

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

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

DATE: September 14, 2023

RE: Supplemental Petitioner Plans for Floor and Décor Public Hearing

The petitioner has submitted updated plans for their proposed Floor and Decor store to be located at 96, 114 and 118 S. Waukegan Road. Attached are the revised plans and below are the changes indicated in the plans.

1. Floor and Decor Special Use Plan Review Comments, Dated September 5, 2023: Response to item #12 regarding the percentage of Floor and Decor customers that are going to use the customer pick-up area.
RESPONSE: Approximately 60% of sales totals per day are pick up orders and the busiest time for the CPU is 7-10am and 4-6pm.
2. Site Photometric Plan, Sheet E501: Photometric plans displays light levels from the light fixtures to be replaced on five existing light poles in the parking lot. Light levels are also shown for the wall mounted lights on the building's front (east) elevation. The petitioner is scheduled to meet with the Appearance Review Commission on Monday, September 18, 2023 to review the light levels and light fixtures. Note: The five light fixtures to be replaced on the existing light poles in the parking corrects the staff memo of only one light fixture being replaced on one existing light pole.
3. Fire Department Letter, Dated August 7, 2023 regarding the petitioner's site plan.
4. The petitioner has also indicated that the dimensions of the 2 new safety signs ("Caution Watch for Vehicles" and "Yield Here to Pedestrians" as shown in their Pedestrian Safety Memorandum, Sheet Ex. 1) are available in two standard sizes, 12"x18" or 18"x24". Floor & Decor's operations team

will need to decide which size is best for their purposes. These signs are considered directional signs and permitted to be 2 square feet and non-illuminated. If the petitioner decides to go with the 18"X24" size sign, the petitioner will need an exception from the Zoning Ordinance to be larger than 2 square feet. The sign are not proposed to be illuminated.

September 5th, 2023

Mr. Jeff Ryckaert & Ms. Elizabeth Delevitt
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

**RE: *Floor and Decor Special Use Plan Review Comments
96 S. Waukegan Road
Deerfield, IL 60015***

Dear Mr. Jeff Ryckaert and Ms. Elizabeth Delevitt,

We are in response of your review comments dated September 5th, 2023, for the proposed exterior modifications to the existing Floor & Decor retail store site located at 96 S Waukegan Road in Deerfield, IL. Below is a summary of the actions taken in response to these comments.

Landscaping

1. Need to add landscaping planters.

Response: Landscape planters added.

Signage

2. Need registered FND trademark with “tile, wood, stone”. Julie – they will not approve this without the registered trademark, so please let us know how you would like to proceed.

Response: After further research, this is not a registered trademark. The front signage has been revised accordingly.

3. Pylon panels - MUST be one color (red). White will not be approved.

Response: Floor & Décor to follow-up with Village in regards to pylon signage.

4. Need consistency on all signage regarding “and” vs “&”

Response: Signage has been revised accordingly.

Lighting

5. Need lighting added to plans.

Response: See attached lighting specs included in this resubmittal. Parking lot lighting will be revised to match the existing Jewel-Osco’s LED parking lot lighting.

6. Need lighting spec sheets.

Response: See attached lighting specs included in this resubmittal.

7. Remove down lights over wall signs.

Response: Down lights have been removed over wall signs.

8. Update parking lot lighting to LED to match Jewell.

Response: Parking lot lighting will be revised to match the existing Jewel-Osco's LED parking lot lighting.

Special Use

9. Please explain all the safety measures and enhancements that have been made to the plans for pedestrian safety at the CPU.

Response: See Traffic Safety Memorandum included in this resubmittal.

10. Would you consider a flashing light on the sidewalk to alert pedestrians when vehicles back into the space and when they are pulling out of the CPU.

Response: Yes – See Traffic Safety Memorandum included in this resubmittal. This has been also incorporated into the revised Civil Site Plan.

11. We also believe that your traffic consultant should be prepared to answer questions about pedestrian safety and be confident that the site plan is laid out with pedestrian safety being paramount.

Response: Comment noted.

12. Provide approximately what percentage of your customers that buy products in your store are going to use the customer pick-up area. We think the Plan Commission is going to want to know how busy the customer pick-up area is going to be, so if you have some estimated customer volumes for the CPU that would be useful to them.

Response: Approximately 60% of sales totals per day are pick up orders and the busiest time for the CPU is 7-10am and 4-6pm.

13. If you are planning to keep the customer pick-up area at the front of the store, you should expand on why the rear of the shopping center will not work for the customer pick-up (e.g. hard to find/circuitous route to the back of the store for customers; it is working area in the back of the store where the loading areas and dumpsters and may not be the safest place for a customer pick-up. Wintertime could pose additional problems with day light ending around 5 p.m. and occasional inclement weather.

Response: See Traffic Safety Memorandum included in this resubmittal.

14. Please add to the site plan the location of the waiting area (total number of parking spaces used for waiting) for the CPU, and the signage proposed for these waiting spaces.

Response: See revised Civil Site Plan for proposed I'm Here spaces.

15. Explain what the propane station at the back of the store is for.

Response: Propane is used for the forklifts in order to fulfill orders in the warehouse and Customer Pickup Unit. Propane is not for sale.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at (630) 487-5563.

Sincerely,

Joe Mayer, P.E.

Kimley-Horn and Associates, Inc.

Phone: (630) 487-5563

Email: Joe.Mayer@Kimley-Horn.com

W

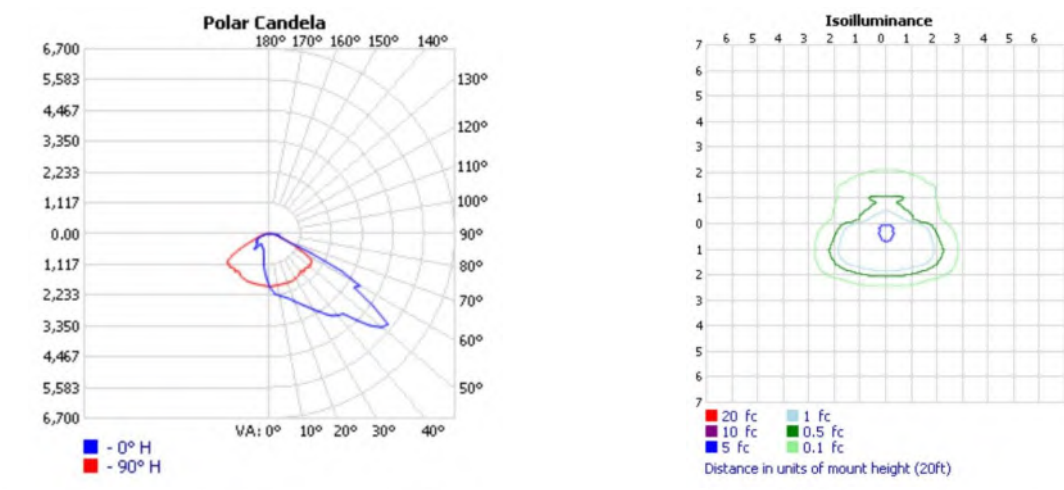
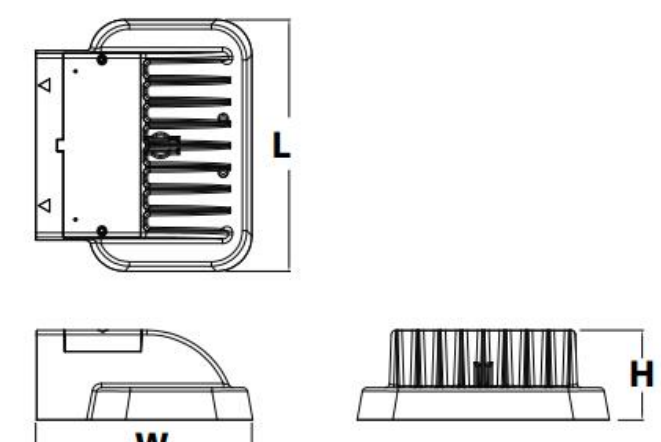


KAXW
LED Wall Luminaire



Specifications

Length: 14" (35.4cm)
Width: 12" (30.5cm)
Height: 5" (12.7cm)
Weight (max): 19.7 lbs (8.9kg)



LCS Table
BUG Rating: B2 - U0 - G2

Forward Light: Lumens / Lumens %
Low(0-30): 1,022.8 10.8%
Medium(30-60): 4,647.4 49.2%
High(60-90): 1,976.9 19.9%
Very High(90-90): 81.4 0.9%

Back Light:
Low(0-30): 438.2 4.6%
Medium(30-60): 773.1 8.2%
High(60-90): 506.5 5.4%
Very High(90-90): 94.6 1%

Uplight:
Low(0-100): 0.000 0%
High(100-100): 0.000 0%

Trapped Light: 0.8 0%

SS

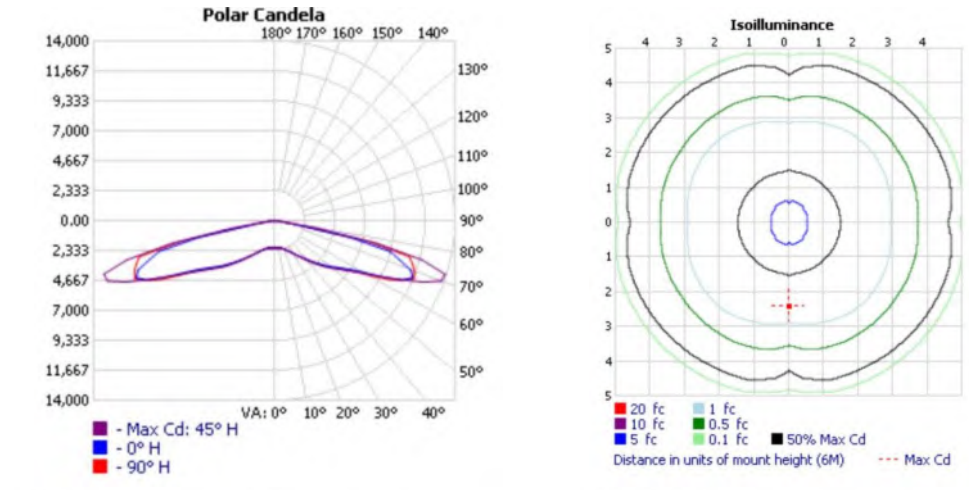
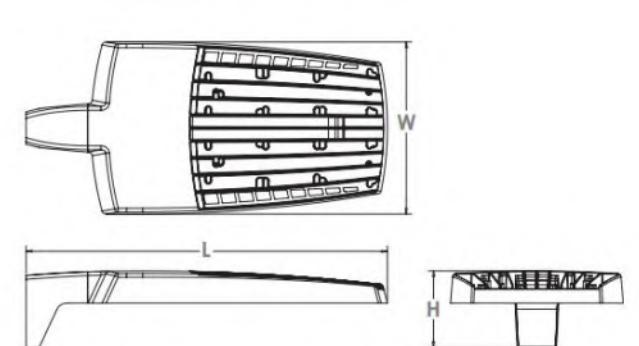


RSX3 LED
Area Luminaire



Specifications

EPA (ft²@0°): 0.70 ft² (0.07 m²)
Length: 33.8" (85.9 cm) (SPA mount)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm
Weight (max): 48.0 lbs (21.8 kg)



LCS Table
BUG Rating: B5 - U0 - G4

Forward Light: Lumens / Lumens %
Low(0-30): 1,040.0 2.9%
Medium(30-60): 6,068.2 16.7%
High(60-90): 10,696.2 29.5%
Very High(90-90): 339.8 0.9%

Back Light:
Low(0-30): 1,040.0 2.9%
Medium(30-60): 6,068.2 16.7%
High(60-90): 10,696.2 29.5%
Very High(90-90): 339.8 0.9%

Uplight:
Low(0-100): 0.000 0%
High(100-100): 0.000 0%

Trapped Light: 0.8 0%

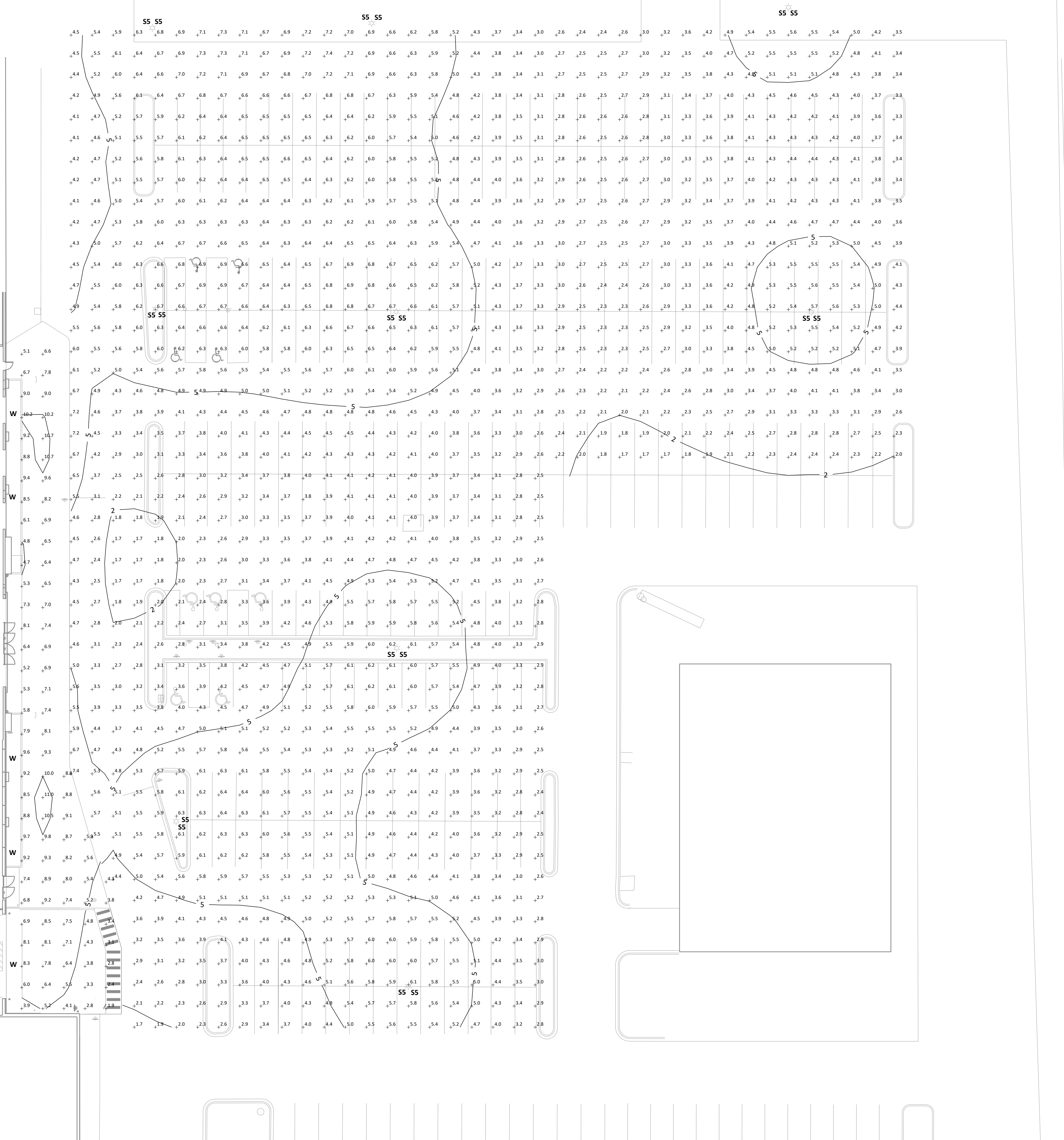
LIGHT FIXTURE SCHEDULE

MARK	MAKE	MODEL	WATT	BUG	MOUNTING	VOLT	DESCRIPTION
SS	LITHONIA	RSX3 LED-P3-40K-R5-MVOLT-SPA-FAO-DWIKD	266	B5-U0-G4	POLE 25'-0"	277 /120	LED AREA LIGHT FOR PARKING LOT, TYPE #5 DISTRIBUTION, 36289 LUMENS, HORIZONTAL TENON MOUNTING, FIELD ADJUSTABLE OUTPUT. MOUNTED TO 22" POLE ON 3' BASE.
W	LITHONIA	KAXW LED-P3-40K-R3-MVOLT-PIRH-0DBXD	79	B2-U0-G2	WALL 17'-0"	277 /120	LED WALL PACK, DARK BRONZE, SURFACE MOUNTED TO WALL AT 17'-0" AFF.

WALKWAY	REQUIRED	PROVIDED	PARKING LOT	REQUIRED	PROVIDED
AVERAGE	—	7.1 FC	AVERAGE	≤ 2.0 FC	4.5 FC
MAXIMUM	—	11.0 FC	MAXIMUM	—	7.4 FC
MINIMUM	≥ 0.6 FC	1.9 FC	MINIMUM	≥ 0.2 FC	1.7 FC
MAX / MIN	—	5.8:1	MAX / MIN	—	4.4:1
AVERAGE / MIN	≤ 4:1	3.7:1	AVERAGE / MIN	≤ 4:1	2.6:1



FLOOR & DECOR



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'



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2500 WINDY RIDGE PARKWAY, SE
ATLANTA, GA 30339

PHONE: (404) 471-1634

CONSULTANT

PROJECT

FLOOR & DECOR
STORE #118
DEERFIELD, ILLINOIS

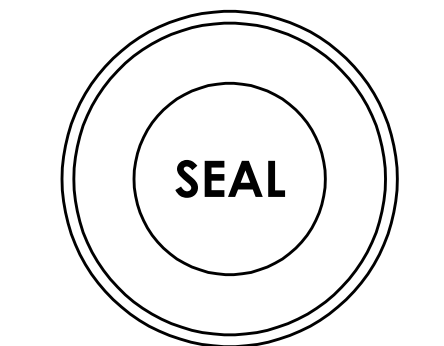
96 SOUTH WALKERGAN ROAD
DEERFIELD, IL 60015

ISSUE DATE: 06/30/23
STORE NUMBER: T.B.D.
AREA: 57,606 SF
JOB NUMBER: 2023.0316.00
PROTOTYPE: 2023.Q2

ISSUE

NO.	SET	DATE
1	08.28.2023	

SEAL



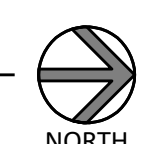
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EXP: ##/##/####

SHEET

SITE PHOTOMETRIC PLAN

DRAWN: PFF
CHECKED: JMB

E501





August 7, 2023

Summer Zimmers

Centerpoint Intergrated Solutions

1626 Cole Blvd – Suite 125

Northbrook, IL 60062

Re: 96 S. Waukegan Rd – Floor and Decor

Site plan review

The Northbrook Fire Prevention Bureau has received Drawing Sheets (multiple) for the property located at 96 S. Waukegan Rd, Deerfield, Illinois for review on August 4, 2023. These submittals have been reviewed in accordance with International Fire and Mechanical Codes 2018 edition, all IFC and municipal referenced standards, municipal ordinances, NFPA 13 and good fire protection practices. The following items have been noted in this review:

The drawings dated July 28, 2023 indicate the site plans for the referenced building.

Based on the information provided the plans are "CONDITIONALLY APPROVED". Please contact the Bureau office at 847-664-4500, if you have any questions or comments.

/s/

Kevin K. Frangiamore

Fire Marshal

Northbrook Fire Department