consultant review the Traffic Impact Statement that KLOA submitted. The traffic consultant is not completing a new study but is reviewing the petitioner's study. This decision was made by the Village Manager's Office. Mr. Nakahara added that since the Public Hearing is being continued, Commissioners who were not at the first Public Hearing must listen to the first Public Hearing meeting recording if they will be participating in the continued Public Hearing.












Items from the Commission

Chair Bromberg stated that the Deerfield Town Hall Meeting will be held on November 15, 2022 at 7 P.M. at Caruso Middle School. This is the meeting where the Village Caucus selects its

Village of Deerfield 2022 Zoning Ordinance Map

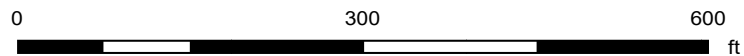
Subject Property



	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



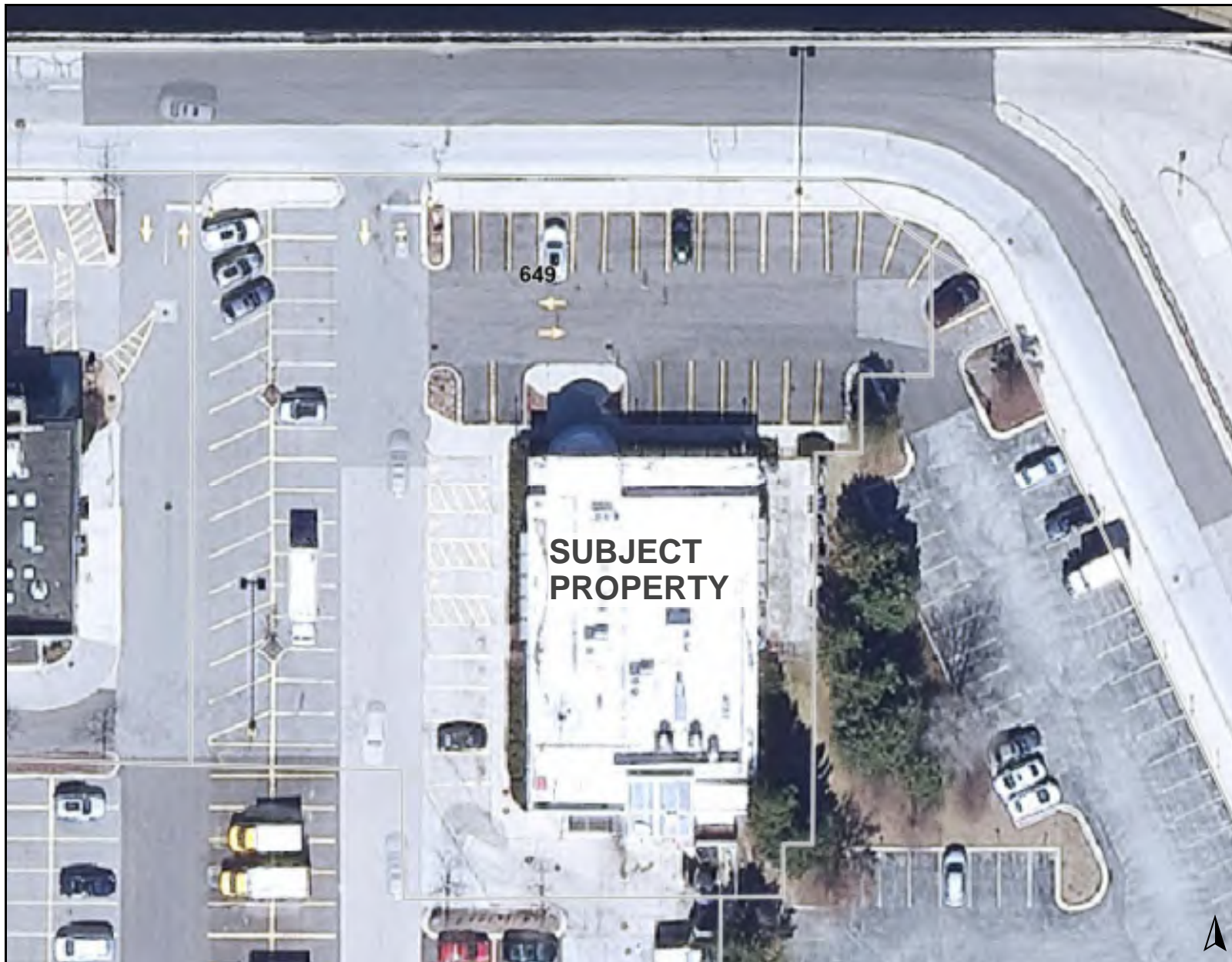
Legend



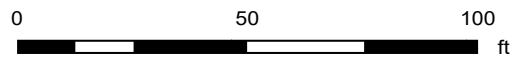
Print Date: 11/4/2022

Notes

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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.