

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: November 29, 2022

RE: Public Hearing on the Request for a Special Use to Allow a Massage Establishment in Unit A3 in the Deerfield Park Plaza Shopping Center at 405 Lake Cook Road and a Parking Exception to the Deerfield Park Plaza Planned Unit Development (Property Owner Lake Cook Plaza LLC and Business Asian Foot Spa)

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 Lake Cook Plaza LLC (owners of Deerfield Park Plaza Shopping Center) and business owner Jim Chang for Special Use approval to operate a massage establishment of approximately 2,000 square feet in the vacant tenant space A3 at 405 Lake Cook Road and approval of a parking exception for the Deerfield Park Plaza Planned Unit Development.

Subject Property

The subject property is known as Deerfield Park Plaza Shopping Center. It is zoned C-2 Outlying Commercial District and is a commercial planned unit development.

Surrounding Land Use and Zoning

North: (across Lake Cook Road) C-2 Outlying Commercial District and I-2B Limited Industrial District, Kleinschmidt Building and 420 Building

South and East: C-2 Outlying Commercial District, Deerbrook Shopping Center

West: (across railroad tracks) P-1 Public Lands District and C-2 Outlying Commercial District - Metra commuter rail station, Home Depot, McAlister's Deli Restaurant, Curaleaf recreational cannabis dispensary, and former El Traditional Mexican Restaurant

Proposed Plan

In 2019, the petitioner met with the Plan Commission for a Workshop and Public Hearing meeting with the same proposal, but dropped their petition due to the Covid pandemic. The petitioner is again proposing to open the same massage establishment known as Asian Foot Spa, located in the same tenant space at 405 Lake Cook Road in Unit A3 in Deerfield Park Plaza. The proposed 2,000 square foot massage spa would offer reflexology and therapeutic massage.

The petitioner's material indicates that the proposed massage establishment will offer reflexology, Swedish massage, deep tissue massage, combo massage, and Chinese Tuina massage. The petitioner is not proposing any changes to the exterior of the building, but will be requesting a wall sign above the tenant space. The massage spa will employ five full time professional massage therapists and one receptionist. There could be up to 10 customers (5 customers getting a massage and 5 customers waiting) in the spa at one time. The business is appointment based, but walk-ins are welcome. The petitioner is proposing to be open 7 days a week from 10:00AM-9:00PM.

Zoning Conformance

The petitioners are seeking approval of a Special Use for a reflexology massage establishment at in Deerfield Park Plaza, Suite A3 and approval of a parking exception for the Deerfield Park Plaza Planned Unit Development. Attached are the Special Use standards.

Access

The existing vehicular access points to the Deerfield Park Plaza planned unit development will not change as a result of the proposed massage establishment. The main signalized access point is on Lake Cook Road and there are two access points to Deerbrook Shopping Center, one at the north end by Jewel and PNC

Bank for westbound traffic only, and one at the south end that has full cross-access between both properties.

Parking

There is no specific parking requirement for a massage establishment 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 beauty shop, which requires 1 parking space for each 150 square feet of gross floor area. A beauty shop is a similar type of use with clients going to the business establishment mostly for appointments where the client stays on the premises for a while. The 1 parking space for each 150 square feet of gross floor area has been used in the past for other massage establishments seeking Special Use approval. When the parking requirement of 1 parking spaces for each 150 square feet of gross floor area is used for the proposed massage establishment at 405 Lake Cook Road a total of 14 parking spaces are required ($2,000 \text{ s.f.} / 150 \text{ s.f.} = 13.33 = 14$). If this space were retail, a total of 10 parking spaces would be required ($2,000 \text{ s.f.} / 200 \text{ s.f.} = 10$).

Parking for Deerfield Park Plaza is shared among all the users of the shopping center. A total of 684 (683.90) spaces are required for the various uses in the shopping center including the proposed massage establishment. A breakdown of the parking requirements follow.

Proposed Asian Foot Spa (2,000 s.f.): 13.33 spaces

Kids Empire (13,000 s.f.): 195.66 spaces

Goddard School (With Recent Expansion) (11,625 s.f.): 38 parking spaces required when using the parking requirement of one parking space for each 10 students and one parking space for each teacher/employee.

Retail Uses: $36,502 \text{ s.f.} / 200 = 182.51$ spaces.

Deerfield Park District Sachs Rec Center: Requires 49.33 parking spaces ($148/3 = 49.33$).

The Dog Stop (15,814 s.f.): 24 spaces required when using the parking requirement of one (1) parking space per employee on the premises plus one (1) parking space for each ten (10) animals boarded.

PNC Bank: $3,475 \text{ s.f.} / 200 = 17.37$ spaces.

Office Uses: $14,337 \text{ s.f.}/250 = 57.34$ spaces (includes 8,000 s.f. Secretary of State office use).

Jimmy Thai Restaurant: $3,800 \text{ s.f.} = 63.33$

Taco Vida Restaurant: $1,068 \text{ s.f.} = 13.35$ spaces.

Dunkin Donuts & Baskin Robbins Restaurant: $3,396 \text{ s.f.} = 29.71$ spaces.

Total Parking Spaces Required: 683.90 or 684 spaces

Parking provided at Deerfield Park Plaza: The Deerfield Park Plaza PUD property currently has a total of 668 parking spaces including 27 handicapped parking spaces. In November 2022, a parking exception for 681 parking spaces was granted to the Deerfield Park Plaza Planned Unit Development with the approval of a children's indoor playground Special Use, Kid's Empire. The proposed foot spa will require a further parking exception of 3 additional parking spaces for the 684 parking space requirement the Deerfield Park Plaza PUD.

Parking and Traffic Study

The petitioner's plans indicate that parking used by this use is very low and they will generate a low volume of customers that will be in the store for an extended period of time. In light of this, the petitioner requests a waiver of a formal traffic and parking study. The parking and traffic study was waived when they sought Special Use approval in 2019 but the applicant ended up withdrawing the request.

Signage

Wall signs

Number:

Permitted: For each use occupying a ground floor, one (1) sign facing a public street, public right-of-way, or parking area.

Proposed: One (1) wall sign is proposed over the tenant space facing the parking area.

Area:

Permitted: The Zoning Ordinance allows 8% of the area of the wall or 80 square feet for a front and rear wall whichever is greater.

Proposed: The size of the proposed wall sign (when a box is placed around all of the sign elements) is 37.5 square feet (12.5' by 3') .

Location:

Permitted: Walls signs may be located on the outermost wall of the principal building fronting a public street, public right-way, easement for access or parking area.

Proposed: The proposed wall sign is to be located on the west wall of the building over the tenant space as indicated in the petitioner's materials.

Height:

Permitted: Wall signs may not project higher than the parapet line of the roof or more than 30 feet above curb level, whichever is lower.

Proposed: The top of the front wall is 22 feet and petitioner's proposed signage meets this requirement and will be placed on the wall as shown in their materials.

Approved Sign Criteria for Deerfield Park Plaza

The sign criteria for Deerfield Park Plaza allows a wall sign with one line of letters to be a maximum of 24 inches in height. If two lines are used, the total wall sign height shall not exceed 36 inches. The proposed wall sign meets these requirements.

Appearance Review Commission (ARC)

The petitioner presented their proposed wall sign at the November 29, 2022 ARC meeting. The ARC had no issues with the wall sign centered over the right half of the arch (over storefront) although the ARC did express that if a tenant leases the

space next door, the wall signs should align. The wall sign passed the ARC by a vote of 4-0.

Window Signage

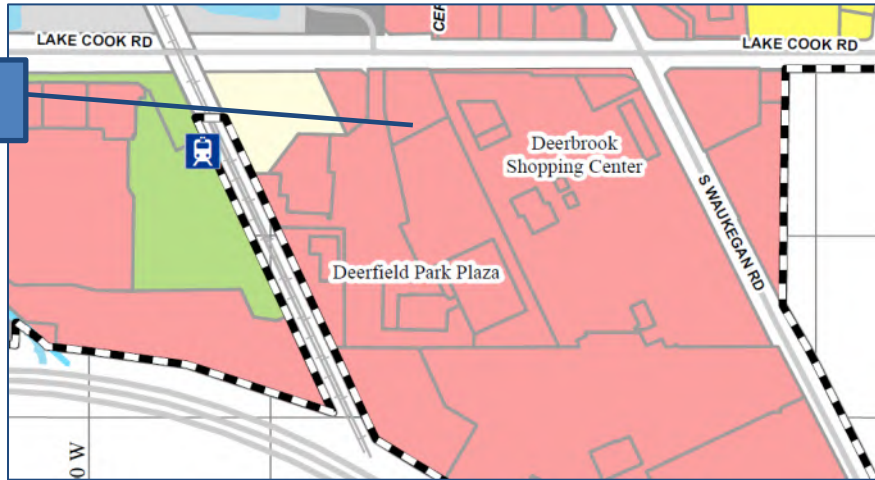
Any window signage they will follow all of the Village's regulations regarding window signage.












Massage Licensing

The Village requires a massage business license for all massage businesses in Deerfield. The petitioner will work with Village Managers for a massage business license if zoning approval is granted.

Village of Deerfield 2022 Zoning Ordinance Map

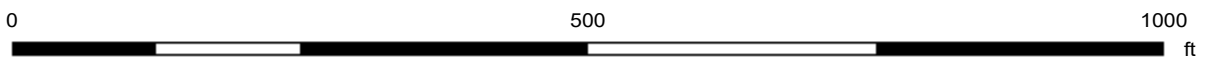
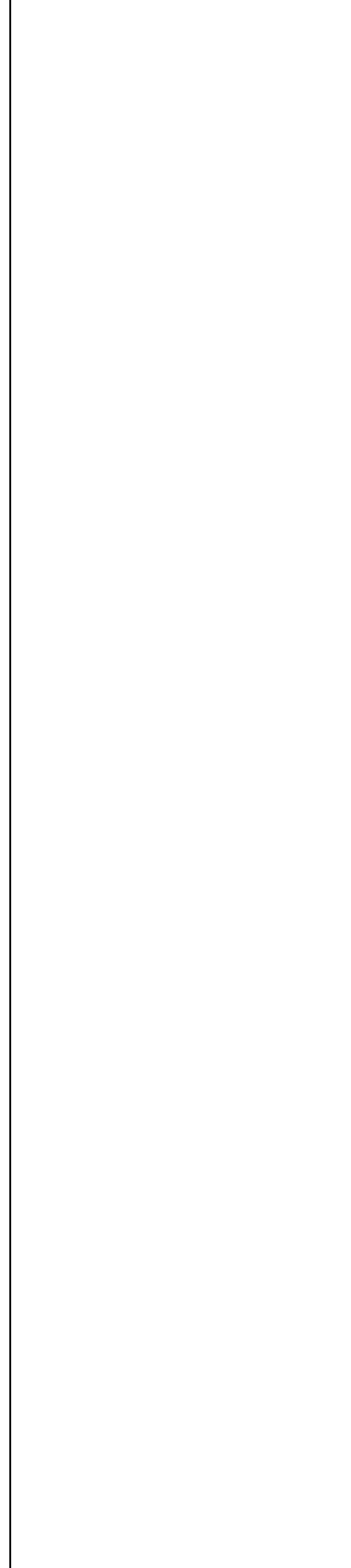
Subject Property



	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: 12/2/2022

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.

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.