



VILLAGE OF DEERFIELD
COMPREHENSIVE PLAN

DEERFIELD COMPREHENSIVE PLAN

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1. INTRODUCTION

1.1 ROLE OF THE COMPREHENSIVE PLAN

Relation to Past Planning Efforts & Policy Decisions

1.2 PLAN DEVELOPMENT

Steering Committee

Focus Groups

Community Forum

Plan Commission

Public Education Strategy

THIS CHAPTER INTRODUCES OUR COMPREHENSIVE PLANNING PROCESS, WHICH SEEKS TO ANSWER THESE QUESTIONS:

WHO ARE WE?

WHERE ARE WE GOING?

1.1 ROLE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is Deerfield's road map for the future. It is also an official public document that provides a long-range guide for land use, transportation, public facilities and natural resources. It serves as a guide for elected and appointed Village officials by providing a framework that can be used to evaluate development proposals and will direct the Village's growth in the context of a 20 to 25 year planning horizon, addressing:

- Future community improvements
- Public infrastructure and facilities planning
- Policy for public and private development
- Zoning
- Goals, objectives and policies

Perhaps, most importantly, the Comprehensive Plan allows residents and local decision-makers to identify and respond to changing community needs and desires in a thoughtful, rather than reactive, way. In Illinois, comprehensive plans may consider the municipality and unincorporated areas within 1-½ miles of its corporate limits.

In August 2002, the State of Illinois enacted the Local Planning Technical Assistance Act, which has among its purposes, encouraging local governments to engage in planning, regulatory and development approaches that promote and encourage comprehensive planning, and supporting planning efforts that include one or more units of local government working together. Municipalities that adopt plans in accordance with the new guidelines may be eligible for additional preferences in funding under State economic development, transportation, planning, natural resources and agricultural programs. This Plan has been organized around the requirements of the Local Planning Technical Assistance Act.

RELATION TO PAST PLANNING EFFORTS & POLICY DECISIONS

Deerfield has been concerned with planning and land use within the Village since 1924. Formal planning was initiated in Deerfield in 1955 with the completion of the Village's first Comprehensive Plan. The Village adopted its first Zoning Ordinance in 1924 and Subdivision Regulations in 1957.

The Village Board adopted the current Comprehensive Plan for Deerfield in December 1995. Since that time, it has been amended on several occasions to respond to new planning issues and development concerns. The most recent plan amendments were approved in February 2002 and addressed the Pedestrian and Bicycle Ways section of the Plan.

Deerfield's articulation of land use preferences and development policies for its Possible Development Areas (PDA) which have historically been central elements of the Comprehensive Plan have allowed Deerfield to tackle difficult land use decisions and provide guidance for future community leaders. Chapter 4 of the Plan will address Deerfield's nine planning subareas that correspond to PDA's and which are areas of the Village considered to be unique because of their location, size or development potential.

1.2 PLAN DEVELOPMENT

Public participation is the key to any successful comprehensive planning process and Deerfield has endeavored to involve residents and its boards and commissions in a variety of ways. From the start of the planning process, the public was involved in identifying the major issues that the Plan needed to address. The Comprehensive Plan is the product of a year-long effort that involved dozens of Deerfield residents and other interested parties.

The ideas contained in this document were refined and organized to establish a cohesive planning document, which has been supplemented with maps, text and graphics to create a plan that articulates the Deerfield's goals for the future.

STEERING COMMITTEE

This Comprehensive Plan was developed under the auspices of a Comprehensive Plan Steering Committee that began work in June of 2002. Steering Committee members represented the interests of the Village in such areas as land use, the environment, traffic, cultural resources and education. The committee was responsible for the development of the Vision Statement and also the consideration of land use policy subareas, development and confirmation of land use goals and policies, and development

of detailed concept plans for the downtown and other planning areas.

COMMUNITY INPUT

Community Forum

Information from the state of the community report was presented to the community forum that was televised live on the local cable television station. Residents had the opportunity to ask questions and provide input into the planning process via telephone, email and in person. The issues and concerns expressed mirrored those in the focus groups.

The community forum was held at Village Hall on November 20, 2002 at 7:30p.m. A letter inviting participation in the community was mailed to every property owner in the Village and all residents were invited to attend.

Focus Groups

In order to solicit input from a wide range of community stakeholders, six focus group sessions were conducted over a two-week period in August 2002. Focus groups were created to help committee members, consultants and staff with initial issue identification.

Each session was approximately 90 minutes in length, with between 8 and 15 participants. The focus groups were organized as follows:

- Tax District Representatives
- Senior Citizens
- Teenagers
- Village Center Businesses
- Lake Cook/Waukegan Businesses
- Village Boards and Commissions

These focus groups were used to identify issues that needed to be considered as the planning process moved forward in the development of this Comprehensive Plan. The focus group sessions helped to broaden the range of topics of concern and provided additional insights into the issues identified by the Comprehensive Plan Steering Committee. There were several common themes that emerged during these focus group sessions. These are listed below in terms

of Deerfield’s assets and concerns regarding the Village’s future.

COMMUNITY FOCUS GROUP RESULTS
Assets:
A high level of community spirit and activism.
Good access and transportation to Chicago and other destinations.
An established north suburban community with a friendly and accessible feel.
A superior school system and an excellent place to raise children.
A strong and forward-thinking local government.
Diversity of housing stock in terms of price and style.
Village Center is a gathering place and is an integral part of Deerfield’s identity.
Concerns:
There is a lack of community facilities for residents.
Traffic congestion along Lake Cook and Waukegan Roads is a problem.
Rising housing costs raise the issue of affordability, particularly for singles, empty-nesters and young families.
Increased service expectations and enrollment can strain the school system.
Not immune to problems with crime, drugs and poverty.
Rising property taxes and the importance of broadening the tax base.
Lack of natural open space and forest preserves.

These issues, which reoccurred throughout the various public participation efforts, are addressed in the policies contained within this Comprehensive Plan.

PLAN COMMISSION

Deerfield’s Plan Commission is a seven-member commission appointed by the Mayor and Trustees to advise and assist the Board of Trustees in its policy decisions. They are responsible for holding public hearings and making recommendations regarding land use matters within the community, the Comprehensive Plan, annexations, special uses, subdivisions, planned unit developments, and other duties as assigned by the Board of Trustees.

Deerfield's Municipal Code requires that the Plan Commission undertake a review of the Comprehensive Plan every two years. The intent of this review is to make sure that the Comprehensive Plan addresses changed conditions and that the objectives, policies and official Future Land Use Plan map remain an effective community planning tool, both mechanically and legally. Deerfield is not a static community. Its plan for the future must provide opportunities for periodic adjustment, as new trends and opportunities emerge, and address new challenges as they arise. Continuing to be proactive in planning for the future will help improve the chances for success in achieving Deerfield's community objectives.

PUBLIC EDUCATION STRATEGY

Keeping Deerfield's Comprehensive Plan current and ensuring that it maintains a central place in the community's public decision-making process is an ongoing educational process. Involving residents in the development of the Comprehensive Plan is the first step in the public education strategy. Making the Plan available to residents is the second. Teaching the Plan to our children is the third. The Village should work with the School Districts to find ways to use this Plan, not merely as a reference, but as a key document for educating the community about its past, present and future. Good planning, like a good community, is every citizen's responsibility.

2. COMMUNITY CONTEXT

2.1 REGIONAL CONTEXT

2.2 EXISTING LAND USE

Village Center

2.3 POPULATION

2.4 LOCAL ECONOMY

Income

Employment

Tax Base

2.5 NATURAL RESOURCES

2.1 REGIONAL CONTEXT

Deerfield is located on the border of Lake and Cook Counties in northeastern Illinois and has a population of 18,420. It is 25 miles north of Chicago and 15 miles from O'Hare International Airport. Most of Deerfield is located in Lake County, including all of its residential neighborhoods, parks and schools. The Cook County portion of Deerfield is located between Lake Cook Road and the Eden's Spur.

Deerfield is projected to add more than 2,000 new residents by the year 2020 (see *Table 2.1: Population Growth*). Because Deerfield has few vacant development sites, few new residents are likely to be added to Deerfield's population. However, even as a fully developed community, Deerfield is still faced with the challenges of managing growth and change. The most significant opportunities for change are those few remaining areas that could be annexed, including the Baxter and Takeda Pharmaceuticals properties. Future development within Village limits will mostly take the form of redevelopment.

The Village shares boundaries with Highland Park, Northbrook, Riverwoods and Bannockburn. Deerfield maintains collaborative relationships with its neighbors, and has boundary agreements in place with the Village of Northbrook, and the Village of Riverwoods concerning land located between these communities.

2.2 EXISTING LAND USE

The existing land use pattern must be considered in crafting strategies for public improvements and developing any comprehensive plan. Existing land use establishes the context for its planning jurisdiction in a variety of development issues. *Figure 2.1: Existing Land Use Map* shows existing land use within the Village and its planning jurisdiction.

Today, Deerfield comprises approximately 3,520 acres, or about 5.5 square miles. It is comprised of a predominantly commercial Village Center, a series of single-family neighborhoods, a large office corridor along Lake Cook Road and a large regional shopping center district centered on the Lake Cook and Waukegan Road intersection.

EXISTING LAND USE CATEGORIES

- Single-Family Residential** - Single-family residential is the largest land use category within the Village, making up 55.6% of the total land use. Single-family residences are also found in some of the unincorporated areas within Deerfield's Planning Area.
- Two-Family Residential** - This land use category contains two-family dwelling units and accounts for just 0.14% of Deerfield's land use.
- Multi-Family Residential** - Making up 3.7% of the total land area, most multi-family residential is located along Waukegan Road and Deerfield Road.
- Retail Services** - Approximately 5.1% of the total land area is devoted to commercial use. A large amount of land area at the intersection of Lake Cook Road and Waukegan Road is dedicated to this type of land use. The Village Center area also contains a significant amount of commercial development.
- Hotel** - Approximately 1.1% of total land area in Deerfield is dedicated to this type of land use.
- Office** - This land use makes up just over 10.6% of the total land area. Most of Deerfield's office development is located along Lake Cook Road and adjacent to the Tri-State Tollway.
- Light Industrial** - Industrial development comprises 0.9% of Deerfield's total land area and is located primarily north of Lake Cook Road west of Waukegan Road.
- Public** - Public land accounts for approximately 4.3% of Deerfield's total land area. Public land can be found scattered throughout the Village, with most of this land dedicated to public schools. Most of Deerfield's local government offices are located in Village Center.
- Institutional** - Institutional land accounts for 2.2% of the total land use in Deerfield and is scattered throughout the Village. Most of the institutional uses in the Village are places of worship and private schools.
- Transportation/Parking/Utilities** - Just over 1.2% of land is dedicated to this land use category. Deerfield has two Metra stations. Deerfield station is located on Deerfield Road in the center of the Village, and Lake Cook station is located in the southern portion of Deerfield along Lake Cook Road. Commuter parking lots can be found along the Metra Milwaukee North Line right-of-way.
- Open Space** - Accounting for approximately 14% of total land, Deerfield's open space is distributed among its many public parks. Briarwood Country Club is a private golf course located on Deerfield and Waukegan roads and is the largest property in the Village.
- Vacant** - Just 0.4% of land within Deerfield's municipal boundary is vacant. However, the 129 acre Baxter South property in far west Deerfield is within the mile and a half planning area and is considered a Priority Annexation Area.

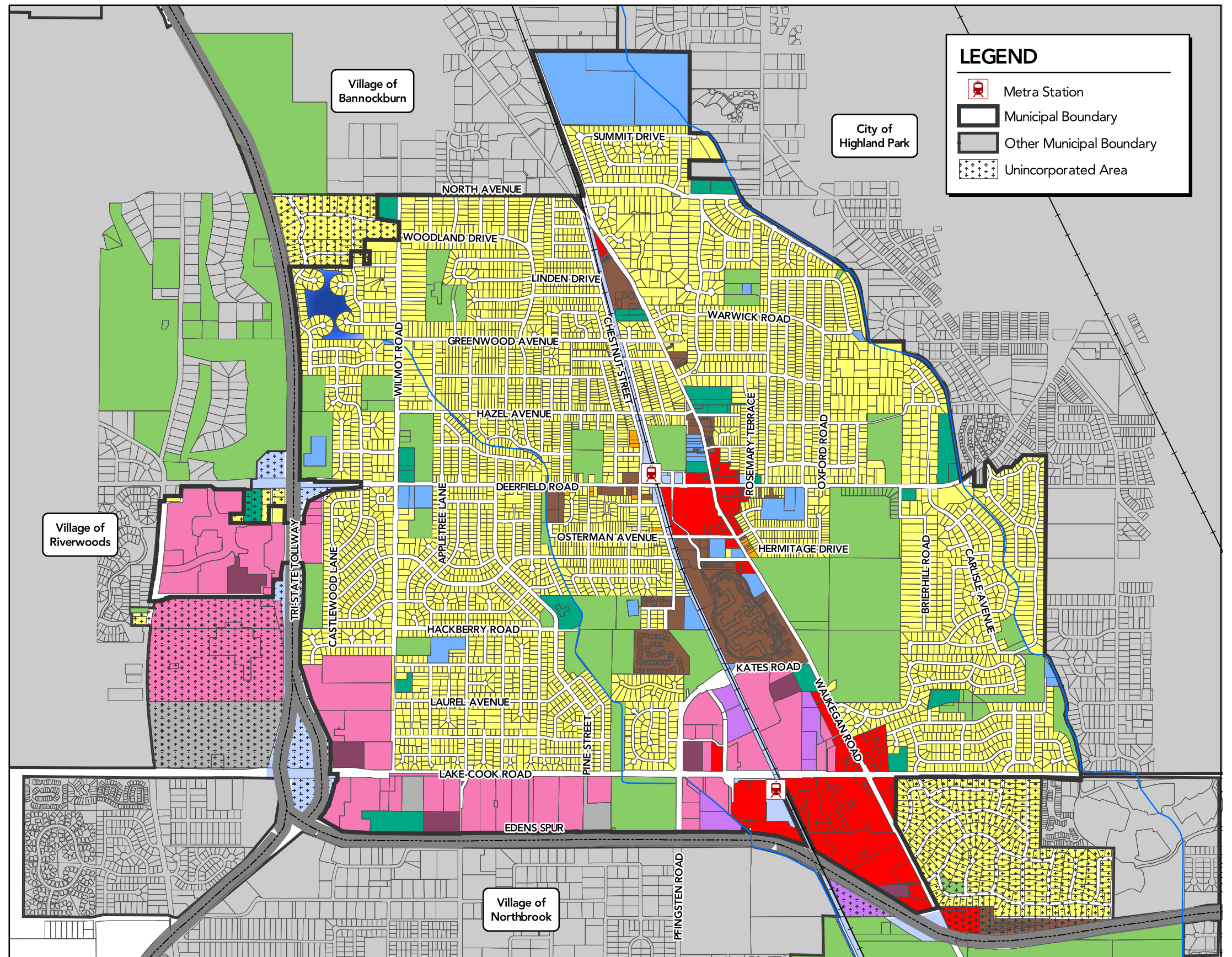


FIGURE 2.1: EXISTING LAND USE MAP

DEERFIELD COMPREHENSIVE PLAN

CAMIROS

SEPTEMBER 2004

Approximately 55.8 percent of land area is single-family residential development, the predominant land use category in the Village. Another 11.7 percent is dedicated to parks and open space. Approximately 6.1 percent is dedicated to commercial uses, while nearly 11 percent is dedicated to office development. Less than one percent of the Village's land area consists of vacant, developable land.

Deerfield is bisected by Waukegan and Deerfield Roads. As a result, the community is divided into four "quadrants" that radiate from the Waukegan and Deerfield Road intersection. Although these quadrants are not officially named as such, they provide a sense of orientation and identification for residents and others.

Each of Deerfield's four quadrants has their own distinctive character, but also share a common character that consists of mature, high quality and low-density single-family neighborhoods. All four quadrants are made up of mostly single-family neighborhoods. They also contain a number of schools, parks, places of worship, office and commercial uses.

VILLAGE CENTER

The Village Center serves as the focus of community life in Deerfield. It is within walking or bicycling distance of virtually all of Deerfield's neighborhoods. Keeping the Village Center strong requires coordinated land use and planning. Most of Deerfield's mixed-use development is located in and around the Village Center. This mix includes retail, institutional, multi-family housing, municipal property, open space and offices.

2.3 POPULATION

The Village of Deerfield experienced significant population growth between the years of 1950 and 1970, but since 1980 the population has remained steady, with no more than an increase or decrease of 1,000 residents every ten years (*see Table 2.1: Population Growth*).

As shown in *Table 2.2: Age Profile of Residents*, the ages of residents is evenly distributed among the age groups, with approximately 75 percent of the population distributed evenly between the ages of 5 and 64 years of age. The demographic profile is indicative of a family-oriented community.

Table 2.1: Population Growth

Year	Population	% Change from Prior Decade
1950	3,288	---
1960	11,779	258%
1970	18,867	60%
1980	17,430	-8%
1990	17,327	-1%
2000	18,420	5%
2020 NIPC Projection	ORD (Existing, improved airports population)	SSA (South suburban airport alternative)
	20,629	20,435

Source: U.S. Census, Northeastern Illinois Planning Commission

Table 2.2: Age Profile of Residents

Age	1980		1990		2000	
	Per-sons	% of Total	Per-sons	% of Total	Per-sons	% of Total
Under 5	1,060	6.1%	1,547	8.9%	1,479	8.0%
5 – 24	6,049	34.7%	4,352	25.1%	4,822	26.2%
25 – 44	5,147	29.5%	5,687	32.8%	4,931	26.8%
45 – 64	4,176	24.0%	4,172	24.0%	4,786	25.9%
65 & older	998	5.7%	1,569	9.1%	2,402	13.0%
Total	17,430		17,327		18,420	

Source: U.S. Census

Deerfield residents are well educated as shown in *Table 2.3: Educational Attainment*.

Table 2.3: Educational Attainment

Educational Attainment	Population	% of Total
Less than 9 th Grade	157	1.3%
9 th to 12 th Grade, No Diploma	342	2.8%
High School Graduate	1,155	9.5%
Some College, No Degree	1,827	15.0%
Associate Degree	362	3.0%
Bachelor's Degree	4,425	36.2%
Graduate or Professional Degree	3,945	32.3%

Source: 2000 U.S. Census

2.4 LOCAL ECONOMY

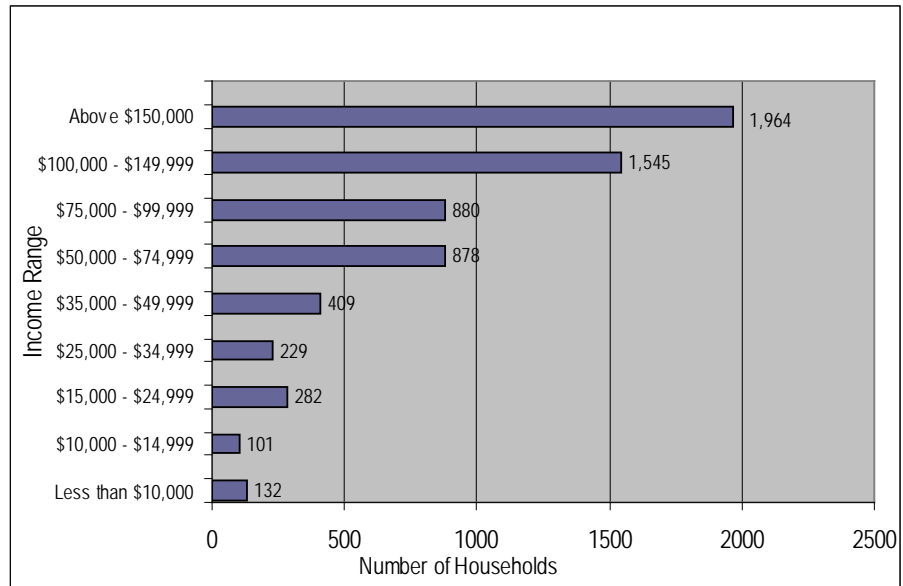
Deerfield's local economy is driven by the buying power of its residents and its role as a regional employment center. These factors have contributed to a strong tax base which supports village services.

INCOME

Income data in *Figure 2.2: Deerfield Household Income* shows that more than 54% of households have incomes in excess of \$100,000 per year. Only 18.1% of Deerfield households have incomes of less than \$50,000.

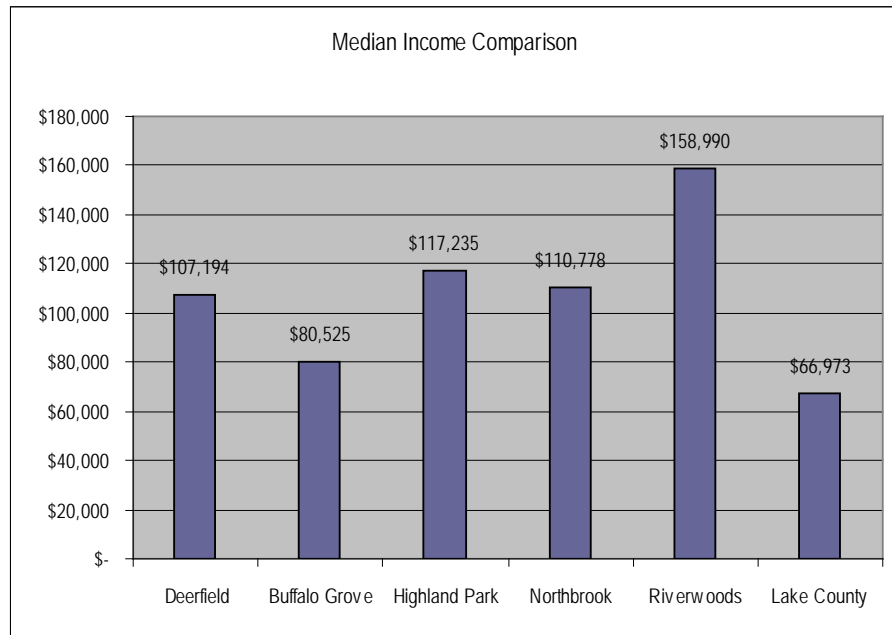
According to the 2000 Census, the median household income in Deerfield is \$107,194. While this figure is substantially higher than the Lake County average of \$67,000, Deerfield ranks below its neighbors, Northbrook, Highland Park and Riverwoods. *Figure 2.3 Median Income Comparison* shows how Deerfield's median income compares with nearby communities.

Figure 2.2: Deerfield Household Income, 1999



Source: 2000 U.S. Census

Figure 2.3: Median Income Comparison, 1999



Source: 2000 U.S. Census

EMPLOYMENT

Much of Deerfield's employment is contained within four districts, including the Lake Cook Road office corridor, the area west of the Tollway, the Lake Cook/Waukegan Road Intersection, and the Village Center. Most of these areas, with the exception of the Village Center, are office uses in a campus setting. These areas are accessed primarily by automobile and provide limited connections with the rest of the Village.

Deerfield has far more jobs than resident workers who could fill them. *Table 2.4: Jobs to Household Ratio* contains a ratio of the number of jobs within a municipality divided by the total number of households within that municipality. What this ratio measures is the job-housing balance in the community. Communities with a ratio of less than one (1) are net exporters of workers, while those with a ratio over two (2) are net importers. Deerfield, with a jobs-per-household ratio of 3.0 is a net importer of workers, comparable to Northbrook. While this ratio does not determine whether people who live in a community work within that same community, it is a good indicator of Deerfield's role as an employment center.

Table 2.4: Jobs to Household Ratio

Municipality	Household Size (2000)	Employment (March 2000)	Households (2000)	Jobs Per Household
Deerfield	2.81	19,279	6,420	3.0
Lake County	2.88	264,402	216,297	1.2
Buffalo Grove	2.72	12,097	15,708	0.8
Highland Park	2.71	11,564	11,521	1.0
Northbrook	2.68	43,252	12,203	3.5

Source: Illinois Department of Employment Security & U.S. Census

Deerfield has more than twice as many jobs as Deerfield residents who are in the work force. A comparison of the distribution of jobs provided by Deerfield businesses and the industries that employ Deerfield residents is provided in *Table 2.5: Workforce and Employment Base Characteristics*.

Table 2.5: Workforce and Employment Base Characteristics

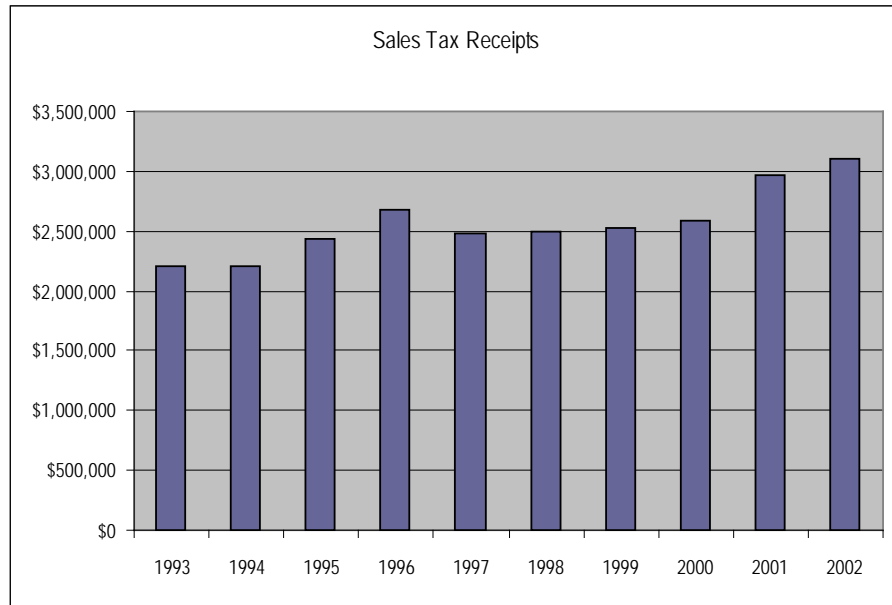
Industry	Deerfield Jobs*		Deerfield Workers**	
	Number	% of Total	Number	% of Total
Construction	279	1.4%	294	3.2%
Manufacturing	2,218	11.5%	1,016	11.2%
Wholesale & retail trade	4,049	21.1%	1,442	16.0%
Transportation, warehousing, utilities & information	464	2.4%	390	4.3%
Finance, insurance, real estate, rental & leasing	1,683	8.7%	1,191	13.2%
Professional, scientific, management, administrative and waste management services	5,913	30.8%	1,876	20.7%
Educational, health and social services	2,244	11.6%	1,991	22.0%
Arts, entertainment, recreation, accommodation and food services	1,041	5.4%	373	4.1%
Other	1,388	7.1%	482	5.3%
Totals	19,279	100.0%	9,055	100.0%
* - Source: Illinois Department of Employment Security				
** - Source: 2000 U.S. Census				

TAX BASE

Deerfield has the distinction of being located in two counties with vastly different taxing structures. At the present time, there is a distinct disincentive for building commercial or industrial developments in Cook County. However, despite this factor, the Cook County portion of the Lake Cook Road Corridor remains the centerpiece of the Village's economic base, generating significant sales tax and property tax revenues for the Village.

As shown in *Figure 2.4: Sales Tax Receipts*, after remaining flat between 1997 and 2000, sales tax receipts began to increase in 2001. This upward trend is attributable in part to the completion of Deerfield Square and other development in the Village Center.

Figure 2.4: Sales Tax Receipts



Source: Illinois Department of Revenue

HOUSING DEVELOPMENT ISSUES AND TRENDS

The spacious suburban character and the quiet atmosphere of Deerfield’s residential neighborhoods are among the community’s greatest assets. Quality construction, low average density, and small scale of developments in the residential areas are seen as important factors which should be preserved in older neighborhoods and created in new ones.

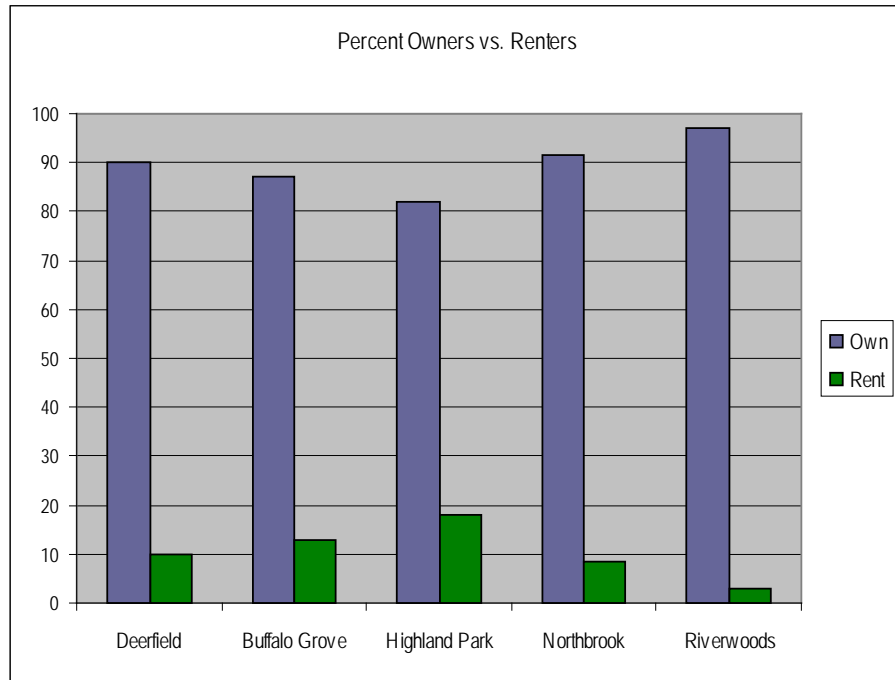
The average family size has remained virtually the same since 1990. Non-family households in Deerfield, defined by the Census as single individuals living alone or households consisting of unrelated individuals, has decreased slightly. Deerfield clearly remains a Village of families.

Table 3.1: Average Household and Family Size

	1990	2000
Average Household Size	2.92	2.81
Average Family Size	3.20	3.21

Source: U.S. Census

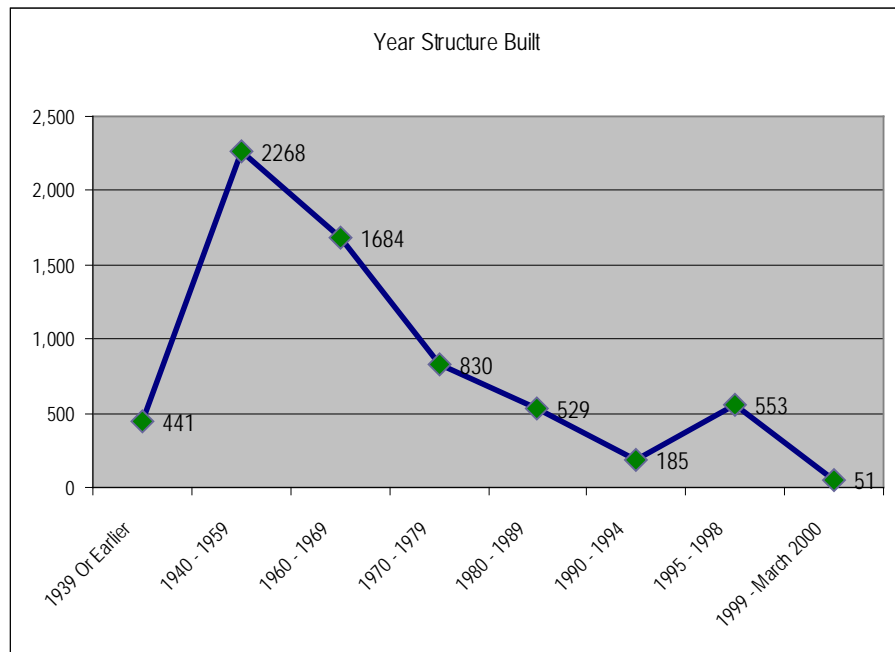
Figure 3.3: Owners vs. Renters



Source: 2000 U.S. Census

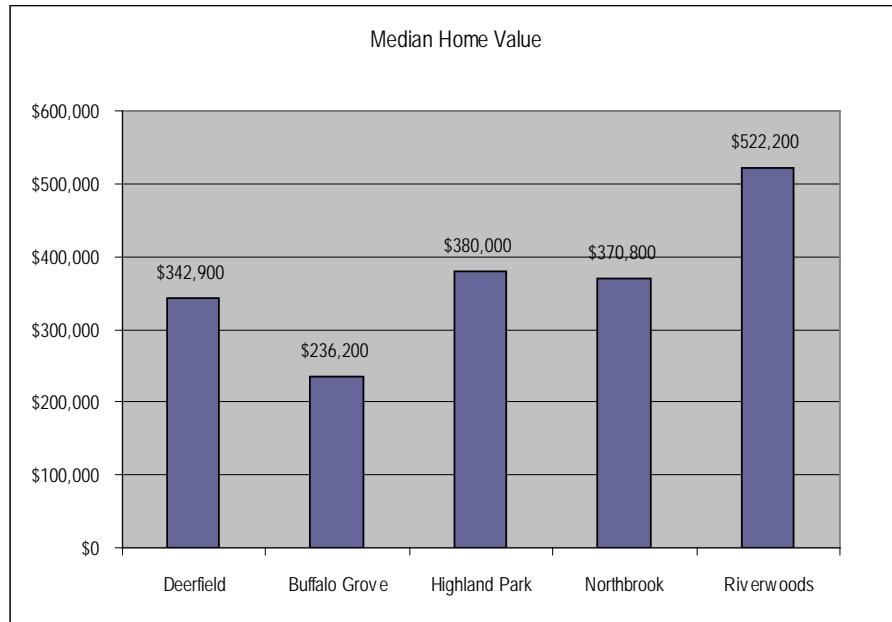
The following figures describe Deerfield's housing stock in terms of age and in relation to the housing stock of neighboring communities.

Figure 3.4: Year Structure Built



Source: 2000 U.S. Census

Figure 3.5: Median Home Value



Source: 2000 U.S. Census

2.5 NATURAL RESOURCES

Deerfield has approximately 11.4% of its land dedicated to parks and open space. This includes private open space, athletic clubs, parks and retention areas. Deerfield's public parks are scattered throughout the Village and provide a variety of amenities and activities for residents.

Deerfield's natural areas are generally limited to floodplain and floodway areas located along the Middle Fork and the West Fork of the North Branch of the Chicago River, which forms Deerfield's eastern boundary. Much of this land is in private ownership, but is unlikely to be developed because of restrictions on building in flood prone areas. Neither the Cook County nor Lake County Forest Preserve Districts have holdings within the Village Boundaries, although both districts have property just outside the Village.

3. POLICY PLANS

3.1 COMMUNITY VISION

Deerfield's Vision

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Intergovernmental Cooperation

3.8 TELECOMMUNICATIONS INFRASTRUCTURE

3.9 COMMUNITY APPEARANCE

3.1 COMMUNITY VISION

This Chapter articulates Deerfield’s vision for its future, in light of the major trends and development forces that establish the community’s place within the region. The goals, objectives and policies included in this Chapter establish the guiding principles and priorities that will allow current and future community decision-makers and stakeholders to achieve Deerfield’s community vision.

DEERFIELD’S VISION

Deerfield is a beautiful, friendly, livable and safe community where people know each other and all age groups work collaboratively with Village government. Superlative schools, municipal services and infrastructure attract new families who become long-time residents. Stable residential neighborhoods, intertwined with open space, age gracefully, providing a varied housing stock that meets the needs of an increasingly diverse population. Residential neighborhoods are intertwined with open space and provide a varied housing stock. Deerfield has a strong sense of place with economically vibrant commercial areas and gathering places for residents. The spacious suburban character and the quiet atmosphere of Deerfield’s residential neighborhoods are among the community’s greatest assets. Deerfield’s small town character, with its residential neighborhoods, outstanding schools and mix of compatible commercial and community uses maintains strong property values.

Deerfield’s community vision was carefully crafted following an extensive public outreach effort and consideration of the issues and challenges that the Comprehensive Plan must address. The following vision statement reflects the Comprehensive Plan Steering Committee’s Village’s Comprehensive Plan articulation of the Village’s future direction that the goals, objectives and policies are designed to achieve.

VISION STATEMENT	Deerfield strives to be a community with pride in its past and an eye toward thoughtful evolution.
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3.2 FUTURE LAND USE

Deerfield’s pattern of land use is not expected to change significantly over the next 20 to 25 years. A comparison of *Figure 3.1: Future Land Use Plan* and *Figure 2.1: Existing Land Use Map* shows only a few instances where change is anticipated. For the most part, such change involves new development on the few remaining vacant parcels, and accommodating anticipated future expansion of parks and other public uses.

FUTURE DEVELOPMENT/REDEVELOPMENT MANAGEMENT

It is important to anticipate the future needs of the Village and its residents. Periodically, the Village should review all long-range projections as well as current trends. Those reviews should be used as the basis for formulating plans for meeting anticipated needs and for reviewing development and redevelopment proposals.

There are very few parcels of land within Deerfield or within Deerfield’s Planning Jurisdiction that are undeveloped. Most of those parcels have previously received approval from the Village for some type of development but the development has not as yet taken place. In some cases that approved development may not be as desirable as it once was from the Village’s or the property owner’s viewpoint. Opportunities to consider and evaluate alternative developments for such undeveloped parcels should be undertaken with care. Proposals for the redevelopment of areas of the Village that have reached the stage in their economic lives where their redevelopment is possible should not adversely impact the surrounding areas and the Village as a whole.

The Village should be continually seeking to maintain a safe, livable, and beautiful environment. As development and redevelopment proposals are presented to the Village, they should be critically evaluated.



Deerfield Comprehensive Plan

FUTURE LAND USE CATEGORIES

(MAP INDICATES UPDATES THROUGH FEBRUARY 3, 2025)

-  Single-Family Residential - Areas that contain or are appropriate for single-family residential development.
-  Two-Family Residential - Areas intended to accommodate a mix of single-family and two-family development.
-  Multi-Family Residential - Areas that contain townhouse developments, condominiums or other large multi-family buildings.
-  Retail Services - Areas intended to accommodate consumer-oriented retail services and commercial uses. Within the Village Center this land use category may include mixed-use developments with residential above the ground floor. Within the C-2 Outlying Commercial District, for a commercial planned unit development over 40 acres in size, this land use category may include multiple-family rental apartments and townhomes.
-  Hotel - An establishment that provides lodging and services for travelers and other paying guests.
-  Office/Research - Areas intended to accommodate various types of office uses.
-  Light Industrial - A wide variety of employment-oriented land uses are included under this land use category such as: light manufacturing uses, warehousing, distribution, data processing/telecommunications and related office uses.
-  Public - This category identifies the major public uses including schools, Village facilities, library, and post office.
-  Institutional - Identifies quasi-public facilities in the Village, including private schools and places of worship.
-  Transportation/Parking/Utilities - This land use category includes commuter rail facilities, commuter parking and utilities.
-  Open Space - Both public and private open space is included in this land use category. Major land owners include the Village, the Deerfield Park District and Briarwood Country Club.

VILLAGE CENTER

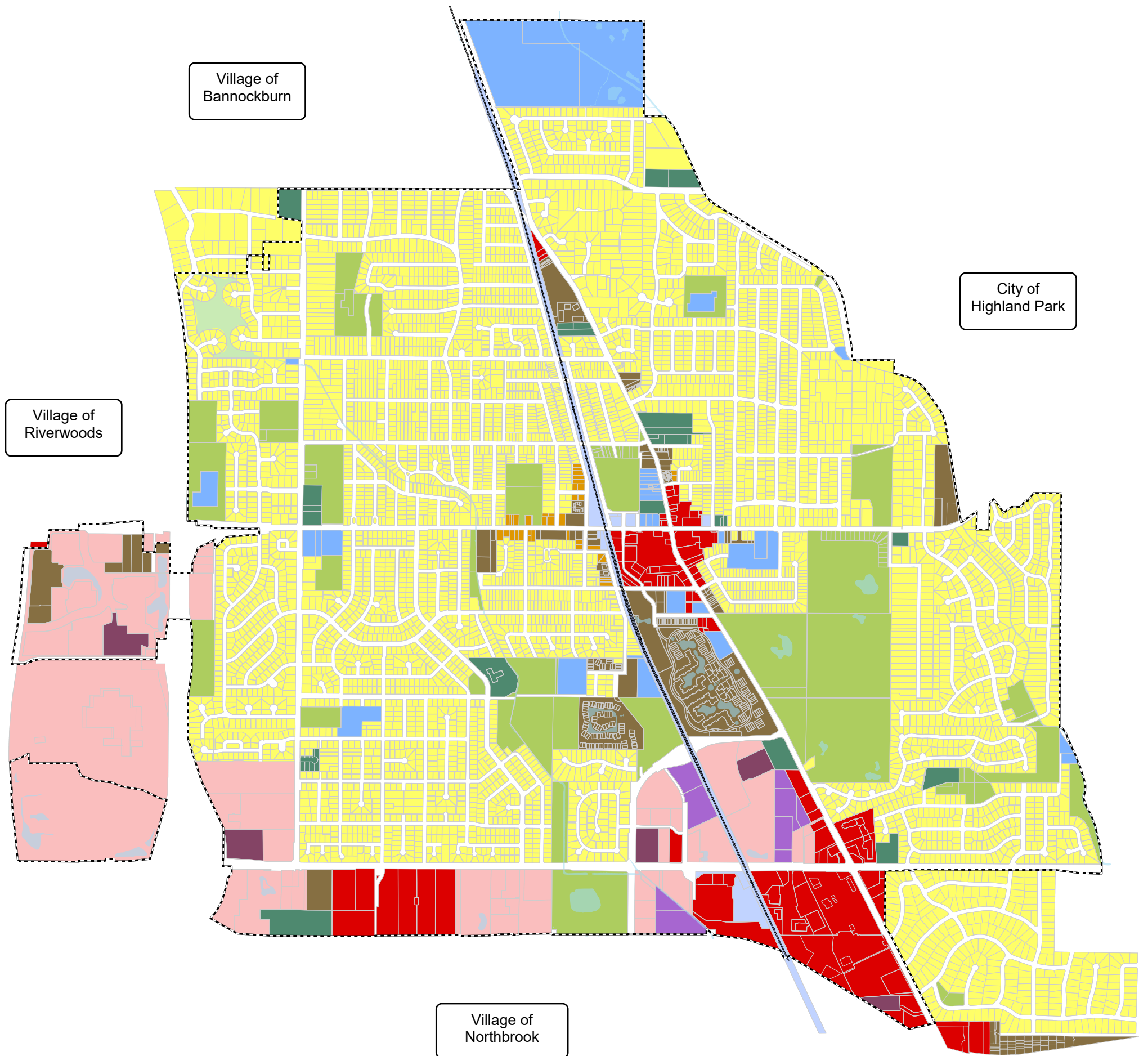
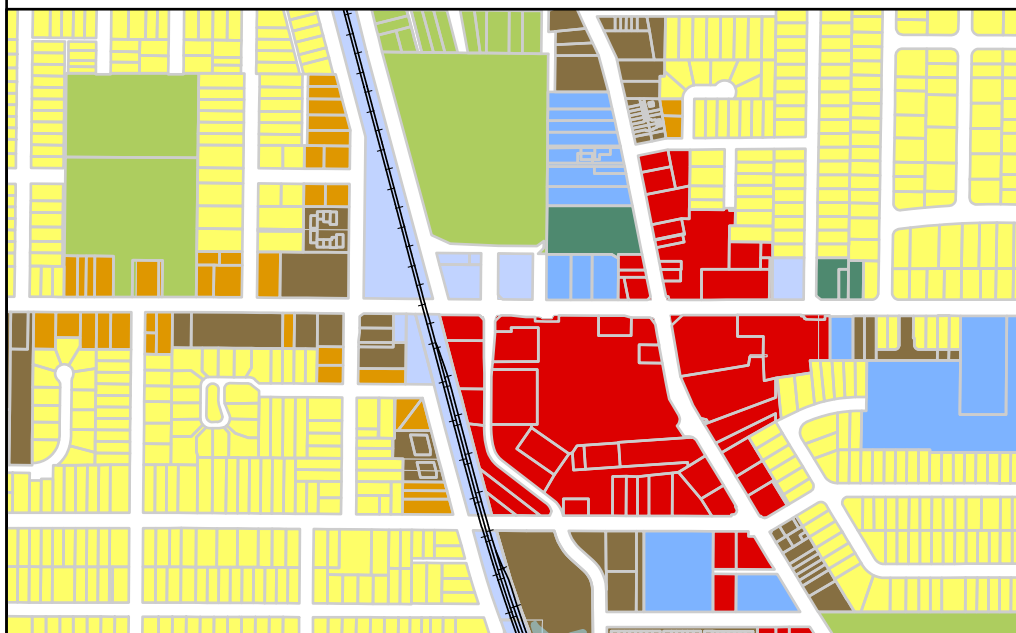


FIGURE 3.1: FUTURE LAND USE MAP

Goal *Guide future growth within Deerfield’s Planning Jurisdiction so that public facilities and amenities can be effectively and economically provided, and that such growth does not adversely change the village.*

Objective	Policies
<p>Carefully consider proposals for development or redevelopment of development sites.</p>	<p>Consider approval of development and redevelopment plans when the uses and structures proposed have been planned so that they will be suitable for the area in which they are to be located and they are not a substantial adverse impact to surrounding properties.</p> <p>Consider approval of development or redevelopment proposals when the Village is satisfied that parking demand and the traffic generated by the project will not cause undue burdens to surrounding properties or the Village as a whole.</p> <p>Direct developments and redevelopments to include pedestrian facilities.</p> <p>Ensure that the development or redevelopment can be adequately provided with utilities and other Village services without creating an undue burden on those utilities and services.</p> <p>Require that the impact of any development on the Village’s schools, parks, library, fire department and the Village itself has been adequately addressed through land donations.</p>

Unincorporated Areas within Deerfield's Planning Jurisdiction

There are some areas that are outside the Village's corporate boundaries but are within one and one-half miles of the Village and are presently unincorporated. Some of these areas are now vacant, but most are partially developed to some degree. It is the Village's desire that these areas be developed or redeveloped consistent with those uses so designated on *Figure 3.1: Future Land Use Plan*.

The Village of Deerfield and the Village of Northbrook have entered into a boundary agreement in order to provide for responsible and compatible land use planning for certain properties along or near Lake Cook Road and Waukegan Road. This agreement reflects the desire of each community to limit and mitigate the potential adverse impacts of the development or redevelopment of those properties. The Village also has a boundary agreement with the Village of Riverwoods that sets Saunders Road as the boundary between the two communities. There is no unincorporated land between the Village of Deerfield and the City of Highland Park.

The locations and identification of these unincorporated areas that are within Deerfield's Planning Jurisdiction and that could be annexed into the Village of Deerfield are shown in *Figure 3.2: Annexation Policy Plan*, along with the Village's relative interest in future annexation.

Goal: *Influence development in those unincorporated areas within one and one-half miles of the Village limits.*

Objective	Policies
<p>Limit and mitigate the potential adverse impacts of development or redevelopment of unincorporated property within Deerfield's planning jurisdiction.</p>	<p>Encourage continued residential use of Glenbrook Countryside Estates.</p> <p>Encourage continued residential use of the Picardy East Townhouse Development Parcel.</p> <p>Encourage continued commercial use of the Brookside shopping center/Hanekamp funeral home parcels.</p> <p>Encourage limited industrial development of the Waukegan Road triangle parcel.</p> <p>Encourage residential, institutional and/or office development of the LaSalle and surrounding parcels.</p> <p>Encourage continued office use of the Baxter North parcel.</p> <p>Consider residential, institutional or office uses for the Takeda (Baxter South) parcel.</p> <p>Encourage continued single-family residential use, with provision for limited institutional use of the area north of Lake Eleanor and west of Wilmot Road.</p>

ANNEXATION

The annexation of lands surrounding a municipality is seen as a means to augment the tax base and control the development and use of the land. Wherever possible, the lands annexed to the Village should simultaneously be annexed to the Deerfield Park District.

To further the Annexation goal, the Village is stating its desire to annex the following properties and extend the Village boundaries to those shown on *Figure 3.2: Annexation Policy Plan* if the benefits of control and tax revenue are not outweighed by the cost of service to the properties:

- The area north of Lake Eleanor.
- The properties located in the area bounded by Lake Cook Road, Saunders Road, Deerfield Road, and the Tollway.

It is recognized that the owners of these properties may at some time desire annexation to the Village of Deerfield. The Village’s interest in these properties is twofold: To control development and continued use of these properties in a manner consistent with the goals of this Plan and to augment the tax base.

Goal: *Seek to annex unincorporated properties only if their annexation is in the best interests of the Village and they can be adequately and conveniently supplied with services without excessive burden in cost or quality of service to the remainder of the Village.*

Objective	Policies
<p>Augment the local tax base and control the development and use of land.</p>	<p>Annex properties if the benefits of control and tax revenue are not outweighed by the cost of service to the properties.</p> <p>Wherever possible, work to ensure that lands annexed to the Village are simultaneously annexed to the Deerfield Park District.</p> <p>Actively pursue annexation of the Baxter and Takeda property.</p> <p>Ensure that property annexed to the Village is compatible with adjacent uses.</p>







PRIORITY ANNEXATION AREAS

- A** Unincorporated Baxter Property
- B** Takeda Pharmaceuticals (Baxter South)

POTENTIAL ANNEXATION AREAS

- C** Unincorporated area North of Lake Eleanor
- D** Unincorporated property west of the Tri-State Tollway and south of Deerfield Road

LEGEND

-  Priority Annexation Areas
-  Potential Annexation Areas
-  Unincorporated Area
-  Municipal Boundary
-  Other Municipal Boundary
-  Metra Station

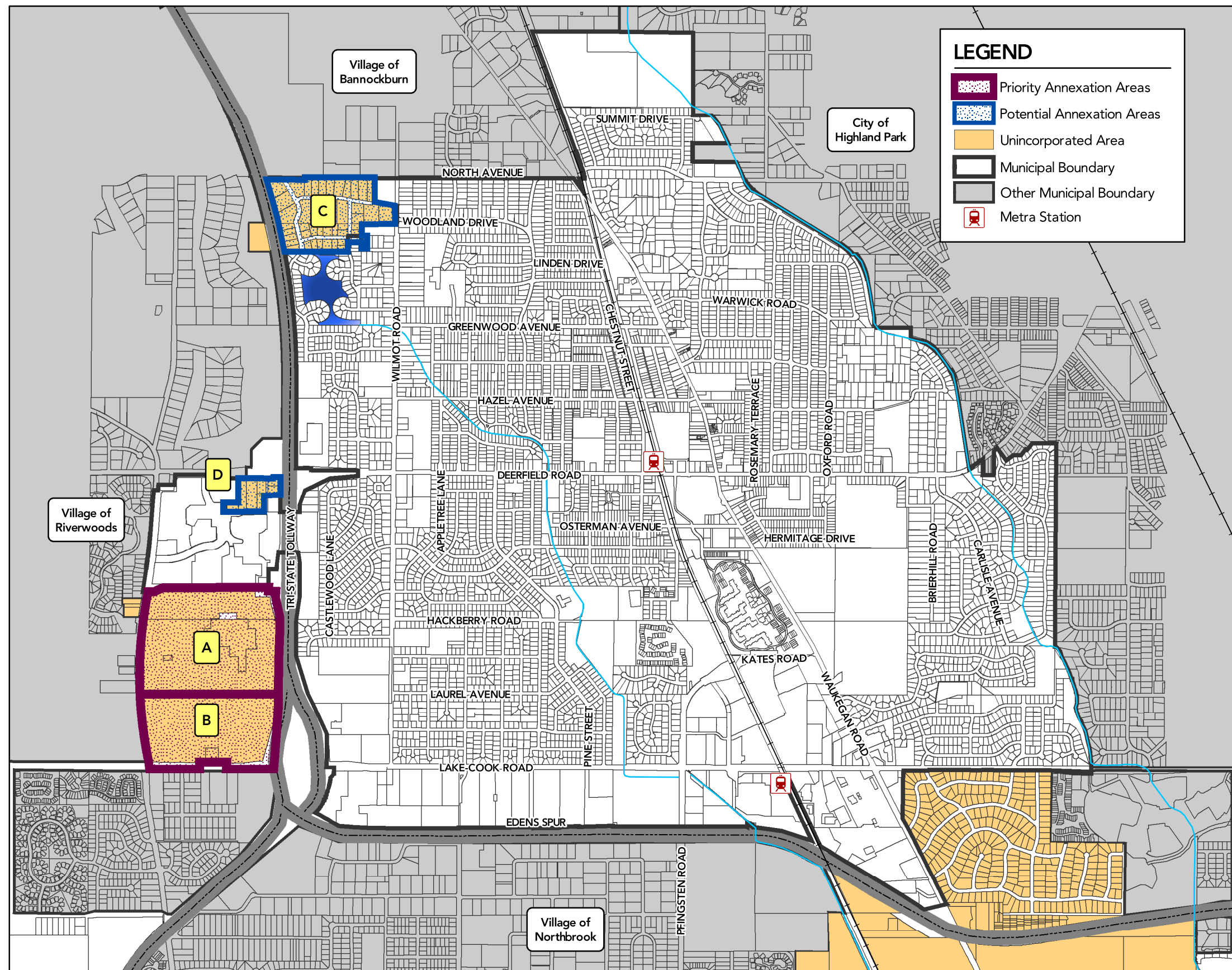
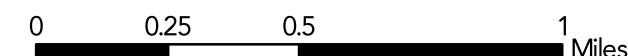


FIGURE 3.2: ANNEXATION POLICY PLAN

DEERFIELD COMPREHENSIVE PLAN



3.3 HOUSING

The purpose of this element of Deerfield's Comprehensive Plan is to document the present and future housing needs within the Village of Deerfield, including affordable and special needs housing. The condition of the local housing stock has been considered in developing the strategies, programs, and other actions to address Deerfield's housing needs, and provide current and future residents with a range of housing options.

AFFORDABLE HOUSING

Given the full development of the Village and the derogation of local land use planning and zoning powers provided by the Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, *et seq.* (the "Act"), it is determined that compliance with the Act is impractical and not in the best interests of the Village; therefore, pursuant to its home rule powers, the Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, *et seq.*, will not apply within the Village of Deerfield and shall be superseded within the Village by the Zoning Ordinance and Comprehensive Plan of the Village of Deerfield.

The Village recognizes the need for affordable housing within the Village and the region in which the Village is located and will give due consideration to those needs and to the opportunity to accommodate new affordable housing options within the Village when opportunities are presented to develop or redevelop significant parcels for residential uses in the Village of Deerfield. The enforcement of federal and state fair housing laws shall be and remain a priority for the Village.

Goal: *Maintain the variety of the existing housing stock and supplement it in suitable locations with safe, well-constructed housing of a density*, scale* and character compatible with adjacent housing.*

Objectives	Policies
<p>Help maintain the desirability of Village neighborhoods.</p>	<p>Encourage maintenance of the existing housing stock.</p> <p>Endeavor to increase the variety in the housing stock, so that there will be types and prices of housing to satisfy the needs and preferences of a wider variety of residents, while maintaining the single-family dwelling as the basic form of housing unit in the Village.</p> <p>Protect residential areas from incompatible uses through effective land use controls, proper screening and buffering.</p> <p>Maintain streets, parkway trees, sidewalks, street lighting and other community facilities in good condition.</p> <p>Encourage good architectural and site design, individuality and character in new housing.</p>
<p>Accommodate new housing in a manner that does not adversely impact the residential character of the Village.</p>	<p>Encourage only those developments which conform to the Land Use Map and which are thoughtfully designed with respect to traffic generation, traffic patterns, topographical and drainage conditions and small scale* of existing developments.</p> <p>Apply Deerfield's impact fee ordinance to residential development.</p> <p>Encourage redevelopment that is designed to be compatible with adjacent developments.</p>

* - Term defined in the Glossary.

3.4 ECONOMIC DEVELOPMENT

This Comprehensive Plan element is intended to facilitate coordination between local economic development initiatives and programs sponsored by Lake County, Cook County and the State of Illinois. This effort involves identifying Deerfield's strategic competitive advantage and ways in which the Village can further its economic objectives.

COORDINATION OF ECONOMIC DEVELOPMENT INITIATIVES

Because of its location within the region, proximity to the regional transportation network and strong demographics, Deerfield has not had to actively pursue new business developments. In the future the focus will most likely be on retention of the existing businesses that are based in Deerfield, and enticement of new businesses. The Village works with the Deerfield Bannockburn Riverwoods (DBR) Chamber of Commerce, Lake County Partners and other groups to promote local hotels, community events and other economic development initiatives. The Village has used tax increment financing (TIF), industrial revenue bonds and a sales tax sharing agreement to support revitalization efforts.

VILLAGE CENTER *

In certain communities an area exists that is identified by residents and non-residents alike as the "center" of that community. It may or may not be the largest commercial area in the community, but it provides retail and service businesses, and often governmental, recreational, and cultural services as well. Most importantly, however, this area serves a major social function in providing the place and the reasons for bringing people of the community together. It provides the opportunity for participation in a special "community life" independent of the business and private home life of each resident. The Village Center of Deerfield serves as a center of community life in Deerfield, and will greatly enrich the community if it is strengthened as such.

Deerfield's Village Center represents a significant asset of the Village. The economic well being of the Village Center can only be preserved and strengthened by continued maintenance, care, and redevelopment. This will require continuing investments of time, energy, and money. The responsibility for the vitality of the Village Center falls jointly to the business owners, landowners, the Village, and local residents. Through a cooperative partnership of these parties

in planning, financing and execution, the objectives for the Village Center can best be realized.

Goal: *Maintain the Village Center as the governmental, recreational, cultural and visual center of Deerfield.*

Objectives	Policies
<p>Provide a centrally located area that serves as a focus for community life.</p>	<p>Develop a general plan containing guidelines for site planning, pedestrian and vehicular circulation, land use and parking within the Village Center.</p> <p>Encourage a variety of uses including residential, retail and office uses which will maximize the utilization of the Village Center at different times of the day and week.</p> <p>Encourage development of a public gathering space within the Village Center.</p> <p>Develop a system of pedestrian and bicycle routes that connect locations of major activity within the Village Center.</p>
<p>Ensure that the Village Center contributes to a positive community image.</p>	<p>Maintain and encourage harmony and continuity in design, style and building materials in accordance with the Appearance Review Code and Streetscape Plan.</p> <p>Improve Village-owned property, as needed, in a manner consistent with Village Center plans.</p> <p>Facilitate cooperation among business owners and land owners to remove legal and physical barriers between parking lots where appropriate, to improve pedestrian and vehicular access and circulation, and to provide additional parking where needed and appropriate.</p> <p>Encourage property owners to make façade and site improvements to their properties and provide assistance programs to property owners, where appropriate.</p>

Continued...

Objectives	Policies
<p>Integrate Village Center redevelopment into the physical fabric of the larger community.</p>	<p>Encourage public participation in Village Center planning.</p> <p>Purchase, whenever practical, those properties which are critical to the long-term interest of the Village.</p> <p>Carefully control development and redevelopment along the boundaries of the Village Center to protect both the Village Center and adjacent properties.</p> <p>Encourage the use of the Planned Unit Development* concept to facilitate achievement of the above.</p> <p>Encourage designs that provide street extensions, connections, realignments and traffic control devices to reduce traffic conflicts and to improve circulation.</p>
<p>Encourage attractive and vibrant business uses as part of the Village Center land use mix.</p>	<p>Require retail uses in ground floor locations.</p> <p>Encourage the Chamber of Commerce and private sector businesses to take the lead in promoting the Village Center.</p>

* - Term defined in the Glossary.

COMMERCIAL AREAS

The commercial areas within the Village are recognized as beneficial, integral parts of the community structure. They not only satisfy the need for close and convenient shopping and services, but also provide sources of employment for Village residents, and revenue in the form of property taxes and sales taxes.

Goal: *Seek to strengthen the commercial areas of the Village in order to provide a sound economic base, while maintaining a compatible relationship between the commercial areas and other areas of the Village.*

Objectives	Policies
<p>Preserve and strengthen the commercial areas of the Village.</p>	<p>Encourage the removal of blighted and deteriorated structures, the rehabilitation of those structures in marginal condition and the conversion of those not used to their highest potential.</p> <p>Cooperate with the Chamber of Commerce in their efforts to promote Deerfield businesses.</p>
<p>Ensure that the Village's commercial areas are accessible and have adequate parking facilities.</p>	<p>Encourage pedestrian and bicycle traffic to and within business areas by providing safe and attractive walkways and bikeways separated, where possible, from vehicular traffic, and adequate and convenient bicycle facilities.</p> <p>Actively work with the business community to ensure that the number of parking spaces in the commercial areas is adequate so that all businesses might have the benefit of convenient nearby parking spaces for shoppers.</p> <p>Consider expansion of the available parking supply where needed to support existing business areas.</p>

Continued...

Objectives	Policies
Actively work toward the elimination of barriers between parking areas.	Pursue opportunities to provide cross-access between commercial developments.
Expand the range of shopping and services available in the Village.	Work with the Chamber of Commerce to encourage new businesses to move into the Village.
Ensure that commercial areas contribute to a positive community image.	<p>Require adequate and attractive buffering or screening of business uses from nearby residential areas.</p> <p>Require adequate and attractive screening, landscaping and green areas in and around parking lots-</p> <p>Require adequate lighting which is attractive and complementary to commercial areas and parking lots, but does not cause an inconvenience to, or create a nuisance for surrounding properties.</p> <p>Encourage the business community through regulation and education to utilize signs which are appropriate in size and design and are limited in number.</p> <p>Encourage property owners and businesses to maintain their properties.</p> <p>Encourage local businesses to be an active component of the Village.</p> <p>Promote use of the revitalization incentives to improve the appearance of commercial properties in the Village Center.</p>
Promote unified development and continuity in the Village's commercial areas.	Encourage developments which allow more efficient access and sufficient parking.

OFFICE AND LIMITED INDUSTRIAL AREAS

The office and industrial areas of the Village are seen as important sources of goods and services, tax revenue, and employment opportunities. The existing uses function effectively with a minimum of visual impact on the community, helping to maintain its quiet, residential character.

Goal: *Maintain and upgrade existing office and limited industrial uses.*

Objectives	Policies
Limit industrial uses within the Village.	Limit the expansion of any existing industrial uses and the establishment of any new industrial uses in the Village.
Encourage the highest standards of architectural and landscape design and maintenance, and encourage only those developments thoughtfully designed with respect to traffic generation, traffic patterns, and topographical and drainage conditions.	<p>Require adequate and attractive buffering between office and industrial areas and nearby residential areas.</p> <p>Enforce strict performance standards in all office and industrial areas.</p> <p>Permit only such development as will conform to the standards of density and small scale of development in the community.</p> <p>Require adequate and attractive screening, landscaping, and green areas in and around parking lots; when appropriate, permit some required parking spaces to be converted to landscape areas.</p> <p>Require all signs to be appropriate in size and design and limited in number.</p> <p>Limit new office and industrial development to those uses which will not overburden existing community facilities, or to those willing to pay for the expansion of such facilities.</p>

3.5 TRANSPORTATION

The purpose of this element is to consider all relevant modes of transportation as they affect Deerfield's land use pattern and community mobility.

OVERVIEW OF REGIONAL TRANSPORTATION LINKS AND RESOURCES

Deerfield is well located with respect to the regional transportation network. Deerfield is located between the Tri-State Tollway and the Eden's Expressway. It is served directly by Metra rail transportation and Pace suburban buses. Both the Chicago Loop and O'Hare International Airport are easily accessed via the regional highway network.

TRANSPORTATION AND TRAFFIC MANAGEMENT

As development continues to occur north and west of the Village and within the Village itself, traffic along Lake Cook Road and Waukegan Road will inevitably increase. Traffic is also increasing steadily on Deerfield and Wilmot Roads, which serve Deerfield and nearby communities. It is important for both those traveling within or through Deerfield, that traffic along major thoroughfares moves smoothly and efficiently with a minimum of backup and congestion. It is equally important, however, that access to these roads and traffic through the Village be encouraged, and that movement within the Village Center and between the residential quadrants of the Village not be impeded.

The lack of an interconnected street grid is one of the defining characteristics of Deerfield's transportation system. Residents must usually use one of the major arterials to get from quadrant to quadrant in Deerfield or to move between subdivisions in the same quadrant. *Figure 3.6: Transportation System Plan* sets forth the hierarchy of Deerfield's road network and future improvement projects.

Goal: *Continue to maintain and improve circulation within Deerfield by supporting transportation system improvements and managing traffic to ensure the safe, coordinated and efficient flow of vehicles and people within and through the Village.*

Objectives	Policies
<p>Ensure that traffic along major thoroughfares moves smoothly and efficiently with a minimum of back-up and congestion.</p>	<p>Encourage the elimination of existing curb cuts, where possible, and restrict curb cuts on Waukegan, Deerfield, Lake Cook and Wilmot Roads to the smallest number necessary for reasonable use of the land.</p> <p>Seek to insure safe ingress and egress from all major thoroughfares at all intersections.</p> <p>Work to coordinate the traffic signals on Lake Cook Road, Waukegan Road, and Deerfield Road.</p> <p>Work with surrounding communities, Lake and Cook Counties, the Lake Cook Traffic Management Association (TMA), and regional and state agencies to help control development along Lake Cook Road, Waukegan Road, and Deerfield Road to prevent undue congestion or excessive traffic generation affecting Deerfield.</p> <p>Add left turn bays on Deerfield Road and Waukegan Road, and increase the number and capacity of the turn lanes at the Deerfield and Waukegan Road intersection, if appropriate.</p> <p>Improve the functioning of the Lake Cook Road-Waukegan Road intersection in accordance with good traffic engineering practices.</p> <p>Work with Cook County and other appropriate agencies to implement improvements to Lake Cook Road.</p> <p>Rebuild, when appropriate, all bridges to the design standards set by the Illinois Department of Transportation.</p> <p>If the Briarwood Country Club is ever to be developed, consider the provision of a road through the property connecting Waukegan and Deerfield Roads.</p>
<p>Ensure that access to major streets is provided and that movement between the residential quadrants of the Village is not impeded.</p>	<p>Control the traffic on all Village streets to insure safe speeds and to discourage through traffic within residential neighborhoods.</p> <p>Consider connections between subdivisions where such connections are possible and will not generate substantial amounts of cut through traffic.</p>

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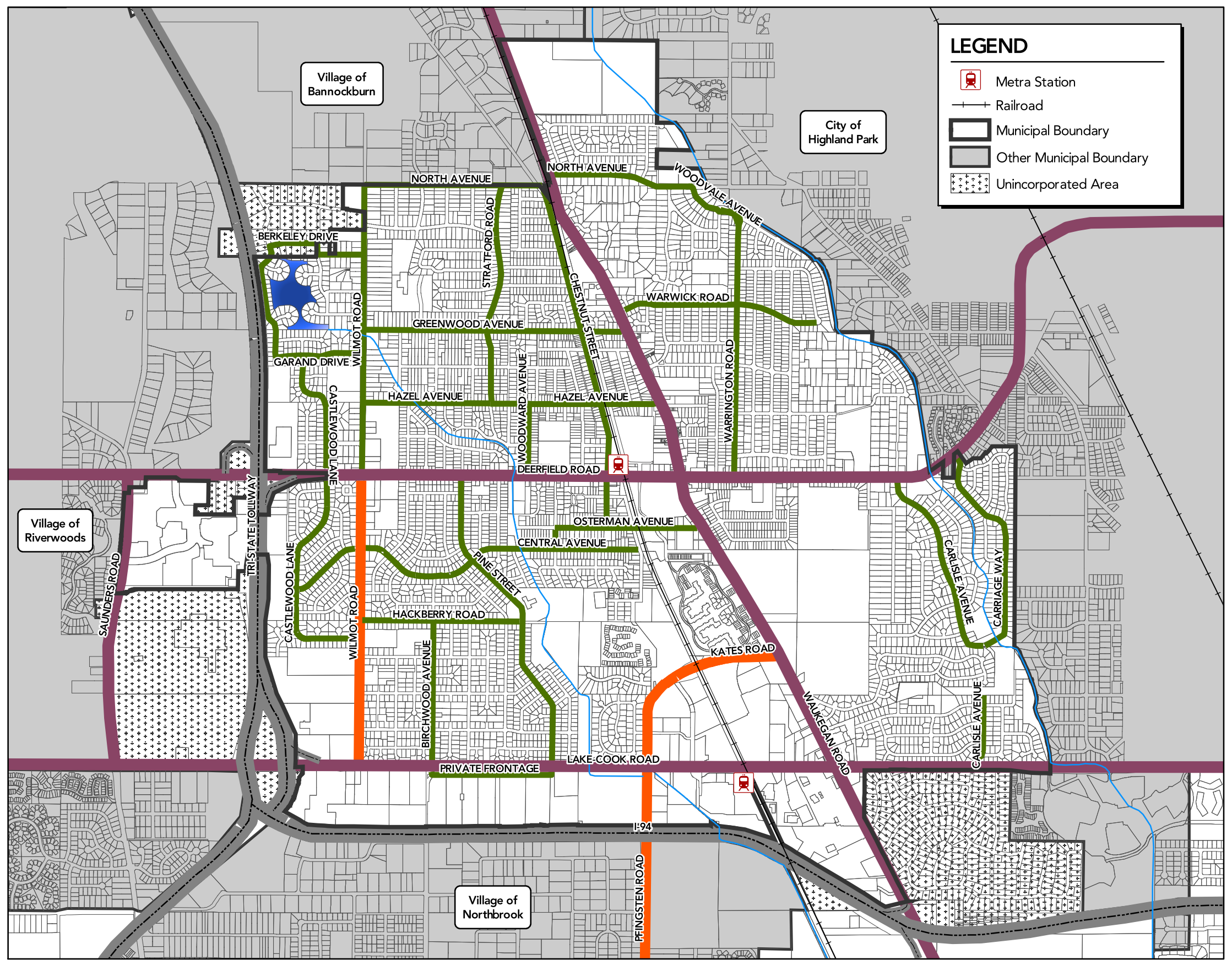
Objectives	Policies
<p>Limit Village involvement with respect to maintenance of private roads within the Village.</p>	<p>Ensure that private roads are built to appropriate standards with adequate drainage.</p> <p>Encourage property owners to appropriately maintain private roads within the Village.</p>
<p>Encourage modes of transportation other than the automobile to lessen congestion on the streets.</p>	<p>Safeguard pedestrian, bicycle, automobile and rail traffic where conflicts create safety hazards or undue congestion.</p> <p>Assure that there is safe pedestrian and bicycle access to all schools, recreation areas, shopping areas, and other areas which attract pedestrian and bicycle traffic.</p> <p>Require the consideration of and reasonable provisions for public transportation in planning new developments, redevelopments, and planned developments.</p>
<p>Work with appropriate agencies to improve links to the regional highway system.</p>	<p>Work with the appropriate public entities to minimize any adverse impacts of traffic accessing or exiting from the Tollway and Eden's Spur.</p>

ROAD CLASSIFICATIONS

-  Expressway
-  Primary Arterial
-  Secondary Arterial
-  Collector
-  All Other Streets = Local

FUTURE TRANSPORTATION SYSTEM IMPROVEMENT PROJECTS

- Lake Cook and Waukegan Road Intersection Improvement
- Lake Cook Road Widening
- Deerfield Road Turning Bays
- Waukegan/Osterman/Longfellow Intersection Improvement
- Waukegan/Hazel/Elder Intersection Improvement



LEGEND






-  Metra Station
-  Railroad
-  Municipal Boundary
-  Other Municipal Boundary
-  Unincorporated Area

FIGURE 3.6: TRANSPORTATION SYSTEM PLAN



PEDESTRIAN AND BICYCLE WAYS

Bicycles and other non-motorized modes of transportation are used for transportation to schools, parks, shopping, jobs, and the train station, as well as for recreation and exercise. In addition, bicycles are non-polluting and take very little room to park. However, the routes traveled by cyclists are essentially the same as those traveled by automobiles and resulting conflicts are very inconvenient and often dangerous. Walking has increased as a pleasurable activity pursued by an increasing number of Village residents, thereby intensifying the dual use of sidewalks. The Village should encourage the dual use of the Village's sidewalks by pedestrians and cyclists by eliminating dangers and inconveniences as much as possible while protecting the rights and safety of pedestrians. Existing and proposed bicycle paths are shown in *Figure 3.7: Bicycle Plan*.

Goal: *Encourage and provide a safe and convenient environment for the pedestrian and bicyclist.*

Objectives	Policies
<p>Establish a cohesive pedestrian and bicycle pathway system that links all quadrants of the Village.</p>	<p>Work to improve pedestrian amenities.</p> <p>Encourage and install dual use sidewalks for pedestrians and cyclists in order to eliminate dangers and inconveniences as much as possible while protecting the rights and safety of pedestrians; The highest priority is the sidewalk/bike path along the south side of Deerfield Road from Waukegan Road to the east border of Deerfield.</p> <p>Consider installation of separate bike paths along heavily traveled routes whenever conditions and finances permit.</p> <p>Install dual function sidewalks if separate bike paths are not possible; the highest priority is the sidewalk/bike path along the south side of Deerfield Road from Waukegan Road to the east border of Deerfield.</p> <p>Work to install sidewalks on the north side of Lake Cook Road from Waukegan Road to Carlisle Avenue and on the east side of Waukegan Road from Lake Cook Road to Longfellow.</p>

Continued...

Objectives	Policies
	<p>Work to connect Deerfield's dual function sidewalks to the pedestrian and bicycle ways of adjacent communities, and to provide dual function sidewalks, where appropriate, into all parks and school grounds.</p> <p>Install sidewalks in all instances along Waukegan Road where the sidewalk does not extend across the parkway to provide access to the street pavement.</p> <p>Encourage Metra to keep all crossings in safe condition, including the pedestrian and bicycle crossing at Telegraph Road.</p>
<p>Maintain sidewalks in a safe condition for use by cyclists and pedestrians.</p>	<p>Require that bushes and trees adjacent to sidewalks are kept trimmed so that they do not extend across the public right-of-way or hang so low over the right-of-way so as to be a potential hazard.</p> <p>Replace carriage walks with full width sidewalks located away from the curb, where possible.</p> <p>Work to remove fire hydrants, utility poles, and directional signs from those sidewalks directly adjacent to major thoroughfares which do not allow sufficient and safe maneuvering room.</p>
<p>Provide pedestrian-friendly crossings at major intersections.</p>	<p>Work with IDOT and other agencies to ensure that the timing of cross walk lights is adequate to facilitate pedestrian crossings.</p>
<p>Provide storage facilities and other amenities that encourage bicycle use.</p>	<p>Require all commercial, residential, and public developments to provide for: a) bicycle storage facilities if appropriate, b) ease of bicycle ingress and egress, c) connections to adjacent bike paths and other developments, where appropriate, and d) the safe and smooth circulation of bicycle traffic throughout the development itself and in the design of any significant transportation improvements.</p>

BIKE ROUTES

- East to North Route - 3 Miles
- West to North Route - 2.5 Miles
- Southern East/West Route - 4.6 Miles
- North/South Route - 2.4 Miles
- East/West Route: North Side of Deerfield Road
- East West Route: South Side of Deerfield Road
- Total East/West Route - 3 Miles
- Internal Connections
- Pedestrian and Bicycle Bridge

LEGEND

- Library
- Police Station
- Metra Station
- Fire Station
- Open Space
- Municipal Boundary
- Other Municipal Boundary

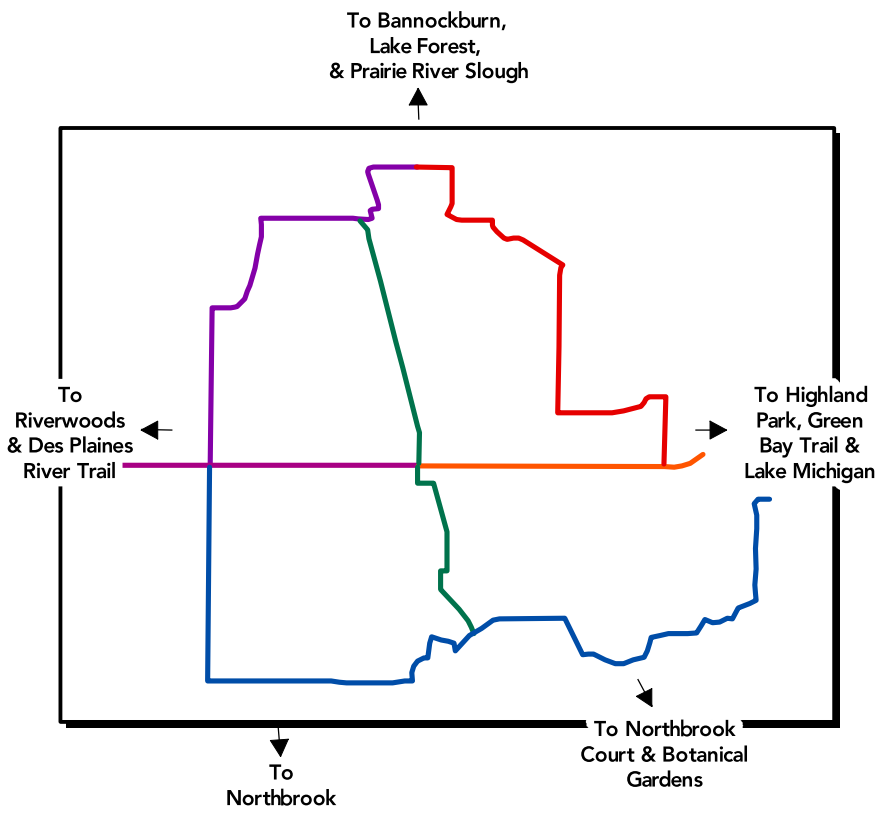
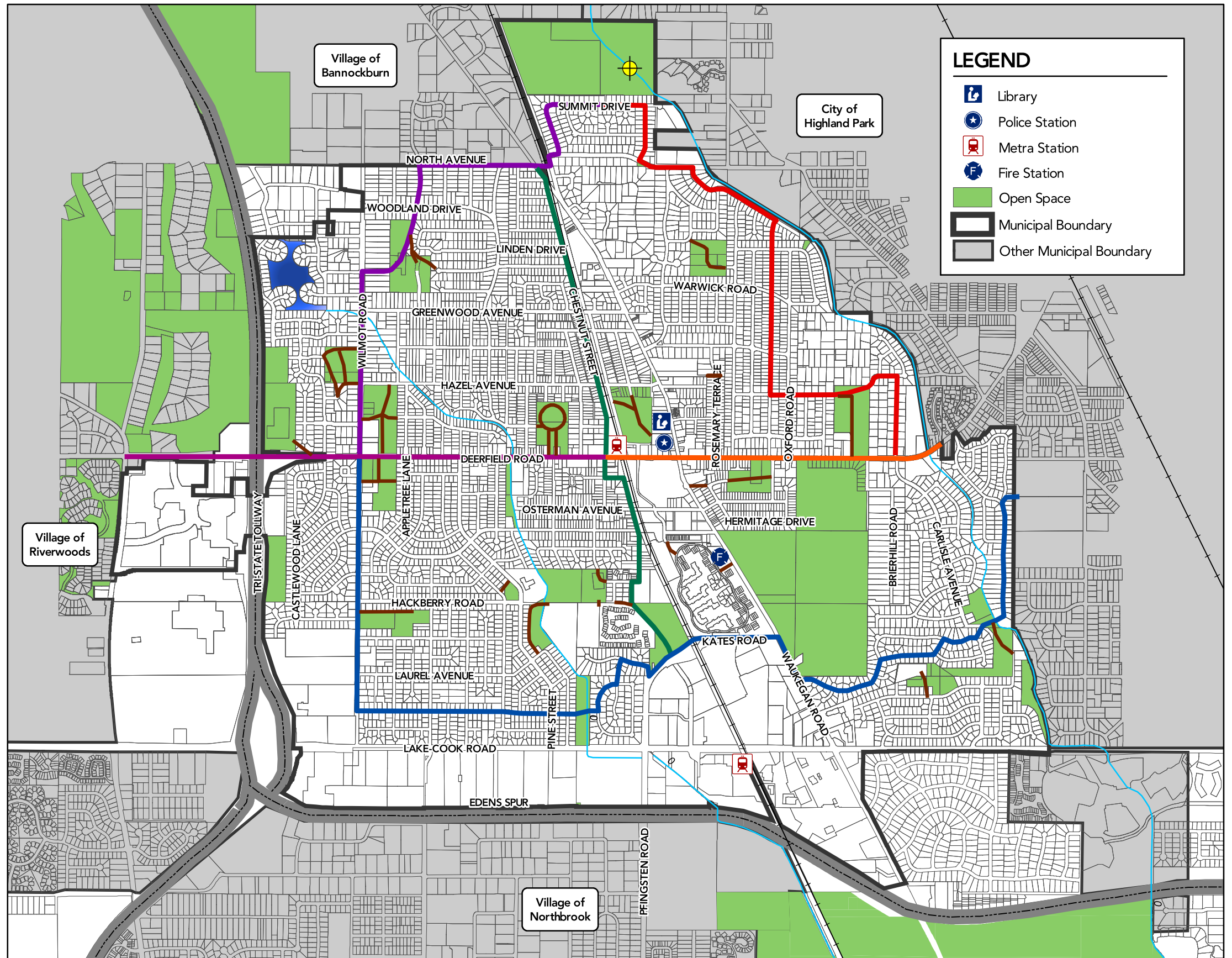


FIGURE 3.7: BICYCLE PLAN

DEERFIELD COMPREHENSIVE PLAN

PUBLIC TRANSPORTATION

Growth in Deerfield and in the surrounding areas and the larger number of automobiles in use has caused significant increases in traffic over time. Continued growth within Deerfield and those areas to the north and the west is expected to cause even greater increases in traffic. The impact for Deerfield will be greatest on Lake Cook, Waukegan, Deerfield and Wilmot Roads. Increased use of public transportation can help to alleviate some of the congestion and will, at the same time, conserve fuel and lessen air pollution. Areas set aside within the Village to accommodate commuter parking are located around the Lake Cook Road and downtown Deerfield Metra stations. The largest amount of commuter parking is located at the Lake Cook Road Station.

Goal: *Strongly encourage the use of commuter rail and bus service.*

Objectives	Policies
<p>Provide adequate commuter parking facilities in appropriate locations.</p>	<p>Prohibit on-street commuter parking in front of homes in all residential districts except for designated commuter parking areas.</p> <p>Cooperate with businessmen and landowners to maintain self-supporting parking for commuters in the Village Center without using spaces required by other uses in the Village Center.</p> <p>Limit commuter parking in the Village Center to the areas shown on the Commuter Parking Map.</p> <p>Reserve parking spaces at the Village Center station primarily for Deerfield residents and allow unrestricted parking at the Lake Cook station.</p>
<p>Encourage transit providers to develop a system that allows workers to get to and from jobs easily.</p>	<p>Cooperate with the RTA, Metra, Pace, and the surrounding communities to work for adequate bus service to and from the train stations.</p> <p>Work with business owners, property owners, the RTA, Metra, the Lake Cook Road Transportation Management Association (TMA) and Pace to maintain and enhance an efficient transit system along Lake Cook Road which would service the commercial and office areas in the Village.</p>
<p>Ensure that transit facilities are attractive and can accommodate bicycle as well as automobile parking.</p>	<p>Ensure that there is adequate, safe, bicycle storage at the train station.</p> <p>Require landscaping to be provided and maintained around and within all commuter lots, where feasible.</p>

3.6 NATURAL RESOURCES

This Comprehensive Plan element identifies and defines Deerfield's natural resources and their relationship to the developed portions of the Village.

OPEN SPACE AND RECREATION

Parks, woods, and other open spaces are not only desirable in terms of satisfying recreational needs, but also assist in beautifying the Village and in maintaining its appearance of spaciousness. The primary responsibility of satisfying the recreational needs and desires of the residents of Deerfield lies with the Deerfield Park District. The role of the Village government is seen as one of support, cooperation, and assistance in those situations in which the public interest is best served by the joint work of all governmental units.

As noted in *Figure 2.1: Existing Land Use Map*, 11.7% of Deerfield's land is dedicated to open space uses. The Deerfield Park District has substantial holdings as shown in *Table 3.2: Deerfield Parks*. Established in 1951, the District maintains approximately 313 acres of land in 20 parks, an 18 hole golf course, and other community facilities. *Figure 3.8: Parks and Open Space Plan* sets forth the community's park and open space plan. Most of the proposed expansions will be done under the auspices of the Deerfield Park District.

PARKS, SCHOOL SITES AND OPEN SPACE

- 1 John Blumberg Tot Lot
- 2 Walden School and Park
- 3 Cumnor Court Park
- 4 Jewett Park
- 5 Kipling School
- 6 Deerspring Park
- 7 Trail Tree Park
- 8 Briarwood Park/Briarwood Nature Area
- 9 Shepard Middle School and Park
- 10 Keller Park
- 11 Pine Street Park
- 12 South Park School and Park
- 13 Wilmot School and Park
- 14 Maplewood Park
- 15 James C. Mitchell Park
- 16 Clavey Park and Caruso Middle School
- 17 Jaycee Park
- 18 Woodland Park
- 19 Deerfield Golf Club
- 20 Brickyards Park

OTHER PUBLIC LANDS AND OPEN SPACE

- 21 Deerfield High School
- 22 Bannockburn Forest Preserve
- 23 Briarwood Country Club
- 24 Tennaqua Swim and Tennis Club
- 25 Somme Woods Forest Preserve

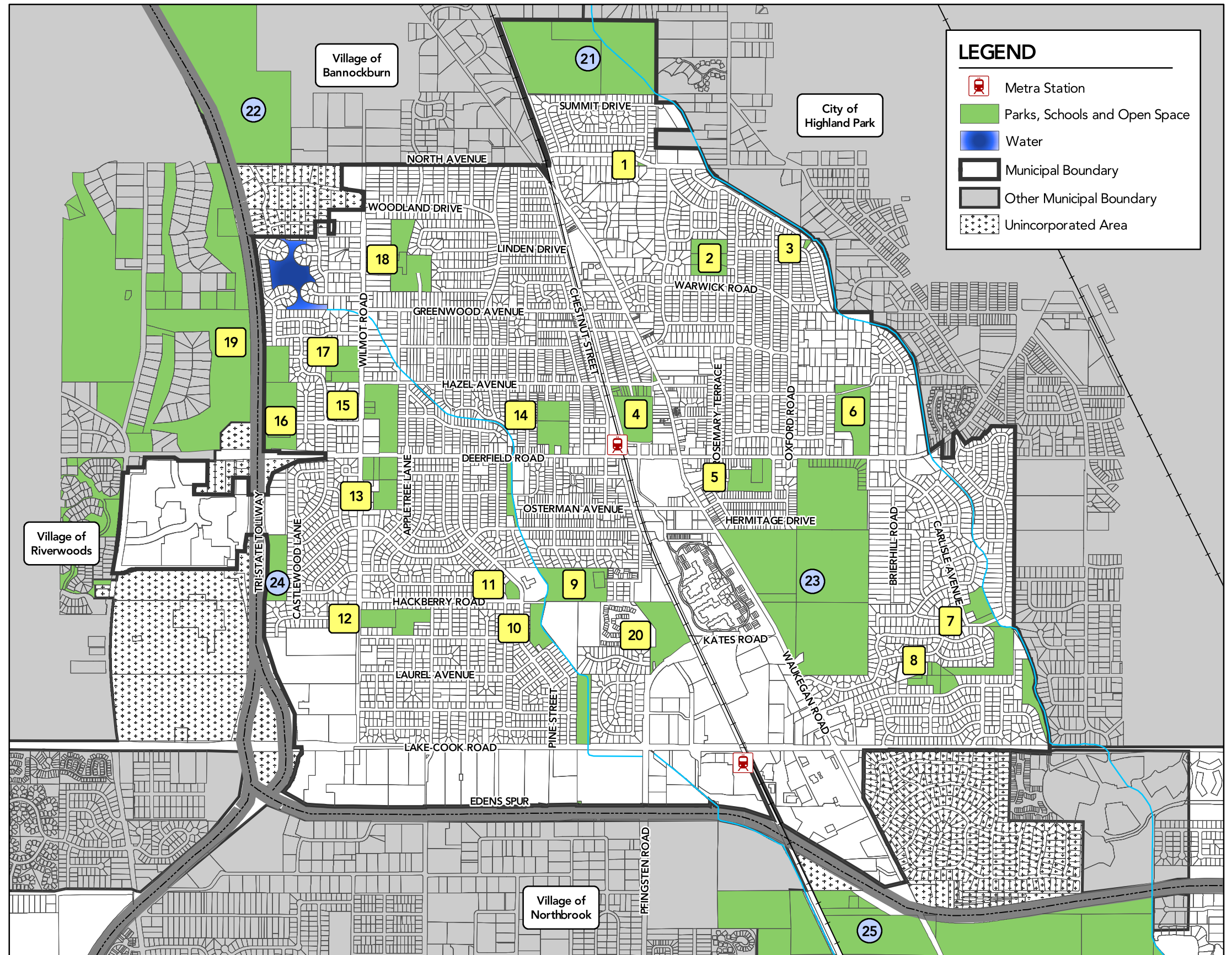


FIGURE 3.8: PARKS AND OPEN SPACE PLAN

DEERFIELD COMPREHENSIVE PLAN

0 0.25 0.5 1 Miles

CAMIROS
SEPTEMBER 2004

Table 3.2: Deerfield Parks

#	Park Site	Location
1	John Blumberg Tot Lot	North Avenue and Portage Pass
2	Walden School & Park	Essex Court and Warrington
3	Cumnor Court Park	Carlisle and Cumnor
4	Jewett Park	836 Jewett Park Drive
5	Kipling School	Deerfield Road and Kipling Place
6	Deerspring Park	200 Deerfield Road
7	Trail Tree Park	Carlisle and Shenandoah
8	Briarwood Park/Briarwood Nature Area	Greenbriar Drive and Eastwood
9	Shepard Middle School & Park	440 Grove Place
10	Keller Park	319 Pine Street
11	Pine Street Park	Pine and Hackberry
12	South Park School & Park	1421 Hackberry
13	Wilmot School & Park	Wilmot and Deerfield Road
14	Maplewood Park	Clay Court and Hazel Court
15	James C. Mitchell Park	Hazel Avenue and Wilmot
16	Caruso Middle School & Clavey Park	1801 Montgomery Drive
17	Jaycee Park	1026 Wilmot Road
18	Woodland Park	Wilmot and School Street
19	Deerfield Golf Club	1201 Saunders (in Riverwoods)
20	Brickyards Park	Kates and Pfingsten

Source: Deerfield Parks Department

Briarwood Country Club is the largest area of private open space in the Village. It is expected to continue to operate as a golf course far into the future.

Goal: *Help protect present recreational and open space areas encourage the acquisition of additional recreation and open space facilities.*

Objectives	Policies
<p>Through land use controls, seek to protect existing and potential recreational space from land uses and development on nearby properties which would decrease the effectiveness or the enjoyment of the recreational space.</p>	<p>Work with the Park District and the local School Districts in whatever way appropriate to keep existing park lands as parks.</p> <p>When feasible, Ensure the provision of adequate parking to meet the demands generated by park activities.</p>
<p>Expand the supply of open space within the Village.</p>	<p>Require incorporation of open space or recreational areas into private development or redevelopment plans.</p> <p>Attempt to secure additional public open space and recreational land in the Village through dedications of land.</p> <p>Work to ensure, where possible, that lands annexed to the Village are simultaneously annexed to the Deerfield Park District.</p> <p>Inform the Park District at the earliest indication of any development plans for land the District has indicated as potential recreational space.</p>

ENVIRONMENTAL RESOURCES

There is a limit to the supply of natural resources available, and every effort should be made to avoid waste of these valuable and necessary resources. The quality of life is greatly improved by open spaces, greenery, clean air and water, and the absence of litter, excessive noise, and uncontrolled signage.

Goal: *Seek to protect and conserve environmental resources.*

Objectives	Policies
<p>Promote recycling.</p>	<p>Provide for efficient collection of refuse and recyclables in the most equitable and economical fashion possible.</p> <p>Continue to provide the single-family homes with curbside recycling and encourage all residents to participate in the program.</p> <p>Publicize the numerous options available to recycle items not picked up under the Village's curbside pickup program.</p> <p>Encourage recycling efforts by existing multiple family developments, office and commercial buildings and institutional uses, and encourage the inclusion of recycling facilities in new developments.</p>
<p>Establish policies regarding energy, water and materials usage in the Village which encourage conservation and discourage waste.</p>	<p>Encourage all public buildings, vehicles, and community facilities to be as energy efficient as practical or economically feasible.</p> <p>Disseminate available information to residents and businesses to encourage voluntary conservation activities.</p> <p>Encourage design professionals to assess future energy costs as part of the development approval process.</p> <p>Discourage unnecessary paving of land to facilitate more natural storm water absorption.</p> <p>Strictly enforce those ordinances relating to air and water pollution, noise, signage, littering and the maintenance of open spaces and green areas.</p> <p>Encourage the reduction in use of hazardous chemicals on Village property and in Village equipment where appropriate.</p>
<p>Encourage the preservation of existing trees and the planting of new ones.</p>	<p>Continue the cost-sharing parkway tree planting program at or above present levels, with a high priority given to replacing trees destroyed by disease.</p> <p>Consider adopting a tree preservation ordinance.</p>

3.7 COMMUNITY FACILITIES

The Village is committed to providing adequate community facilities, establishing high levels of service, ensuring provision of facilities as needed, and coordinating with other units of local government that provide various community services. There are schools, parks, religious institutions, and public spaces throughout the Village. The Northwest Quadrant of the Village Center is viewed as Deerfield's institutional center.

COMMUNITY FACILITIES AND SERVICES

Deerfield has a variety of schools, parks and other public facilities. These are highly valued areas that provide opportunities for public space outside of the Village Center

One of the primary functions of municipal government is to provide those services that can be managed best and most economically on a Village-wide basis. Deerfield's community facilities and services currently include water distribution, police protection, storm and sanitary sewer systems, civil defense, street maintenance, and contracting for the collection of refuse and recyclables. Existing and potential community facilities are identified in *Figure 3.9: Community Facilities Plan*.

Goal: *Maintain community facilities and services adequate to meet the needs of the Village at all stages of its growth and maturity and establish new facilities and services as they are needed or required.*

Objectives	Policies
Provide high quality Village services.	<p>Maintain a high quality and efficient police department to safeguard the lives and property of those who visit, live, or work in Deerfield.</p> <p>Cooperate with all fire protection districts and other agencies to ensure high quality emergency service that provides adequate warning of dangers and serves the Village in times of emergencies.</p>
Ensure the continued high quality maintenance of the water and sewer lines.	<p>Ensure that an adequate system for the supply and storage of safe water is always available to Deerfield residents, while also seeking to avoid waste in the use of this valuable resource.</p> <p>Explore new, alternative sources of water so as to guarantee an adequate supply and distribution of water at a competitive price.</p>
Protect public and private property in the Village against flooding.	<p>Maintain the storm sewer system and make those improvements required to bring the entire system up to the ten year storm level.</p> <p>Cooperate with surrounding municipalities, the Lake County Stormwater Management Agency, the Northeastern Illinois Planning Commission, and other related regional, state and federal agencies in the establishment and maintenance of storm water retention basins to protect the Deerfield area.</p> <p>Work with the drainage districts and other public or private groups to see that the drainage ditches are kept clean and free flowing.</p> <p>Enforce all Federal Emergency Management Agency (FEMA) regulations in Special Flood Hazard areas.</p> <p>Implement those activities necessary to allow the Village to qualify for lower insurance rates under the Insurance Service Office (ISO)/Community Rating Service (CRS) program.</p>

Continued...

Objectives	Policies
Ensure that all Village-owned property contributes to a positive community image.	Continue to landscape all Village-owned areas including rights-of-way, increasing, where possible, the amount of trees, shrubs and plantings in these areas. Encourage participation in the Village's 50/50 tree planting program.
Provide appropriate locations for telecommunications antennae and other utility facilities.	Require telecommunications providers and other private utility providers to explore the location of facilities on public lands in order to exert local control and as a revenue source.

DEERFIELD PUBLIC SCHOOLS

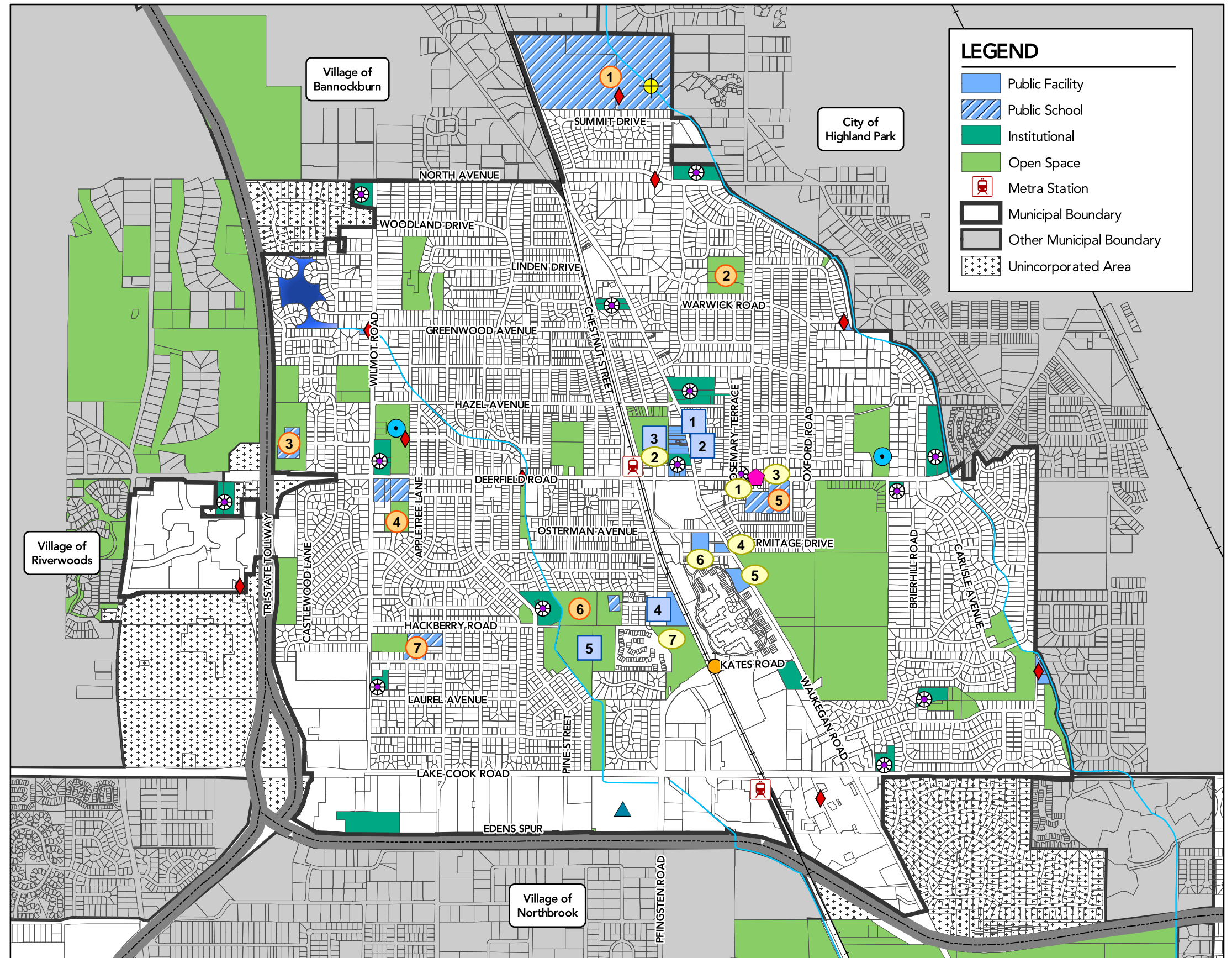
- 1 Deerfield High School
- 2 Walden Elementary
- 3 Caruso Middle School
- 4 Wilmot Elementary
- 5 Kipling Elementary
- 6 Shepard Middle School
- 7 South Park Elementary

VILLAGE FACILITIES

- 1 Deerfield Library
- 2 Village Hall
- 3 Deerfield Police Department
- 4 Deerfield Public Works Facility
- 5 Sewage Treatment Plant
- Improved Bicycle Bridge
- Swimming Pool
- Water Tower
- Reservoir
- Pumping / Lift / Flow Station - Water or Sewer
- Future Public Facility

OTHER PUBLIC FACILITIES

- 1 West Deerfield Township Offices
- 2 Deerfield Park District Offices
- 3 Deerfield Public Schools District 109 Offices
- 4 Deerfield Cemetery
- 5 Deerfield-Bannockburn Fire Protection District
- 6 United States Post Office
- 7 Senior Center
- Place of Worship



LEGEND

- Public Facility
- Public School
- Institutional
- Open Space
- Metra Station
- Municipal Boundary
- Other Municipal Boundary
- Unincorporated Area

FIGURE 3.9: COMMUNITY FACILITIES PLAN



INTERGOVERNMENTAL COOPERATION

There are many advantages to smaller units of government such as those serving Deerfield, not the least of which are increased local control and the greater accessibility of public servants. However, the greater the number of separate governments serving an area, the greater the chance of the duplication of services, uncertain or overlapping areas of responsibility, and the wasting of tax dollars. By cooperating with the other governments in the Deerfield area, the Village will seek to lessen or eliminate these problems.

Goal: *Cooperate with the other governmental bodies in and surrounding Deerfield in order to obtain the highest quality service for Deerfield residents in the most cost-efficient manner.*

Objectives	Policies
Establish and maintain partnerships with other local taxing districts to facilitate intergovernmental planning.	Regularly convene an intergovernmental forum including the school districts, park district, library district, fire protection district and township to share ideas and identify opportunities for cooperative programs, projects and land use.
Seek to avoid duplication of services, uncertain or overlapping areas of responsibility, and the wasting of tax dollars.	
Involve other local taxing districts in development decisions that may affect them.	<p>Inform the Park District at the earliest indication of any development plans for land the District has indicated as proposed recreational space.</p> <p>Inform the School Districts and Park District at the earliest indication of any development plans adjacent to existing or proposed School or Park District property.</p> <p>Require a land donation so as to adequately address the impact of any new development or redevelopment on the Village's schools, parks, library, fire and police protection services, and on any other governmental units.</p>

Continued...

<p>Develop and maintain strong working relationships with neighboring municipalities, county, regional, state and federal agencies in order to further the Village's objectives.</p>	<p>Inform surrounding municipalities of any petitions for rezonings, special uses, or subdivisions of land within 1,000 feet of their boundaries and encourage reciprocal treatment.</p> <p>Cooperate with state and federal agencies as well as neighboring municipalities regarding responsible environmental action.</p>
--	---

3.8 TELECOMMUNICATIONS INFRASTRUCTURE

The scope of telecommunications infrastructure includes, but is not limited to, cables, broadcast and receiving antennae along with their supporting ground electronics and power supplies, antenna towers, and terminal junction and amplifier cabinets. Recent telecommunications infrastructure includes such innovations as fiber optic cable and cell towers, that allow analog or digital transmission of voice, data and video/graphics. The provision of easements for the necessary communications infrastructure should be well thought out and carefully planned. The Village reserves the right to provide reasonable access to telecommunications providers within public rights-of-way, consistent with Federal Communications Commission (FCC) rules and regulations.

Deerfield must plan for and manage the incorporation of an infrastructure that supports this growth into the physical context of the Village.

Goal: *Accommodate telecommunications infrastructure in a manner that protects the interests of the Village.*

Objective	Policies
<p>Monitor telecommunications infrastructure activity in and adjacent to the Village in order to manage and coordinate effective use of space on, above and below public property.</p>	<p>Require all current and future telecommunications suppliers and vendors to provide "as built" information for all physical infrastructure facilities on public property.</p> <p>Require all current and future telecommunications suppliers and vendors to provide as much advance notice as practical defining future projects.</p> <p>Assist potential users of publicly owned space in the evaluation of studies for new telecommunications infrastructure.</p>

Continued...

Objective	Policies
<p>Involve all local governmental units in the planning and evaluation of telecommunications use and needs.</p>	<p>Maintain an ongoing exchange of information about telecommunications needs, performance and plans with other units of local government.</p> <p>Work with adjacent communities to develop a consistent approach to working with vendors and suppliers.</p>
<p>Seek to minimize the visual impact of telecommunications infrastructure, particularly in or adjacent to residential areas.</p>	<p>Require that all forms of cables carrying information be buried in public rights-of-way.</p> <p>Encourage unobtrusive innovative antenna structure designs.</p> <p>Encourage aesthetically pleasing telecommunication facilities.</p>
<p>Anticipate future land use needs for telecommunications infrastructure.</p>	<p>Promote cooperation and co-location of facilities among vendors.</p> <p>Identify preferred general locations within the Village for antennas, towers and ground support equipment. Require substantial evidence that no public sites are appropriate.</p> <p>Public sites are preferred locations for telecommunications facilities.</p>
<p>Consider the creation and maintenance of facilities that might be owned and leased by the Village, but used by multiple vendors or suppliers.</p>	<p>Minimize the disruption within the community by encouraging the consolidation of telecommunications facilities.</p> <p>Minimize potential interference with and harm to, existing utilities by careful planning, management and control.</p>

3.9 COMMUNITY APPEARANCE

One of Deerfield’s greatest assets as a community is its visual character, which can be described in terms of abundant greenery and the appearance of spaciousness, even in the multi-family and non-residential districts

Goal: *Preserve and enhance the attractiveness of the Village.*

Objectives	Policies
<p>Establish and maintain high standards for design, maintenance and landscaping of publicly owned properties and buildings.</p>	<p>Work to eliminate overhead wires and cables along major arterial streets.</p> <p>Continue to implement the streetscape plan for signage, greenery, lighting, street furniture, paving, color, and other aesthetic considerations within the Village Center and encourage the plan’s use by private property and business owners.</p>
<p>Encourage high quality architectural and site design and landscaping in private developments.</p>	<p>Encourage the maintenance of existing trees and shrubbery throughout the Village.</p> <p>Maintain strict enforcement of the Village sign regulations.</p> <p>Encourage all property owners to provide and retain as much landscaping as possible, including trees and shrubbery, on their properties.</p>

Continued...

Objectives	Policies
Improve maintenance of public and private property.	Encourage maintenance of the line of heavy shrubbery and trees along the east side of Waukegan Road from Oakmont Drive to the Village Center, and along the south side of Deerfield Road from just east of Kipling Place to Brierhill Road. Require property owners to maintain fences along Lake Cook Road and maintain subdivision gateways.
Enhance the Village's identity as a well-landscaped community.	Require the provision of new plantings along the railroad to enhance the aesthetics of the area and to act as sound barriers for nearby properties. Encourage organizations, schools, businesses, and individuals to beautify the Village, particularly at the entrances to the Village.
Establish a strong, recognizable community identity at major gateways and along major traffic corridors.	Incorporate the official Village logo in appropriate locations.

4. SUBAREA PLANS

- 4.1 VILLAGE CENTER SUBAREA**
- 4.1.A NORTHWEST QUADRANT MASTER PLAN**
- 4.1.B NORTHWEST QUADRANT GUIDING CONCEPTS**
- 4.2 LAKE COOK/WAUKEGAN BUSINESS DISTRICT**
- 4.3 LAKE COOK ROAD CORRIDOR**
- 4.4 DEERFIELD ROAD CORRIDOR**
- 4.5 NORTH WAUKEGAN ROAD GATEWAY**
- 4.6 BRIARWOOD COUNTRY CLUB**
- 4.7 HOVLAND**
- 4.8 SOUTH OF LAKE COOK ROAD**
- 4.9 LASALLE AND SURROUNDING PARCELS**

4. SUBAREAS

This chapter of the Comprehensive Plan provides more detailed land use policies and guidance with respect to the parts of the Village that are most likely to change, where the Village wishes to provide direction for improvements, or where potential change would have the most dramatic impact on Deerfield's character. In Deerfield's previous comprehensive plans, such areas were known as Possible Development Areas (PDA), and generally described vacant sites that could be developed. In this document, they are called subareas, and set forth land use and development policies for improved property that may be redeveloped in the future and recommendations for improvements to the Lake Cook Road and Deerfield Road corridors.

4.1 VILLAGE CENTER SUBAREA

The following goals seek to achieve the intent of the Village to maintain the Village Center* as the governmental, recreational, cultural, and visual center of Deerfield.

Meet Institutional Needs.

1. Village Hall should be expanded, preferably on its current site, to meet current space needs. The northwest quadrant of the Village Center should remain as the primary institutional quadrant.
2. The Park District is encouraged to acquire residential property along Hazel Avenue in accordance with its current policy.
3. An exterior public gathering space should be developed in a suitable location.

Improve Circulation.

4. Ensure adequate and safe access to parking areas in the interior of the northeast quadrant.
5. Curb cuts on Deerfield and Waukegan Roads should be eliminated where practical.
6. Work with the Illinois Department of Transportation (IDOT) and adjacent property owners to reconfigure the Hazel, Elder, Waukegan intersections so there is one set

of traffic signal instead of two. Any new access road to Jewett Park from Hazel Avenue should be coordinated with plans for reconfiguring this intersection.

7. Establish a pedestrian/bikeway link between Hazel and the institutional facilities in the quadrant.
8. Create landscaped pedestrian access to parking in the Northeast Quadrant.
9. Traffic-calming techniques should be incorporated into the internal access drives serving the various Village Center quadrants.

Ensure Adequate Parking. Additional parking is particularly needed in the Northwest Quadrant to meet existing and anticipated future parking demand.

10. Options include expanding the recreation center parking lot.
11. Use a portion of the former Lindemann's property for public parking.
12. Re-stripe Park Avenue for additional on-street parking.
13. No additional retail should be considered for the northwest quadrant. Any future development in the quadrant should be restricted to those uses that can demonstrate that adequate parking will be provided.

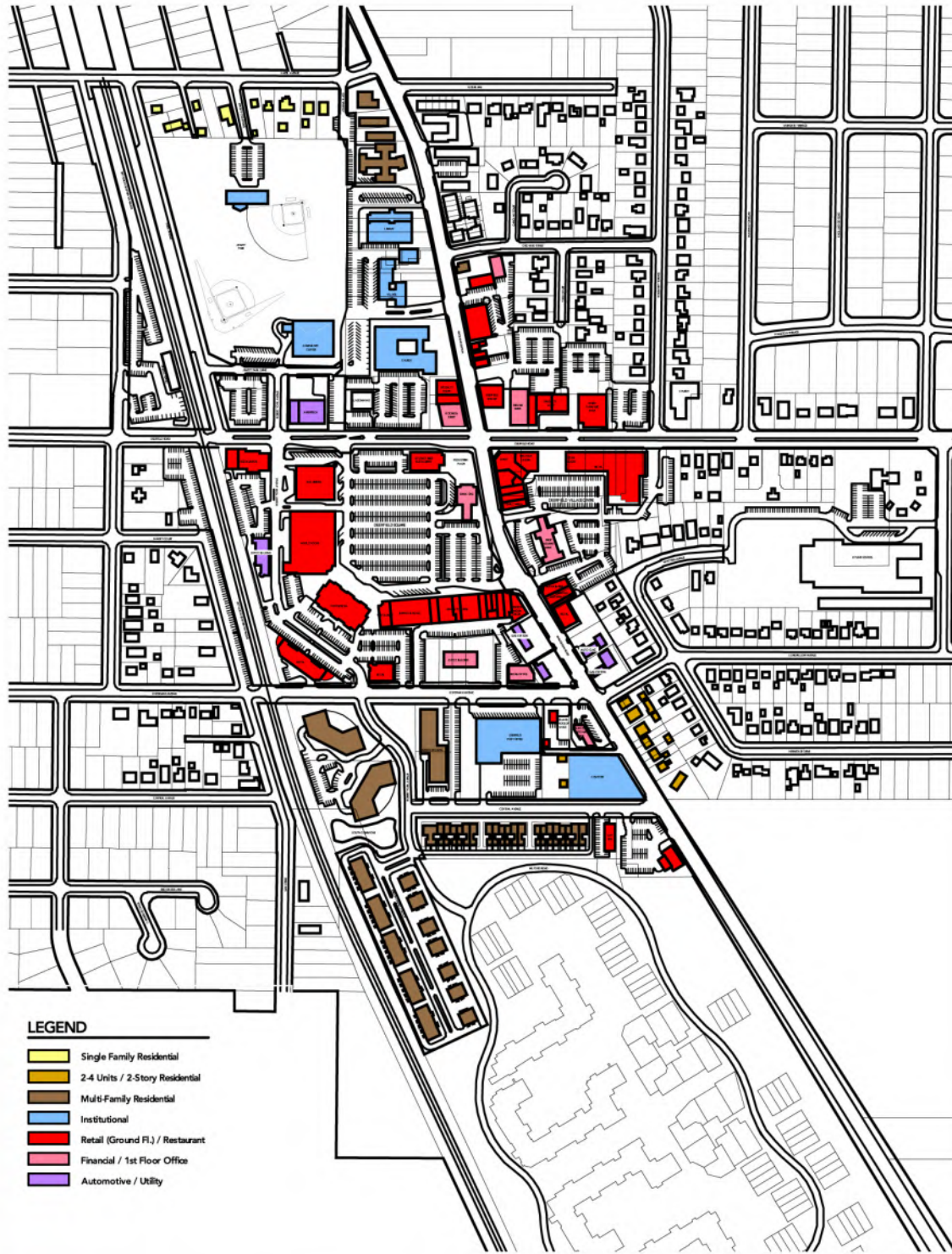
Enhance Visual Character. An attractive physical environment is an important element of a successful Village Center.

14. Make Deerfield Road more pedestrian friendly by widening sidewalks on the north side of Deerfield Road.
15. Require the elimination of unnecessary curb cuts in the Northeast Quadrant as part of future development projects.
16. Existing green space at key corners should be maintained.
17. New green space elements should be developed in appropriate locations.

Guide Private Redevelopment.

18. The Village's redevelopment objectives include the enhancement and expansion of active retail frontage on Deerfield and Waukegan Roads and provision of opportunities for commercial/residential mixed use development in the other areas of the Village Center but not in the northwest quadrant.
19. Façade and site improvements to existing buildings will be encouraged throughout the Village Center.
20. The Village will support efforts to improve the appearance of the SBC building through façade improvements or redevelopment that incorporates necessary telecommunications functions and presents an attractive street frontage on Deerfield Road.
21. The Waukegan Road frontage south of Longfellow Avenue represents an opportunity for residential redevelopment.
22. The southwest corner of Waukegan Road and Osterman Avenue also represents a future redevelopment opportunity. The alley to the north of the cemetery should be abandoned to facilitate consolidation and redevelopment.

The development pattern of the Village Center Subarea is shown in Figure 4.1 Existing Land Use Village Center Subarea. The major guiding principles for the Village Center Subarea are shown in Figure 4.2 Village Center Subarea Plan.



- LEGEND**
- Single Family Residential
 - 2-4 Units / 2-Story Residential
 - Multi-Family Residential
 - Institutional
 - Retail (Ground Fl.) / Restaurant
 - Financial / 1st Floor Office
 - Automotive / Utility

FIGURE 4.1
EXISTING LAND USE
VILLAGE CENTER PLANNING AREA

DEERFIELD COMPREHENSIVE PLAN

DEERFIELD, ILLINOIS

SEPTEMBER 2004
 SCALE: N.T.S.



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Planning, Survey, Economic Development, Landscape Architecture
 411 South Park Street, Chicago, Illinois 60607 Phone 312.532.1011

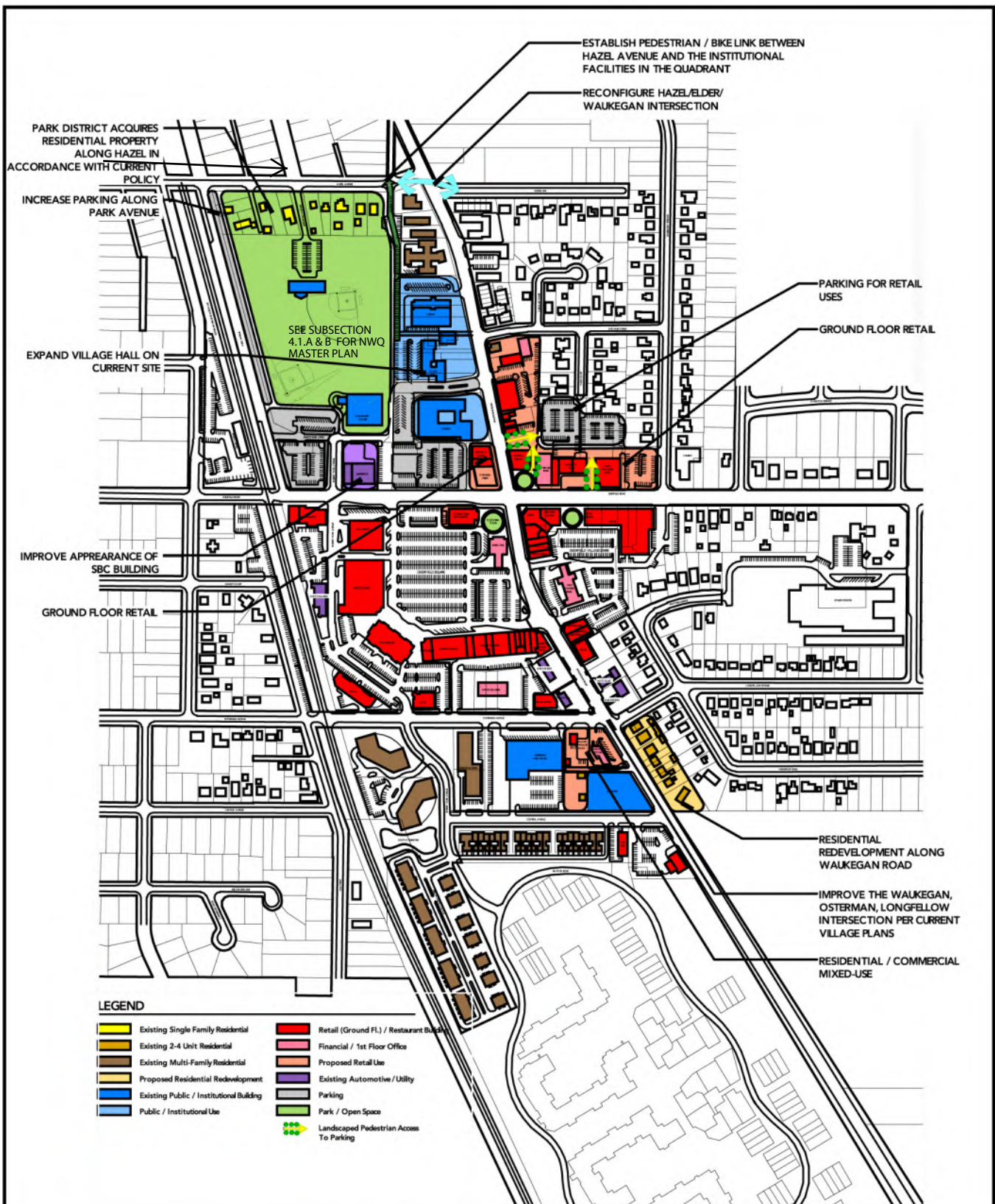


FIGURE 4.2
VILLAGE CENTER SUBAREA PLAN

4.1.A NORTHWEST QUADRANT MASTER PLAN

(Ordinance 0-16-27, dated October 17, 2016)

Goal: Transform the Northwest Quadrant into the cultural centerpiece of Deerfield.

Objectives:

1. Maintain the cluster of related civic assets and destinations. Incorporate compelling, new and compatible destinations and features.
2. Invite and engage pedestrians, and accommodate motorists.
3. Create a series of visually stunning experiences.

Design Criteria:

1. Conveniently walkable
2. Barrier-free connectivity
3. Extremely attractive
4. Reliably safe
5. Environmentally friendly
6. Fiscally responsible/phased
7. Respectful and neighborly
8. Reasonably maintained
9. Reliably durable
10. Fully integrated between users

Master Plan D, Interim Master Plan D-1, and the alternative parking studies will serve as concepts for the advisory comprehensive design plan for the northwest quadrant of the Village Center as the various entities make improvements to their properties in future years.

VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Preferred Plan D

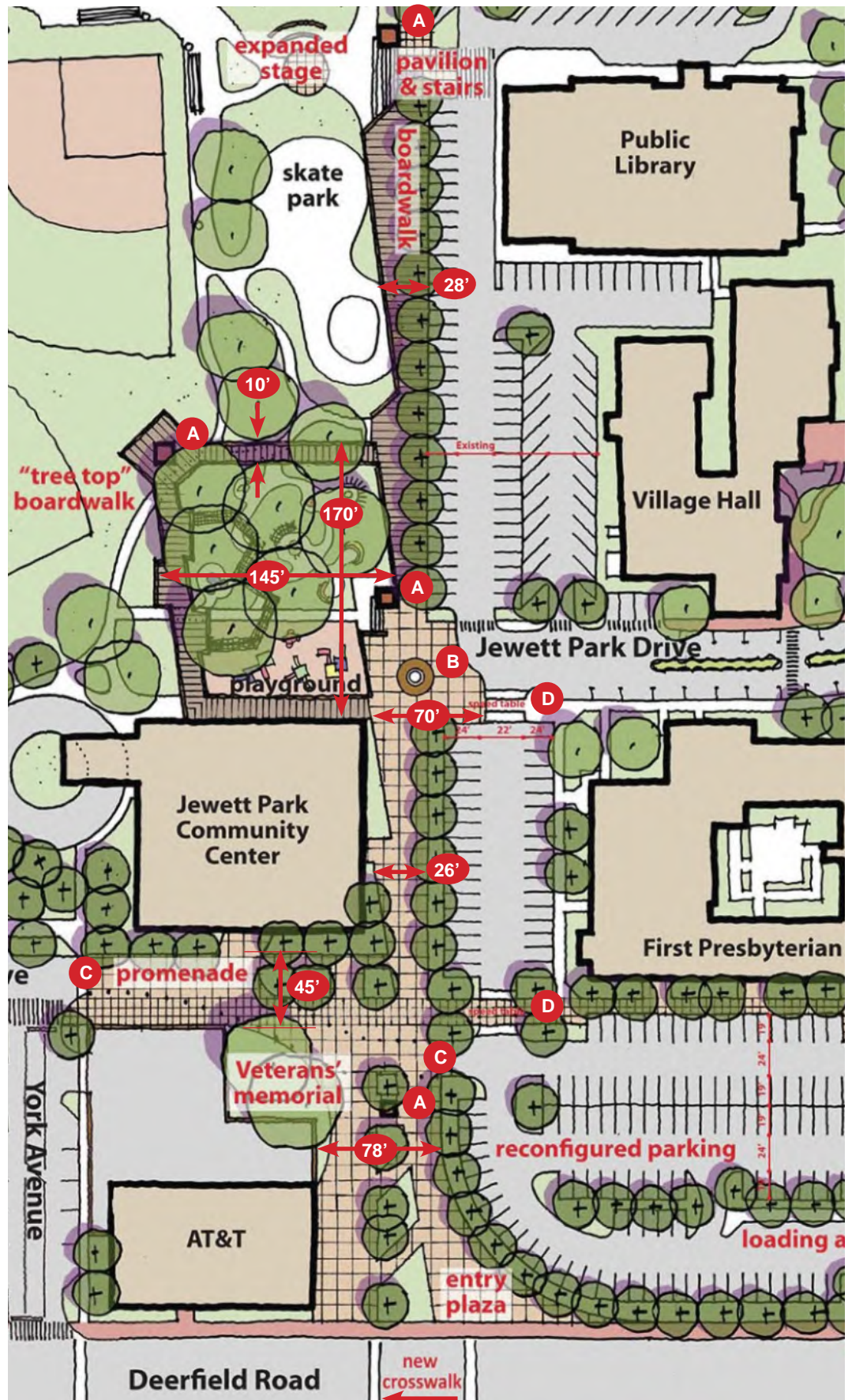


MASTER PLAN D

Entry Plaza /
Boardwalk /
Tree Top Boardwalk
Enlargement

The Entry Plaza, Boardwalk, and Tree Top Boardwalk are key design features of the Master Plan. Dimensions are provided to assist with understanding the proposed scale for these areas. Dimensions shown are based on aerial photography and are conceptual in nature. Additional features are noted on the plan and below:

- A** Tower Features along the walkway and boardwalk provide orientation and wayfinding.
- B** Focal Feature at the west terminus of Jewett Park Drive includes a fountain and/or sculpture.
- C** Promenade Area may be temporarily closed to vehicular traffic via removable bollards to support community events.
- D** Speed Tables within the parking lot include raised textured surfacing to reinforce pedestrian routes between the Church and Jewett Park.

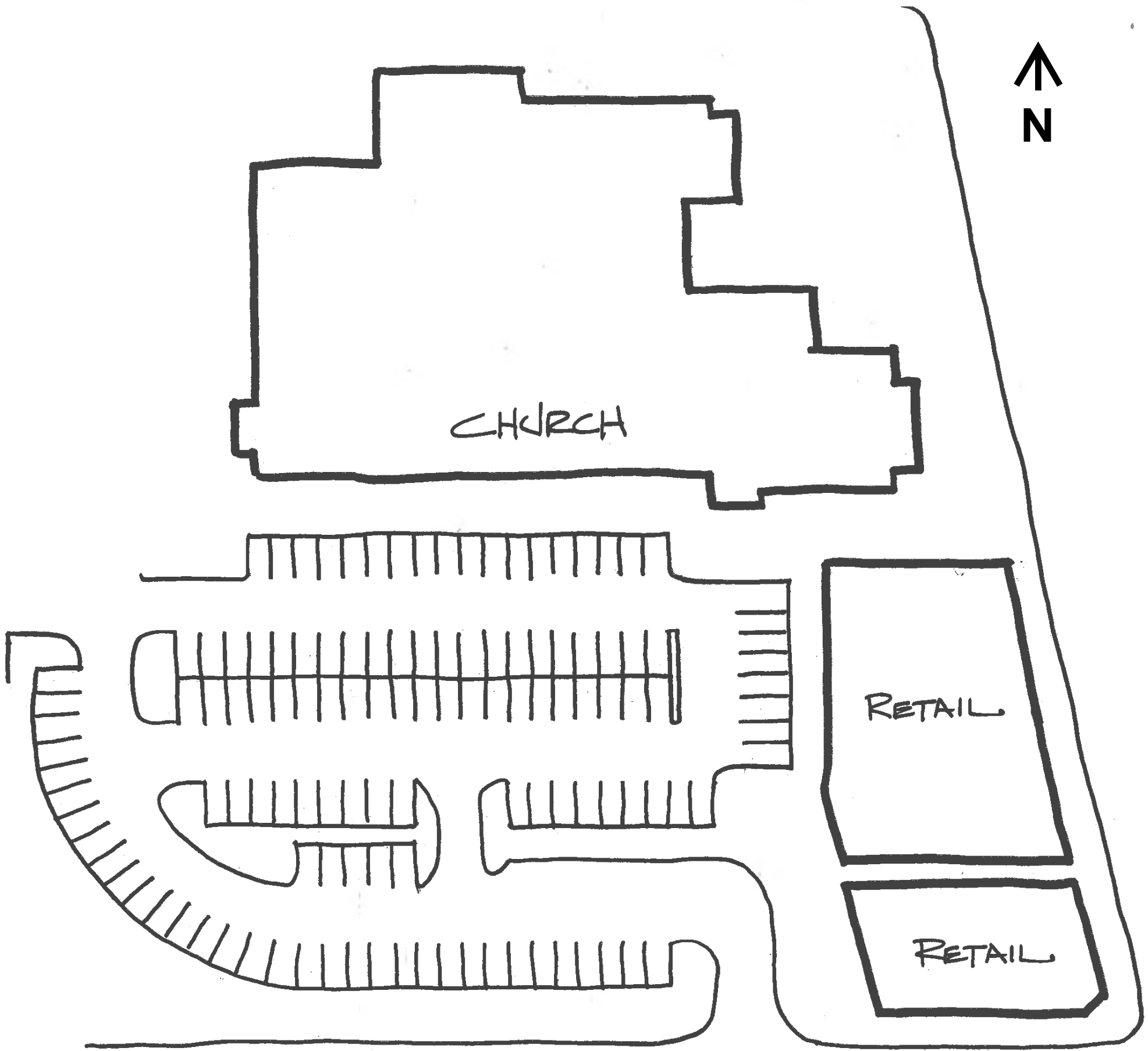


VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Interim Plan D1



ALTERNATIVE PARKING STUDY PLAN - FIORINI



4.1.B NORTHWEST QUADRANT GUIDING CONCEPTS - NWQ STAKEHOLDER WORKING GROUP 7/26/16 REPORT

(Ordinance 0-16-27 dated, October 17, 2016)

Ordinance 0-16-27 amended Section 4.1 ("Village Center Subarea") of Article 4 ("Subareas") of the Comprehensive Plan of the Village to add the Northwest Quadrant Master Plan (Preferred D and Interim Plan D1) and certain alternative parking study plans as Subsection 4.1.A of Section 4.1 of the Comprehensive Plan, except that said plans shall not apply to the southeast corner of the northwest quadrant. It was further specified that the Northwest Quadrant Master Plan and alternative parking studies approved as part of the Village Center subarea plan shall be considered conceptual only as to the southeast corner of the northwest quadrant, and shall not be considered binding land use guidance for the southeast corner of the northwest quadrant pending further study of traffic movement and parking within the southeast corner of the northeast quadrant. The areas of concern with respect to the southeast corner of the northeast quadrant as depicted in the Northwest Quadrant Plan, are that traffic movement and parking within that part of the northwest quadrant need to be further addressed and specified in future Northwest Quadrant Master Plan amendments and/or in future development plans for land in the southeast corner of the northwest quadrant. It was also recognized that the General and Specific Provisions of the Northwest Quadrant Stakeholder Working Group 7/26/16 Report as Subsection 4.1.B of Section 4.1 of the Comprehensive Plan should have priority when considering vehicular movement and parking within the southeast corner of the northwest quadrant.

Introduction

Following presentation of the proposed Comprehensive Plan amendment for the Northwest Quadrant of the Village Center to the Village Board on February 16, 2016, the Village Board directed that discussions with other NWQ stakeholders take place. A working group of stakeholder representatives met several times to discuss concerns and preferences, while being mindful of the need to improve pedestrian safety and reduce driver confusion in the eastern portion of the NWQ. The working group also agreed that the campus-like sharing of parking and pedestrian access should continue, including

these uses of the Village property on the north side of Deerfield Road, south of the First Presbyterian Church.

To that end, the NWQ Working Group recommends that a Comprehensive Plan Amendment for the NWQ be considered and approved that provides the following:

General Provisions:

Support and Enhance Existing Uses in the NWQ

Conveniently walkable

Attractive

Reliably safe

Environmentally friendly

Fiscally responsible

Respectful and neighborly

Reasonably maintained

Specific Provisions:

- A) Prepare a Joint Use Agreement executed by all stakeholders stating each's contributions, commitments and responsibilities and support for implementation, operation and maintenance; the agreement should acknowledge the value of various types of contributions, including property, construction costs, maintenance costs and the value of supporting services. The agreement should also endeavor to identify stakeholder contributions, list expected stakeholder costs and benefits and include a projected timeline for the implementation of improvements;
- B) Encourage and facilitate on-going communication between and among the NWQ stakeholders concerning site planning and operations, respecting the interconnection of parcels and the shared use of access, parking and other resources. An annual meeting and regular meetings as design development proceeds should be held to facilitate on-going communication;
- C) Improve safety, accessibility and lighting for pedestrians along and across Jewett Park Drive between Robert York Avenue and the Village Hall and Church sidewalks, in the Church lot, and in the Village lot. Provide safe pedestrian access between the Community Center and the Library;

- D) Improve safety for vehicles and pedestrians at all intersections;
- E) Provide an interior two-way drive aisle on Jewett Park Drive;
- F) Provide safe and usable vehicle access to/from Deerfield Road, that does not encourage cut-through traffic looking to avoid Waukegan and Deerfield Roads;
- G) Provide parking space layout that is efficient, orderly and conveniently usable, providing: up to 3-hour customer/visitor spaces; longer term employee spaces, drop-off service on the south and west sides of the Church; continues existing shared use arrangements; meets the routine parking needs of the stakeholders; and provides overflow spaces for stakeholder special events.
- H) Provide visual "lead into" Jewett Park and consider raised (tree top) walk system and overlook above preschool playground;
- I) Provide a pre-school drop-off on east side of Community Center with unimpaired sight lines from drop-off vehicles to pre-school entrance door and retain the drop off on the west side;
- J) Allow for the eventual transformation of the private parking lot and private driveway west of the commercial properties to be repurposed by the owner to offer a more pedestrian friendly space with potential access offered to the commercial properties who do not currently have access to this space;`
- K) Develop a written/formal agreement between the Village and the Church for the redesign, exchange and use of Church owned property, existing easement and adjoining Village property;
- L) Provide F and M Property Holdings controlled parking spaces in the Village lot for any lost elsewhere;
- M) Provide to be determined number of parking space passes for Park District employees for use in Village lot;

- N) Provide to be determined number of parking space passes for Church/Christian Beginnings employees for use in Village lot;
- O) Provide to be determined number of parking space passes for Library employees for use in Village lot;
- P) Provide to be determined number of parking space passes for F and M Property Holdings shop space employee use in Village lot;
- Q) Provide to be determined number of parking space passes for Taxman shop space employee use in Village lot;
- R) Provide access for mid-range length delivery trucks (not 50 or 53-foot semi's) and emergency vehicles;
- S) Relocate overhead utilities underground;
- T) Provide for refuse/recycling corrals for the Church, F and M Property Holdings and Taxman property in Village lot;
- U) Apply and demonstrate sustainable and environmentally friendly techniques and systems where appropriate, incorporating recognition of cost-effectiveness and relative ease of maintenance;
- V) Develop written/formal use agreement between the Village and Park District for a redesign of Park Avenue.
- W) Develop written/formal use agreement between the Village and Park District, working in conjunction with the Deerfield American Legion or other appropriate military veterans' organization, if a relocation or redesign of the Veterans' Memorial is pursued.

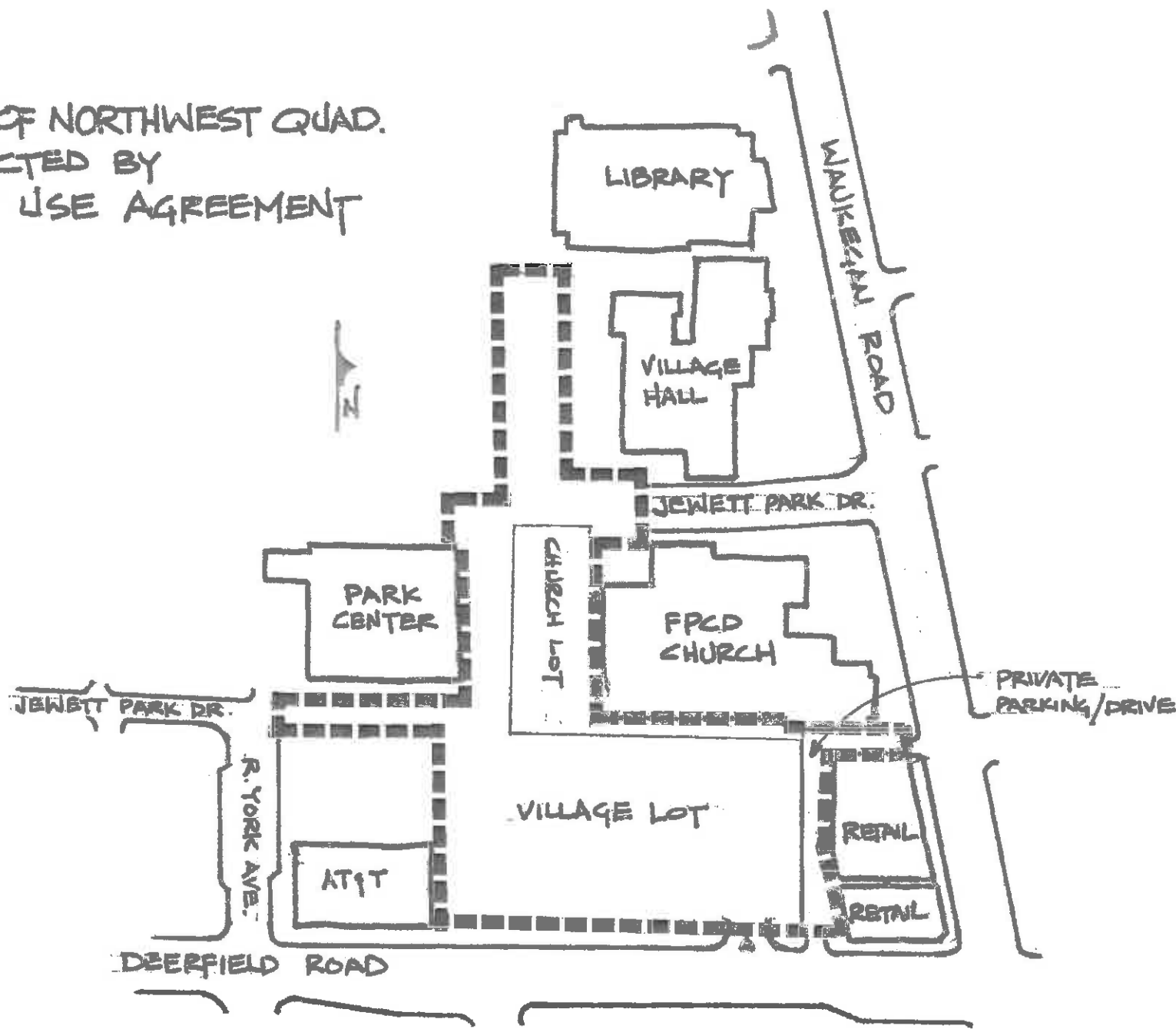
Next Steps:

Village installs right-in/right-out drive entrance on Deerfield Road to and from the Village Lot as part of Deerfield Road reconstruction project and provides temporary striping to direct changed traffic pattern inside the lot. The design of temporary striping will support the criteria in G and J above.

Pursue use of AT&T parking spaces for Park District regular weekday employee parking.

Perform professional traffic counts since the Library is now fully operating, the curb cut on Deerfield Road has been installed, and the majority of the impactful work on the Deerfield Road reconstruction project has been completed.

AREA OF NORTHWEST QUAD.
IMPACTED BY
JOINT USE AGREEMENT



4.2 LAKE COOK/WAUKEGAN DISTRICT

Located on the boundary of Lake and Cook Counties, the Lake Cook/Waukegan District includes the commercial and office developments around the Lake Cook and Waukegan Road intersection, extending west to the Metra tracks, and north to Kates Road.

Access to individual properties and businesses is accommodated through a system of private roads, internal drives and parking lots. Private roads and access drives are likely to remain the primary circulation routes. Because of the importance of Waukegan and Lake Cook Roads to the regional transportation system, it is unlikely that new traffic signals to serve existing or future uses in the Lake Cook Waukegan District will be approved. Consequently, shared traffic signal access will be critical to the long term success of the Lake Cook/Waukegan District as traffic volumes continue to increase.

Some of the development in this subarea is relatively new, representing a substantial investment and making a significant contribution to the local property and sales tax base. However, there are two areas where change is likely. Immediately north and west of the Lake Cook/Waukegan Road intersection is a mix of small-scale commercial and industrial uses that are difficult to access given the current level of traffic. The other portion of the subarea with redevelopment potential is the northeast corner of the intersection, which contains a gas station, tire store and the Cadwell's Corners shopping center.

The Lake Cook Waukegan District should be encouraged to evolve in accordance with the following objectives and development policies.

1. Preferred Uses. Retail, service, commercial and office uses are the preferred land uses for the Lake Cook/Waukegan District. Existing limited industrial uses should be allowed to remain.
2. Circulation System. The Village will work with private property owners to establish a circulation system and signage program to enable shoppers and other visitors to access primary and secondary destinations and to develop shared parking facilities that are oriented to the internal circulation system.

3. Traffic Flow. In order to accommodate regional traffic volumes and keep Lake Cook and Waukegan Roads traffic flowing smoothly, the Village will work with Cook County and IDOT to coordinate traffic movements and undertake needed intersection improvements. The Village supports Cook County's plans to widen Lake Cook Road to three traffic lanes in each direction between Pfingsten and Waukegan Roads.
4. Improve Access. Encouraging and/or requiring cross-access easements between individual properties will help to keep unnecessary local traffic off of Lake Cook and Waukegan Roads.
5. Minimize Curb Cuts. Reducing the number of curb cuts along Lake Cook and Waukegan Roads will help to improve safety and traffic flow and should be incorporated into Cook County's improvement plans. This may necessitate consolidation and redevelopment of existing parcels and improving cross-access between existing developments.
6. High Quality Development. Recent office development in the Lake Cook/Waukegan Business District features high quality materials and attractive landscaping. Continuation of this type of development is strongly desired in order to enhance an attractive and positive community image. The Village will encourage reinvestment in or redevelopment of obsolete uses to improve the overall quality and development of the area. The Village will also work with private property owners to improve the image of the area as a regional shopping destination and employment center.
7. Sufficient Parking. Because there are no adjacent areas suitable for absorbing overflow parking, each development proposal will be carefully considered to ensure that sufficient parking is provided.

4.3 LAKE COOK ROAD CORRIDOR

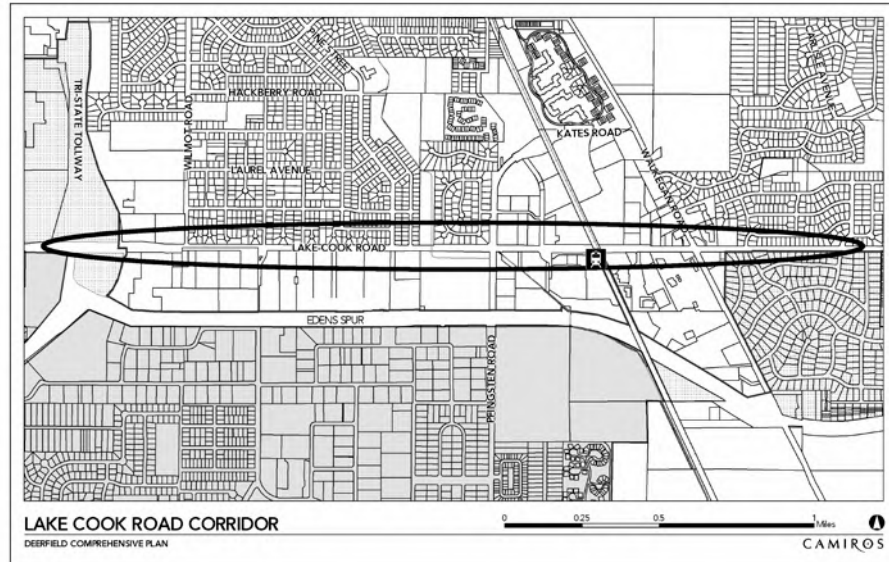


Figure 4.4: Lake Cook Road Corridor

Lake Cook Road is a designated Strategic Regional Arterial that links the Edens Expressway (I-94) and I-290 (Route 53). It carries at least two lanes of traffic in each direction through Deerfield and has the highest traffic volumes of any arterial in the Village. Traffic congestion has been identified as one of the major problems along the corridor, and one that has worsened over the past decade.

Because of the number of motorists who travel the Lake Cook Road corridor each day, this corridor establishes Deerfield’s identity for many. The Lake Cook/Waukegan intersection, the viaduct under the Metra tracks and office development south of Lake Cook Road and at the Lake Cook/Wilmot Road intersection establish the corridor as a major commercial center, but one with limited direct access to Lake Cook Road. The residential neighborhoods along the corridor are oriented away from Lake Cook Road. The fences that screen these areas form blank walls that say little about Deerfield’s image as a community.

The land uses along the Lake Cook Road corridor are primarily office and commercial in nature. Most of the parcels along the south side of the corridor are large-scale retail or office developments that serve the region as major employment centers. These developments are set back from Lake Cook Road, allowing substantial landscaping along the Lake Cook Road frontage.

The Village's development policy is to reserve land south of Lake Cook Road for non-residential uses. The primary rationale for this policy is to promote a sense of community among residents through the sharing of common school districts. However, certain institutional and non-traditional residential uses that are not expected to generate a significant number of school children may be compatible with non-residential uses in the area. Examples of such uses include hotels, extended stay lodging facilities, residential assisted living facilities for the elderly, continuing care retirement communities, and luxury multi-family rental apartment communities. Such uses may be considered on a case by case basis as Special Uses in a Planned Unit Development where the compatibility of such uses with surrounding uses can be evaluated under Planned Unit Development approval criteria.

Recommendations for the Lake Cook Road corridor are primarily directed toward improving the visual image of the corridor as viewed from the automobile. Specific improvement objectives include the following:

1. Sidewalks. Work with Cook County and private property owners to ensure that sidewalks are provided along the entire length of Lake Cook Road. A priority area is the north side of Lake Cook Road from Waukegan Road to Carlisle Avenue, where they are lacking.
2. Fences. Encourage property owners to maintain fences along Lake Cook Road.
3. Utilities. Encourage the undergrounding of utilities along Lake Cook Road.
4. Gateways and Streetscape Enhancements. The Village will work with Cook County and private property owners to ensure that the appearance of the Lake Cook Road corridor continues to improve through the construction of gateway features and streetscape enhancements in strategic locations. Priority locations include:
 - Landscaped Village gateway at the northeast corner of Lake Cook and Saunders Road, to be developed following annexation to the Village.

- Raised planters on the mountable Lake Cook Road medians over the Tollway.
- Aesthetic improvements and/or landscape enhancement of the length of Lake Cook Road including the underpass at the Metra tracks.

5. *Traffic Management.* Work with surrounding communities, Lake and Cook Counties, the Lake Cook Traffic Management Association (TMA) and regional and state agencies to help control development along Lake Cook Road and prevent undue congestion or excessive traffic generation affecting Deerfield. Encourage private efforts to reduce traffic congestion through the use of staggered work hours and other techniques.

4.4 DEERFIELD ROAD CORRIDOR

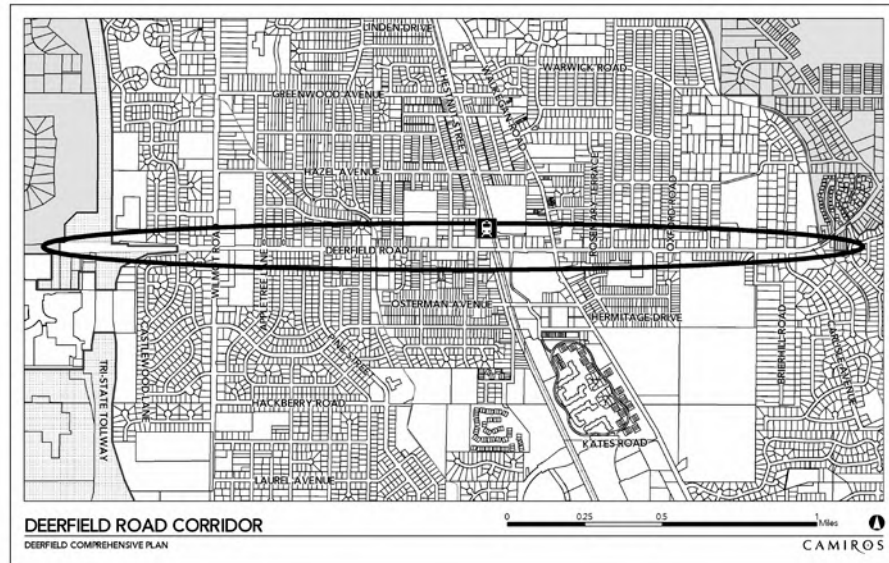


Figure 4.4: Deerfield Road Corridor

The Deerfield Road Corridor is an integral part of the Village's circulation system, serving as a major thoroughfare for residents and others traveling to destinations within the Village. However, Deerfield Road does not experience the same traffic volumes as Lake Cook Road, in part because the Metra viaduct creates a major constriction point that reduces traffic to one lane in each direction and cannot accommodate large trucks.

Land uses along Deerfield Road vary in type and intensity. They include a mix of residential, institutional, open space and commercial development. Commercial uses found in the Village Center are focused around the Deerfield and Waukegan Road intersection. Deerfield Road is residential in character with houses facing, rather than turning their backs on Deerfield Road. Residential development is found both east and west of the Village Center.

Sidewalks are provided on both sides of the street and are an important consideration due to the large amount of housing along the corridor and the adjacent schools and parks. However, because of the traffic volume carried by Deerfield Road, it is not always easy for pedestrians or cars on side streets to cross Deerfield Road. Deerfield Road has also been identified as a major element of Deerfield's bike route plan. Between the Middle Fork of the North Branch of the Chicago River and Chestnut Street, the designated bike route is the

south side of Deerfield Road. Between Chestnut Street and the Tri-State Tollway, the bike route is located on the north side of Deerfield Road.

The land use pattern along the Deerfield Road Corridor is well established and not expected to change within the time horizon of this plan. The unincorporated area located just west of the Tollway on the south side of Deerfield Road contains single-family houses and a synagogue, and has been identified as a potential future annexation area.

Although Deerfield Road carries significant amounts of traffic, the physical character of the corridor is community, rather than regional, in orientation. The Village Center is oriented to local users and is not intended to attract users from the larger region. The corridor links schools and parks and reinforces Deerfield Road's function as a community connector. Street trees and residential landscaping also help to establish Deerfield's residential image.

Development objectives and land use policy specific to the Deerfield Road corridor include the following.

1. *Limited Use*. The existing development scale and community orientation should be maintained. New commercial development should be limited to locations west of the Tollway and on appropriate sites within the Village Center.
2. *Low Traffic Impact*. Uses that generate substantial amounts of traffic should be discouraged.
3. *Traffic Flow*. Review the potential for installing left turn lanes at intersections between Wilmot Road and Chestnut.
4. *Pedestrian Crossings*. Study potential opportunities for improved pedestrian crossing of Deerfield Road and wider and safer pedestrian access along Deerfield Road including the acquisition of additional right-of-way along Deerfield Road and the Briarwood Country Club.
5. *Utilities*. Encourage the undergrounding of utilities along Deerfield Road.

6. *Bicycle Paths*. The Village will work to install dual function sidewalks, if separate bicycle paths are not possible.
7. *Landscape Enhancements*. Encourage maintenance of the line of heavy shrubbery and trees along the south side of Deerfield Road from just east of Kipling Place to Brierhill Road, and the north side of Deerfield Road. Encourage landscape and gateway enhancements along Deerfield Road.

4.5 NORTH WAUKEGAN ROAD GATEWAY



Figure 4.5: North Waukegan Road Gateway

This subarea is the small commercial node located at the northern edge of the Village bounded by Waukegan Road and the railroad right-of-way. This area along with Deerfield High School forms the northern gateway into Deerfield. A pedestrian crossing over the railroad tracks is located just to the north of this area. This crossing provides access from the residential neighborhood west of the railroad tracks to Deerfield High School. The sidewalk on the west side of Waukegan Road ends at North Avenue. However, the sidewalk continues north along the east side of Waukegan Road from North Avenue to Deerfield High School.

Improvement recommendations and development objectives for this area include the following.

1. *Limited Use.* Maintain this subarea as a convenience commercial node.
2. *Sufficient Parking.* Because there are no adjacent areas suitable for absorbing overflow parking, each development proposal will be carefully considered to ensure that sufficient parking is provided.
3. *Sidewalks.* Install sidewalks in all instances along Waukegan Road where the sidewalk does not extend across the parkway to provide access to street pavement.

4. Landscape Enhancements. Design and build a landscaped gateway feature immediately north of the commercial properties. Require adequate and attractive screening, landscaping and green areas in and around parking lots. Encourage the provision of new plantings along the railroad to enhance the aesthetics of the area and to act as a sound barrier for nearby properties.
5. Cross Access. Pursue opportunities to provide cross access between commercial developments.

4.6 BRIARWOOD COUNTRY CLUB

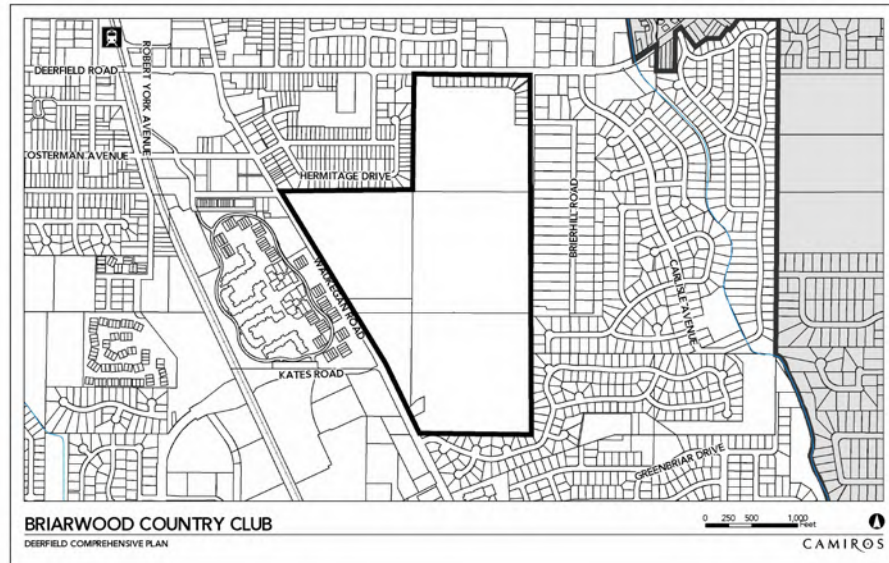


Figure 4.6: Briarwood Country Club

The Village strongly supports the continued use of this property as a golf course. Development proposals will be considered which are consistent with the following and all other applicable recommendations included in the Plan.

1. *Limited Uses.* Commercial, office or industrial use of any portion of this property is not recommended. Residential use of the property is strongly preferred due to the nature of the site, its location among several residential areas and the low impact that residential development would have on Waukegan and Deerfield Roads. Land required for schools, recreation areas or other public uses should be reserved.
2. *Low Impact Development.* The overall development should be of a low density. The design and planning of the development should be consistent with the nature of the site and the small scale of existing development in the Village.
3. *Environmental Sensitivity.* The existing topography, forestation and ponds should be retained and increased in as many areas as possible. This is particularly true with respect to the lines of trees and shrubbery along Waukegan and Deerfield Roads, which have a high aesthetic value for the entire

community and also effectively buffer the interior areas of this property from the noise, pollution, and visual effects of those roads.

4. *Circulation*. Access should be provided to both Waukegan Road and Deerfield Road. Efforts should be made to provide as many connections as possible to adjacent residential developments in this quadrant of the Village including pedestrian and bicycle path connections, where appropriate.
5. *Sidewalks and Bikeways*. The existing sidewalk along the northern boundary of this property is narrow. There is little or no separation for pedestrians from vehicles on one side and the often over-grown bushes on the other. This makes conditions very difficult for bicyclists who are not permitted on Deerfield Road. There is no sidewalk at all along the Waukegan Road frontage. Regardless of whether or not the Briarwood Country Club property is ever redeveloped, the Village should endeavor to secure sufficient additional right-of-way to allow the installation of sidewalks of appropriate widths along Deerfield and Waukegan Roads.
6. *Creative Development*. The Village strongly encourages innovative and creative development of this property.

4.7 HOVLAND



Figure 4.7: Hovland

The Hovland area consists of the sixteen blocks which lie between Lake Cook Road, Hackberry Road, Willow Avenue and Wilmot Road. A number of the blocks in this residential area have been fully developed under the original provisions controlling development in the area or redeveloped under the special provisions previously adopted by the Village, which also provided improved streets and utilities to the area. The following objectives have been established for the Hovland area.

1. *Limited Use.* The residential character of the Hovland area should be maintained. The residential use of all properties in the Hovland area is strongly recommended.
2. *Low Impact Development.* The development of undeveloped or underdeveloped properties should be consistent with the low-density residential character of the Hovland area. Only single-family dwelling units should be permitted.
3. *Special Street Planning.* The Village should continue its current policies when properties come to the Village for resubdivision. Right-of-way dedications should be requested where appropriate for possible future interior streets. Only those interior rights-of-way

should be improved which are extensions of and are contiguous to other improved rights-of-way. Wherever appropriate, cul-de-sacs should be utilized rather than having through streets bisecting blocks.

4. Controlled Access to Lake Cook Road and Wilmot Road. Access to Lake Cook Road and Wilmot Road from individual properties will be prohibited except in those situations where there is no other way to access a particular property.

4.8 SOUTH OF LAKE COOK ROAD

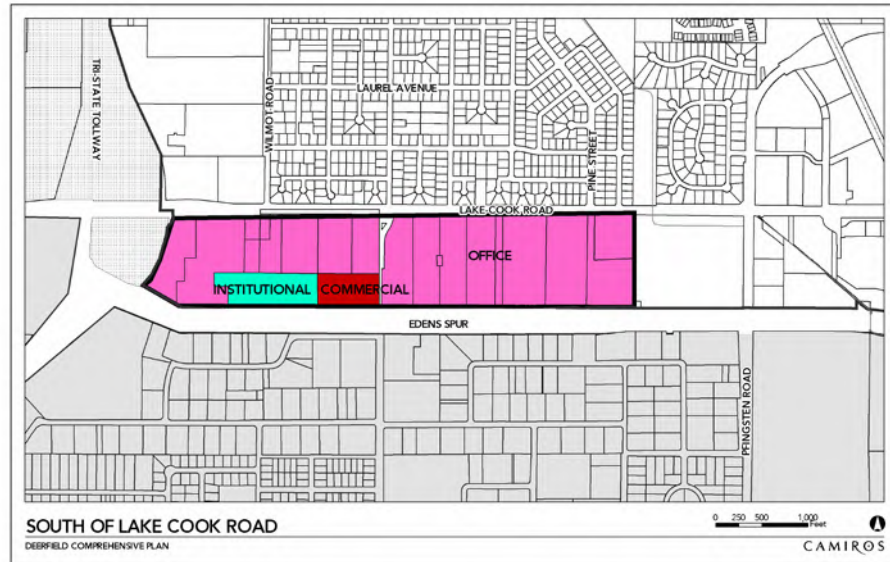


Figure 4.8: South of Lake Cook Road

The Village has two major concerns regarding the land south of Lake Cook Road. First is the strong desire to control the plan for access to the properties and the volume and time of day that traffic is generated on Lake Cook Road. Second, and equally important, is the desire to have well-landscaped, low-impact development in this area, in order to buffer and protect the residential areas to the north and for its aesthetic value to the entire community.

Specifically, the following objectives have been established for this area to supplement other applicable recommendations included in the Comprehensive Plan.

1. *Limited Uses*. The location of this property between a regional arterial and an expressway, bounded by a stormwater management facility and the Tollway, limits its development potential to those uses compatible with such physical barriers. These would include the following:
 - Corporate offices
 - Institutional uses
 - Professional offices
 - Light industrial uses

- Retail uses
- Restaurant uses
- Entertainment uses
- Institutional and non-traditional residential uses that are not expected to generate a significant number of school children and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above of this Comprehensive Plan.

2. Undesirable Uses. To protect the residential uses to the north, future retail, restaurant, and entertainment uses will be carefully and critically reviewed and evaluated so they do not adversely impact the surrounding residential areas to the north of Lake Cook Road and the Village as a whole.

Traditional residential uses are not recommended because of the location of this area between two very heavily traveled routes. In addition, the residents of this area would be effectively isolated from the rest of the Village by Lake Cook Road and by the fact that they would be served by Northbrook schools, the Northbrook fire protection districts, and various Cook County agencies. However, institutional and non-traditional residential uses that are not expected to generate a significant number of school children, and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above, may be considered in this location as means to revitalize and strengthen the Lake Cook Corridor.

3. Low Traffic Impact. Traffic projections for Lake Cook Road indicate that it will become one of the most heavily traveled routes in the northern suburbs. By limiting the total number of vehicles going to and from the area and also by regulating the time of day such traffic occurs, the Village will strive to improve conditions within the Village boundaries and beyond.
4. Sufficient Parking. Because there are no adjacent areas suitable for absorbing overflow parking, each development proposal will be carefully considered to ensure that sufficient parking is provided.
5. High Quality Development. Existing development in the Village's outlying non-residential areas is characterized by the moderate scale of the buildings,

the high quality of the design and the materials used, the large amount of open space, and the generous and attractive landscaping. Maintenance and continuation of this type of development is strongly desired.

4.9 LASALLE AND SURROUNDING PARCELS

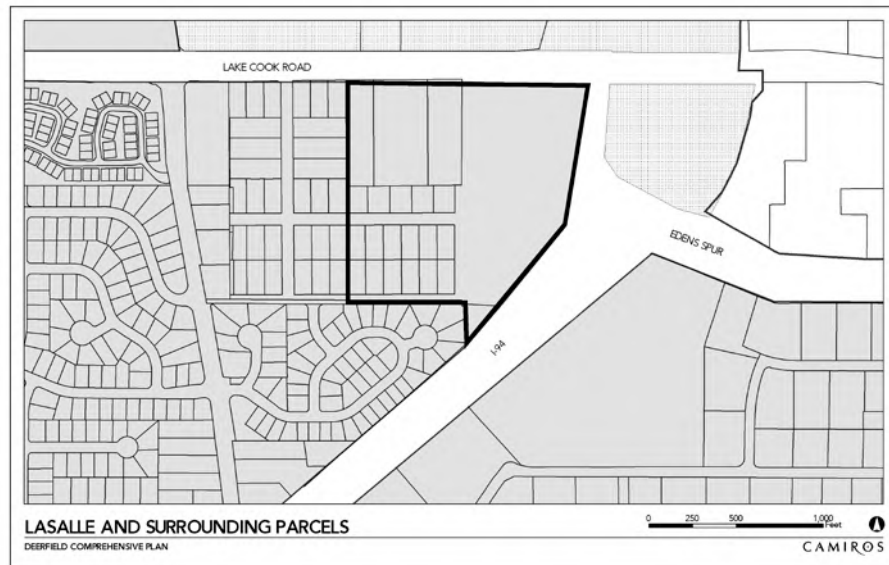


Figure 4.9: LaSalle and Surrounding Parcels

Although this property, located immediately south of Lake Cook Road and west of the Tri-State Tollway, has been annexed by Northbrook, its development continues to be of concern to the Village. The Village of Northbrook and the Village of Deerfield adopted a boundary agreement in 1995, which outlines certain development options for this area. The property's location adjacent to the Tollway exist and entrance ramps and the limited access opportunities make it imperative that the development of the area be carefully controlled so as to minimize potentially adverse impacts.

This property has been annexed to Northbrook and is being developed with a three-story extended stay hotel, three condominium buildings and a restaurant. This development is consistent with the boundary agreement between Deerfield and Northbrook, as amended. In the event that the property does not fully develop in Northbrook, the Village of Deerfield will make such efforts as may be necessary to ensure that the properties develop in a manner consistent with the following objectives.

1. *Planned Unit Development Preferred.* Use of the planned development concept as set out in the Deerfield Zoning Ordinance is strongly preferred.

2. Preferred Land Uses. The development and/or redevelopment of parcels within this area should be restricted to residential uses, institutional facilities (including nursing homes and senior citizen housing), low density office uses, research facilities, warehousing, hotel and restaurant developments, as contemplated by the boundary agreement.
3. Preferred Accessory Uses. Any accessory uses permitted should be limited by the following:
 - a. Only those uses that are subordinate and accessory to, and are in common ownership or control with, a principal use.
 - b. Such uses may include without limitation, associated retail and restaurant uses.
 - c. Such uses may not utilize more than ten percent (10%) of the gross floor area occupied by the principal use.
4. Undesirable Uses. Commercial uses are not recommended because of the area's location on a very heavily traveled road and the Tollway entrance and exit ramps. The volume of traffic and the number of complex traffic problems in the immediate area make it imperative that the properties should not be developed with uses that generate large amounts of traffic. Because traffic volumes are high throughout the day, even those uses which have peak traffic generation times which fall before or after the peak traffic periods on Lake Cook Road must be reviewed carefully. Only those uses which can demonstrate acceptable levels of traffic impacts should be permitted. Because these properties are located adjacent to a residential area, those uses which have large amounts of truck traffic associated with their operation should be avoided.
5. Sufficient Parking. Because there are no adjacent areas available for absorbing overflow parking, any proposal must be reviewed very carefully to ensure the provision of sufficient on-site parking.
6. High Quality Development. The existing development both within the Village and the area in general is characterized by the high quality of the design and the materials used, the large amount of open space, and the generous and attractive landscaping. Maintenance

and continuation of developments with these qualities are strongly desired for their high aesthetic value and their compatibility with the residential area adjacent to the properties.

7. Low Impact Development. The development should be of low density. The design and planning of the development should be consistent with the nature of the site and the adjacent residential areas. The development of the properties should be consistent with the most restrictive of the Village of Deerfield Zoning Ordinance provisions and the Village of Northbrook's Zoning Ordinance provisions governing the various aspects of the proposed development.
8. Special Access Considerations. Access to the adjacent residential area should be prohibited. Access to the properties should be limited to a single frontage road which would serve all of the properties. If signalization of the access is deemed appropriate, any such signal should be interconnected with the other traffic signals along Lake Cook Road.
9. Utilities. All utilities should be required to be located underground. Any use of well water should be closely monitored. The treatment of sanitary sewage should be in accordance with the same standards applicable to Northbrook and Deerfield. In no event should any system be approved which may fail in the future or cause any adverse impacts, including odors, on the adjacent areas, the Village of Northbrook or the Village of Deerfield.

Appropriate storm water control measures should be followed, including during the construction period. Any storm water detention or retention facilities developed on the site should be constructed so that they become an amenity and not an eyesore.

10. Open Space. Areas of permanent, useable open space should be incorporated into any development planned for these properties. This is particularly important since ingress and egress to these properties will be difficult, thereby making open areas available on-site for tenants, residents and employees essential.

Attractive landscaped entries should be provided. The generous setback from Lake Cook Road that has been

established for other developments should be continued.

11. *Signs*. From the time that Lake Cook Road established itself as one of the premier development corridors in the six county metropolitan area around Chicago, the Village has been extremely concerned about the quantity and quality of the signs employed by the various developments. No signs should be approved for any development which do not compare favorably with the existing signs on Lake Cook Road in the Village of Deerfield.

Extremely tall pylon signs or billboards intended to be visible up and down the Tollway and Lake Cook Road must not be permitted. Signs must not create traffic hazards, be unduly distracting to motorists or cause any impact on the adjacent residential area.

12. *Lighting*. Because of the proximity of these parcels to a residential area, any lighting proposed for use in the parking lots or for highlighting the buildings, must be subdued and constructed and operated to ensure no impact on the residential area.

5. LOCAL PLANNING TECHNICAL ASSISTANCE ACT

In August 2002, the State of Illinois enacted the Local Planning Technical Assistance Act, which has among its purposes, encouraging local governments to engage in planning, regulatory and development approaches that promote and encourage comprehensive planning, and supporting planning efforts that include one or more units of local government working together. Municipalities that have adopted plans in accordance with the new guidelines may be eligible for additional preferences in funding under State economic development, transportation, planning, natural resource and agricultural programs.

The following table lists the required plan elements and is provided to serve as a checklist for completion of Deerfield's Comprehensive Plan. We have also prepared a series of maps designed to facilitate discussions with respect to these plan components.

TABLE 5.1: SEC. 25. USE OF TECHNICAL ASSISTANCE GRANTS.

(a) Technical assistance grants may be used to write or revise a local comprehensive plan. A comprehensive plan funded under Section 15 of this Act must address, but is not limited to addressing, each of the following elements:

STATE OF ILLINOIS LOCAL PLANNING TECHNICAL ASSISTANCE ACT ELEMENTS (20 ILCS 662/25)	DEERFIELD COMPREHENSIVE PLAN
Issues and opportunities. The purpose of this element is to state the vision of the community, identify the major trends and forces affecting the local government and its citizens, set goals and standards, and serve as a series of guiding principles and priorities to implement the vision.	3. Policy Plans 3.1 Community Vision
Land use and natural resources. The purpose of this element is to translate the vision statement into physical terms; provide a general pattern for the location, distribution, and characteristics of future land uses over a 20-year period; and serve as the element of the comprehensive plan upon which all other elements are based. The land use element must be in text and map form. It must include supporting studies on population, the local economy, natural resources, and an inventory of existing land uses.	2.2 Existing Land Use 2.3 Population 2.4 Local Economy 2.5 Natural Resources 3.2 Future Land Use
Transportation. The purpose of this element is to consider all relevant modes of transportation, including mass transit, air, water, rail, automobile, bicycle, and pedestrian modes of transportation; accommodate special needs; establish the framework for the acquisition, preservation, and protection of existing and future rights-of-way; and incorporate transportation performance measures.	3.5 Transportation
Community facilities (schools, parks, police, fire, and water and sewer). The purpose of this element is to provide community facilities; establish levels of service; ensure that facilities are provided as needed; and coordinate with other units of local government that provide the needed facilities.	3.7 Community Facilities
Telecommunications infrastructure. The purpose of this element is to coordinate telecommunications initiatives; assess short-term and long-term needs, especially regarding economic development; determine the existing telecommunications services of telecommunications providers; encourage investment in the most advanced technologies; and establish a framework for providing reasonable access to public rights-of-way.	3.7 Community Facilities
Housing. The purpose of this element is to document the present and future needs for housing within the jurisdiction of the local government, including affordable housing and special needs housing; take into account the housing needs of a larger region; identify barriers to the production of housing, including affordable housing; assess the condition of the local housing stock; and develop strategies, programs, and other actions to address the needs for a range of housing options.	3.3 Housing
Economic development. The purpose of this element is to coordinate local economic development initiatives with those of the State; ensure that adequate economic development opportunities are available; identify the strategic competitive advantages of the community and the surrounding region; assess the community's strengths and weaknesses with respect to attracting and retaining business and industry; and define the municipality's and county's role.	3.4 Economic Development
Natural resources. The purpose of this element is to identify and define the natural resources in the community with respect to water, land, flora, and fauna; identify the land and water areas in relation to these resources; assess the relative importance of these areas to the needs of the resources; and identify mitigation efforts that are needed to protect these resources.	3.6 Natural Resources
Public participation. This element must include a process for engaging the community in outreach; the development of a sense of community; a consensus building process; and a public education strategy.	1.2 Plan Development
Comprehensive plans may also include the following: natural hazards; agriculture and forest preservation; human services; community design; historic preservation; and the adoption of subplans , as needed. The decision on whether to include these elements in the comprehensive plan shall be based on the needs of the particular unit of local government.	4. Subarea Plans

6. GLOSSARY

Density – The number of dwelling units per net acre of land.

Density, High – Eleven or more dwelling units per net acre of land.

Density, Low – Less than five dwelling units per net acre of land.

Density, Medium – Five or more, but less than eleven dwelling units per net acre of land.

Goals describe, in general terms, broad aims, desired end situations, or ideals for achievement. A goal is typically broad and long-range.

Objectives are more specific than goals and generally represent an expanded description of a particular aspect of a goal or a more precise desired end situation.

Planned Unit Development (PUD) – An area of minimum size, as specified by the Zoning Ordinance, to be planned, developed, operated and maintained as a single entity under unified ownership or control, containing one or more principal buildings to accommodate one or more Permitted Uses or Special Uses as allowed by the underlying zoning district provisions, and appurtenant common areas and other accessory uses incidental to the principal uses as controlled by the underlying zoning district provisions.

Policies are specific strategies intended to achieve the Plan's goals and objectives and ultimately the community vision over the Comprehensive Plan's planning horizon.

Scale – A composite term which means the relative size of development (in acres), the size, mass, and height of individual buildings or groups of buildings, the density of development, and the ratio of land occupied by buildings to open areas. The "scale" of development in Deerfield, as referred to in this document, is "small" as compared to other developed suburbs in the area.

Tax Increment Financing (TIF) – A municipal planning and financial tool used for funding redevelopment activities. The technique uses the increase in property tax revenue produced by a redevelopment project to finance the necessary public investment in that project area.

Village Center – That area of Deerfield defined by ordinance by the Board of Trustees. At such time that the Board of Trustees changes the definition of the Village Center, this document will be changed accordingly.

Village's Planning Jurisdiction – According to State statute, Deerfield's planning jurisdiction includes all land within the Village Limits and any unincorporated land that is located within one and one-half miles of the Village boundary.

7. COMPREHENSIVE PLAN AMENDMENTS

Ordinance 0-05-34, dated 9/6/05

Ordinance 0-05-37, dated 9/19/05

Ordinance 0-13-26, dated 7/1/13

Ordinance 0-13-43, dated 9/16/13

Ordinance 0-13-45, dated 10/7/13

Ordinance 0-15-16, dated 6/15/15

Ordinance 0-16-27, dated 10/17/16

Ordinance 0-18-32, dated 11/06/18

Ordinance 0-19-15, dated 6/18/19

Ordinance 0-21-02, dated 1/20/21

Ordinance 0-23-16, dated 7/5/23

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-34

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF DEERFIELD AND ADDING THE WEST DEERFIELD
TOWNSHIP PROPERTY AT 601 DEERFIELD ROAD TO THE
VILLAGE CENTER DISTRICT PLANNING AREA**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

6th day of September, 2005.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
7th day of September, 2005.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-34

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF DEERFIELD AND ADDING THE WEST DEERFIELD
TOWNSHIP PROPERTY AT 601 DEERFIELD ROAD TO THE
VILLAGE CENTER DISTRICT PLANNING AREA**

WHEREAS, the current Comprehensive Plan for the Village of Deerfield was adopted on October 4, 2004 (the "2004 Comprehensive Plan"); and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on April 14, 2005 to consider testimony, documentary evidence and public comment on a proposed amendment to the 2004 Comprehensive Plan to add the West Deerfield Township property commonly known as 601 Deerfield Road as part of the Village Center District/Village Center planning area; and,

WHEREAS, the Plan Commission of the Village of Deerfield has submitted its written report and recommendation to the President and Board of Trustees of the Village of Deerfield recommending that the West Deerfield Township property located at 601 Deerfield Road be included in the Village Center District, and that the Village Center Subarea Plan, being a component of the 2004 Comprehensive Plan, be amended to include said property; and,

WHEREAS, the Village Center Development Commission has also submitted its recommendation to the President and Board of Trustees of the Village of Deerfield that the West Deerfield Township property be included in the Village Center Planning Area; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendations of the Plan Commission and the Village Center Development Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the Comprehensive Plan of the Village of Deerfield heretofore adopted on October 4, 2004 (the "2004 Comprehensive Plan") be and the same is hereby amended to add the West Deerfield Township property located at 601 Deerfield Road to the Village Center District, and that the Village Center Subarea Plan, being a component of the 2004 Comprehensive Plan, be and the same is hereby amended to include the West Deerfield Township property at 601 Deerfield Road.

SECTION 2: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 6th day of September, 2005.

AYES: Benton, Feldman, Rosenthal, Seiden, Wylie (5)

NAYS: None (0)

ABSENT: Struthers (1)

ABSTAIN: None (0)

APPROVED this 6th day of September, 2005.


Village President

ATTEST:


Village Clerk

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-37

**AN ORDINANCE REZONING CERTAIN PROPERTY
COMMONLY KNOWN AS 710 ORCHARD AS R-4
SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT
AND AUTHORIZING AN AMENDMENT TO THE
COMPREHENSIVE PLAN**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

19th day of September, 2005.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
19th day of September, 2005.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-05-37

**AN ORDINANCE REZONING CERTAIN PROPERTY
COMMONLY KNOWN AS 710 ORCHARD AS R-4
SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT
AND AUTHORIZING AN AMENDMENT TO THE
COMPREHENSIVE PLAN**

WHEREAS, the property legally described on Exhibit A attached hereto, commonly known as 710 Orchard Street (the "Subject Property"), is currently zoned in the R-3 Single-Family Residence District, and is designated for single family residential use in the Comprehensive Plan of the Village of Deerfield; and,

WHEREAS, the owners of the Subject Project ("Petitioner") have petitioned the Village pursuant to Article 13.10-D of the Zoning Ordinance of the Village of Deerfield for an amendment to the zoning map of the Village of Deerfield to change the zoning classification of the Subject Property from the R-3 Single-Family Residence District to the R-4 Single-Family and Two-Family Residence District and for an amendment to the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for two-family residential use; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on July 14, 2005 to consider said request to rezone the Subject Property to the R-4 Single-Family and Two-Family Residence District, and for approval of an amendment to the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for two-family residential use, said hearing being held pursuant to public notice and conforming in all respects, in both manner

and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the testimony, documentary evidence and supporting materials offered at said public hearing, filed its report with the President and Board of Trustees containing its written findings of fact and recommendation to amend the Zoning Map of the Village of Deerfield to change the zoning classification of the Subject Property from the R-3 Single-Family Residence District to the R-4 Single-Family and Two-Family Residence District and to authorize an amendment to the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for two-family residential use; and,

WHEREAS, President and Board of Trustees of the Village of Deerfield have determined that the public interests of the Village of Deerfield will be served by amending the zoning map of the Village of Deerfield to change the zoning classification of the property legally described on Exhibit A attached hereto from the R-3 Single-Family Residence to the R-4 Single-Family and Two-Family Residence District, and amending the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for two-family residential use;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the Zoning Map of the Village of Deerfield be in the same as hereby amended to change the zoning classification of the property legally described on Exhibit A attached hereto from the R-3 Single-Family Residence District to the R-4 Single-Family and Two-Family Residence District.

SECTION 2: That the President and Board of Trustees of the Village of Deerfield do hereby authorize and approve an amendment to the Comprehensive Plan of the Village of Deerfield to designate the property on Exhibit A, attached hereto, for two-family residential use.

SECTION 3: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 19th day of September, 2005.

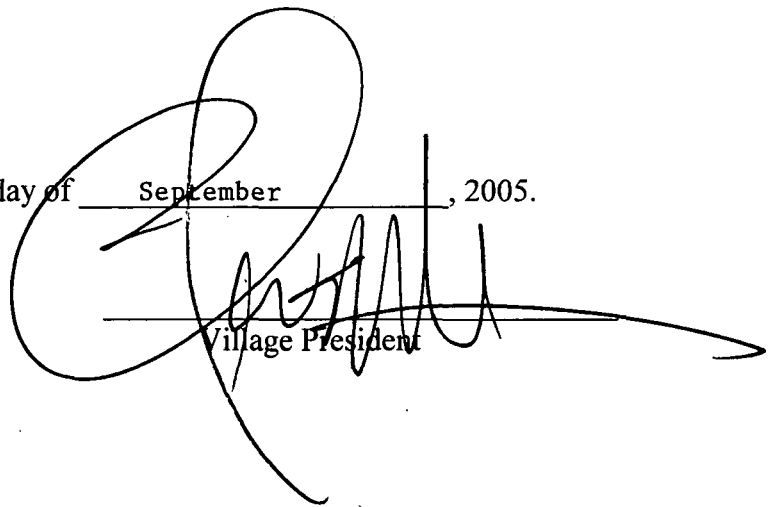
AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

ABSENT: None (0)

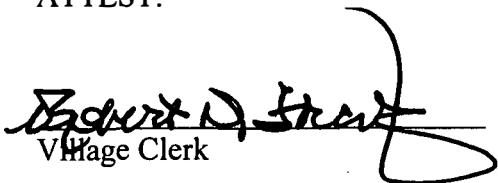
ABSTAIN: None (0)

APPROVED this 19th day of September, 2005.



Village President

ATTEST:



Village Clerk

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-13-26

**AN ORDINANCE APPROVING THE REZONING OF THE PROPERTY AT
780 SAUNDERS ROAD TO THE C-2 OUTLYING COMMERCIAL DISTRICT,
AUTHORIZING AN AMENDMENT TO THE COMPREHENSIVE PLAN
OF THE VILLAGE OF DEERFIELD, AND AUTHORIZING A SPECIAL
USE FOR A RESTAURANT (HEALTH O WEALTH)**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

1st day of July, 2013.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
1st day of July, 2013.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-13-26

**AN ORDINANCE APPROVING THE REZONING OF THE PROPERTY AT
780 SAUNDERS ROAD TO THE C-2 OUTLYING COMMERCIAL DISTRICT,
AUTHORIZING AN AMENDMENT TO THE COMPREHENSIVE PLAN
OF THE VILLAGE OF DEERFIELD, AND AUTHORIZING A SPECIAL
USE FOR A RESTAURANT (HEALTH O WEALTH)**

WHEREAS, Health O Wealth, Inc. (the “Petitioner”), the owner of an approximately 0.75 acre parcel of property legally described on Exhibit A attached hereto and commonly known as 780 Saunders Road (the “Subject Property”), has petitioned the Plan Commission of the Village of Deerfield for: (i) an amendment to the zoning map of the Village of Deerfield to rezone the Subject Property from R-1 Single-Family Residential District to C-2 Outlying Commercial District; (ii) an amendment to the Future Land Use Plan element of the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for commercial use; and (iii) approval of a restaurant of approximately 3,000 square feet in area, with a 2,000 square foot outdoor deck for dining, as a Special Use of the Subject Property in the C-2 Outlying Commercial District; and

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on April 11, 2013 to consider said zoning map amendment, Comprehensive Plan amendment and proposed Special Use for the Subject Property, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the proposed zoning map amendment, Comprehensive Plan amendment and Special Use for the Subject Property, and the evidence and supporting materials offered at said public hearing, submitted its written report to the Board of Trustees of the Village of Deerfield recommending approval of: (i) an amendment to the zoning map of the Village of Deerfield to rezone the Subject Property from R-1 Single-Family Residential District to C-2 Outlying Commercial District; (ii) an amendment to the Future Land Use Plan element of the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for commercial use; and (iii) approval, with conditions, of a restaurant of approximately 3,000 square feet in area, with a 2,000 square foot outdoor deck for dining, as a Special Use of the Subject Property in the C-2 Outlying Commercial District; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the zoning map of the Village of Deerfield be amended as provided herein to rezone the Subject Property from R-1 Single-Family Residence District to the C-2 Outlying Commercial District; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the Future Land Use Plan element of the Comprehensive Plan of the Village of Deerfield should be amended as provided herein to designate the Subject Property for commercial use; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and are of the opinion that a restaurant should be approved, with conditions as provided herein, as a Special Use of the Subject Property in the C-2

Outlying Commercial District, subject to approval of the zoning variances requested by the Petitioner, and provided further that such restaurant shall be established and maintained in accordance with the evidence and supporting materials submitted by the Petitioner which are incorporated herein and made a part hereof by this reference;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this Ordinance, are hereby incorporated by this reference and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That the zoning map of the Village of Deerfield, as amended, be and the same is hereby further amended to rezone the Subject Property from R-1 Single-Family Residence District to the C-2 Outlying Commercial District.

SECTION 3: That the Future Land Use Plan element of the Comprehensive Plan of the Village of Deerfield, heretofore adopted on October 4, 2004, be and the same is hereby amended to designate commercial use as the planned future use of the Subject Property and to delete the current designation of office/research use provided in said plan.

SECTION 4: That the President and Board of Trustees do hereby authorize and approve the establishment, operation and use of an approximately 3,000 square foot restaurant, including an outdoor patio of approximately 2,000 square feet with seating for dining purposes, provided that the availability of the outdoor dining area shall not increase the maximum number of seats available at any time for dining purposes, and that the number of seats that may be used for dining purposes shall at no time exceed the total number of seats ordinarily available in the indoor dining area. This

Special Use is further subject to the conditions, regulations and restrictions set forth in Section 5 of this Ordinance.

SECTION 5: That the approval and authorization of a restaurant as a Special Use of the Subject Property in the C-2 Outlying Commercial District is granted subject to the following conditions, regulations and restrictions:

A. The development, establishment, operation and use of the Subject Property for a restaurant shall be in conformance with the documents, materials and exhibits attached hereto and made a part hereof as Exhibit B.

B. That the Subject Property is restricted to restaurant and retail uses only in the C-2 Outlying Commercial District.

C. The Owner shall record a covenant against the Subject Property that shall run with the land which shall provide that the Owner and all subsequent property owners covenant and agree that the Subject Property, so long as it is zoned in the C-2 Outlying Commercial District, may only be used for restaurant or retail uses permitted under the C-2 District. Such covenant is subject to approval of the Village attorney.

D. The Special Use granted by this Ordinance is subject to the grant and continued validity of variations reducing the required front yard and south side yard setbacks for the Subject Property, and reducing the number of parking spaces required for the restaurant from 35 spaces to 33 spaces.

SECTION 6: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage,

approval and publication in pamphlet form as provided by law.

PASSED this 1st day of July, 2013.


AYES: Benton, Jester, Struthers, Seiden

NAYS: None

ABSENT: Farkas, Nadler

ABSTAIN: None

APPROVED this 1st day of July, 2013.


Village President

ATTEST:


Village Clerk

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-13-43

AN ORDINANCE ZONING PROPERTY AT THE SOUTHWEST
QUADRANT OF DEERFIELD ROAD AND THE TRI-STATE TOLLWAY
UPON ANNEXATION TO THE R-5 DISTRICT, APPROVING A SPECIAL
USE AND FINAL DEVELOPMENT PLAN FOR THE WOODVIEW RESIDENTIAL
PLANNED UNIT DEVELOPMENT AND APPROVING AN AMENDMENT TO THE
PARKWAY NORTH PLANNED UNIT DEVELOPMENT
(Woodview Residences at Parkway North)

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this

16th day of September, 2013.

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
16th day of September, 2013.

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-13-43

**AN ORDINANCE ZONING PROPERTY AT THE SOUTHWEST
QUADRANT OF DEERFIELD ROAD AND THE TRI-STATE TOLLWAY
UPON ANNEXATION TO THE R-5 DISTRICT, APPROVING A SPECIAL
USE AND FINAL DEVELOPMENT PLAN FOR THE WOODVIEW RESIDENTIAL
PLANNED UNIT DEVELOPMENT AND APPROVING AN AMENDMENT TO THE
PARKWAY NORTH PLANNED UNIT DEVELOPMENT
(Woodview Residences at Parkway North)**

WHEREAS, the Village of Deerfield has entered into a certain Annexation Agreement (the “Annexation Agreement”) with Woodview Residences, LLC, (“Petitioner”), the owner of the property described herein, pursuant to the laws of the State of Illinois; and,

WHEREAS, the property which is the subject of said Annexation Agreement is a 7.68 acre tract of real estate located at the southwest quadrant of Deerfield Road and the Tri-State Tollway, immediately east and north of the Parkway North Center PUD, and is legally described on Exhibit A attached hereto (the “Subject Property”); and,

WHEREAS, the Subject Property has been or will be annexed to the Village of Deerfield pursuant to said Annexation Agreement and the laws of the State of Illinois; and,

WHEREAS, the Petitioner petitioned the Plan Commission of the Village of Deerfield, subject to and in accordance with said Annexation Agreement, to: (1) rezone the Subject Property upon annexation in the R-5 General Residence District under the Zoning Ordinance of the Village of Deerfield; (2) amend the Future Land Use map element of the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for residential use; (3) approve a preliminary and final

residential planned unit development, including certain variations listed on Exhibit B attached hereto, authorizing the proposed Woodview Residences multi-family luxury residential rental apartment development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District; (4) amend the Zoning Ordinance of the Village of Deerfield to allow identification wall signs for a Residential PUD multi-family development; and (5) approve an amendment to the Parkway North Center PUD to permit, among other things, the proposed multi-family residential apartment development on the Subject Property to be accessed via Parkway North Boulevard and the expansion of the Parkway North Center retention pond; and,

WHEREAS, the Plan Commission of the Village of Deerfield has held a public hearing on May 23, 2013 pursuant to public notice to consider said petition, said hearing and notice conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the testimony, documentary evidence and supporting materials offered at said public hearing, filed its report with the President and Board of Trustees containing its written findings of fact and recommendation to: (1) rezone and classify the Subject Property in the R-5 General Residence District; (2) amend the Future Land Use Map element of the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for residential use; (3) approve a preliminary residential planned unit development, including certain variations, authorizing the proposed Woodview Residences multi-family residential apartment development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District; (4) amend the Zoning Ordinance of the Village of Deerfield to allow identification wall signs for a Residential PUD multi-family development; and (5) approve an amendment to the Parkway North Center PUD

to permit, among other things, the proposed Woodview Residences multi-family residential apartment development on the Subject Property to be accessed via Parkway North Boulevard and the expansion of the Parkway North Center retention pond, all subject to the terms and conditions in said Annexation Agreement for the further classification and development of the Subject Property as a residential planned unit development and the submission and approval of a final development plan for said residential planned unit development in conformance with said preliminary residential planned unit development plan; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a further public meeting on July 25, 2013 pursuant to Article 12.09-F, Paragraph 3, to consider Petitioner's request for approval of a Final Development Plan for Woodview Residences as a Special Use Residential Planned Unit Development of the Subject Property, said hearing conforming in all respects, in both manner and form, with the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering Petitioner's proposed Final Development Plan for the Subject Property and the evidence, testimony and supporting materials offered at said public hearing, submitted its written report to the Board of Trustees of the Village of Deerfield finding that the Final Development Plan was in substantial conformance with the approved preliminary development plan and recommending that the Final Development Plan be approved to allow the Woodview Residences multi-family residential apartment development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District in accordance with the documents comprising the Final Development Plan listed on Exhibit C attached hereto, which Exhibit C is hereby incorporated and made a part of this Ordinance as if fully set forth herein; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have determined that the best interests of the Village will be served by (1) zoning and classifying the Subject Property in the R-5 General Residence District; (2) amending the future land use map element of the Comprehensive Plan of the Village of Deerfield to designate the Subject Property for residential use; (3) approving a Final Development Plan, including certain variations identified on Exhibit B attached hereto, and a Development Agreement attached hereto as Exhibit D, to authorize the proposed Woodview Residences multi-family luxury residential rental apartment development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District; (4) amending the Zoning Ordinance of the Village of Deerfield to allow an identification wall sign for a Residential PUD multi-family development; and (5) approving an amendment to the Parkway North Center PUD to permit, among other things, the proposed multi-family residential apartment development on the Subject Property to be accessed via Parkway North Boulevard and the expansion of the Parkway North Center retention pond, all subject to the terms and conditions in said Annexation Agreement and the annexation of the Subject Property;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this ordinance, are hereby incorporated by this reference and made a part of this ordinance as if fully set forth herein.

SECTION 2: That the Zoning Map of the Village of Deerfield, being a part of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended by rezoning and classifying the Subject Property legally described on Exhibit A attached hereto and

made a part hereof in the R-5 General Residence District, subject, however, to the conditions and restrictions set forth in Section 7 of this ordinance.

SECTION 3: That the Future Land Use Plan element of the Comprehensive Plan of the Village of Deerfield, heretofore adopted on October 4, 2004, be and the same is hereby amended to designate residential use as the planned future use of the Subject Property and to delete the current designation of office/research use provided in said plan.

SECTION 4: That the President and Board of Trustees do hereby approve the Final Development Plan for the Woodview Residences residential planned unit development, including the variations listed on Exhibit B attached hereto, authorizing a 248 unit, 4-story multi-family luxury rental apartment building with interior amenity courtyard, clubhouse, fitness center, pool and other amenities, all as more fully described on Exhibit C attached hereto, and also including an internal 5-story open roof parking deck with 374 parking spaces, 32 ground level parking spaces, and 25 land banked ground level parking spaces to be identified in the Final Development Plan and implemented if required by the Village after stabilization of the development at ninety percent (90%) occupancy, as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District, subject to the conditions, regulations and restrictions set forth in Section 7 of this Ordinance.

SECTION 5: That Article 9.02-A (“Residential District”) of Article 9 (“Signs”) of the Zoning Ordinance of the Village of Deerfield, be and the same is hereby amended to add Paragraph 7 thereto entitle “Residential Planned Unit Developments – Identification Wall Signs”, to read as follows:

7. Residential Planned Unit Developments – Identification Wall Signs

Signs shall be limited to development identification wall signs for multiple-family planned unit developments located adjacent to the southwest quadrant of Deerfield Road and the Tri-State Tollway, subject to the following:

- a. Number and Content
There shall not be more than one (1) development identification sign per wall, located on the outermost wall of the principal building fronting a public street, public right-of-way, easement for access or parking area. Such sign shall indicate only the name of the development and an identifying symbol of the development.
- b. Type
Development identification wall signs may be lettering mounted on a wall.
- c. Area
No development identification wall sign may have more than one sign face. The gross surface area of the sign face shall not exceed 58 square feet. The area of the sign comprised of lettering mounted on the wall shall be computed by determining the area of the smallest single rectangle which encompasses all of the lettering and any symbol used to identify the development and any gaps or spaces between the lettering and the symbol.
- d. Location
Wall signs may be located on any wall of the principal building fronting on a public street, public right-of-way, easement for access or parking area.
- e. Lighting
Development wall signs may be internally illuminated only. Lighting for such signs shall be constructed with an independent timer so that the hours of lighting may be adjusted as appropriate.

SECTION 6: That the Parkway North Center Planned Unit Development, as amended, be and the same is hereby further amended to accommodate the Woodview Residential Planned Unit Development herewith approved for the Subject Property, including but not limited to: (i) private road access to Parkway North Boulevard, (ii) the connection of Woodview's east detention pond to the existing Parkway North retention pond, (iii) a Woodview deck overlooking the Parkway North retention pond, and (iv) integration of the Woodview bicycle and pedestrian path system with the

Parkway North Center path system, all as more fully described on the documents comprising the Final Development Plan attached hereto as Exhibit C.

SECTION 7: That the rezoning of the Subject Property to the R-5 General Residence District and the approval and authorization of the proposed Woodview multi-family residential rental apartment development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District are hereby granted subject to the following additional conditions, regulations and restrictions:

- A. That the owners of said property shall fully and completely comply with all of the terms and conditions set forth in that certain Annexation Agreement by and between the Village of Deerfield and Woodview Residences, LLC., a copy of which is attached to Ordinance No. O-13-29.
- B. The construction, development and use of the Subject Property shall be in accordance with the documents, materials and exhibits comprising the Final Development Plan for the Subject Property attached hereto and made a part hereof as Exhibit C.
- C. Notwithstanding any other provision in the Zoning Ordinance of the Village of Deerfield, the multi-family residential apartment development shall be established and maintained for residential use and occupancy as rental units as allowed in the Annexation Agreement.
- D. Petitioner shall accept ownership and maintenance responsibility for Deer Run Drive, and will provide continuing road and utility access for the existing single family homes located northwest of the Subject Property no less favorable than that provided on similar township roads.
- E. Full and complete compliance with this ordinance and with the terms and conditions set forth in the Development Agreement by and between Woodview Deerfield, L.L.C., and the Village of Deerfield, a copy of which is attached hereto as Exhibit D.
- F. Annexation of the Subject Property.
- G. Compliance with all representations submitted and made by the Petitioner to the Plan Commission and to the President and Board of Trustees of the Village of Deerfield.

SECTION 8: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 9: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 16th day of September, 2013.

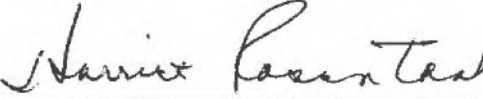
AYES: Farkas, Jester, Nadler, Seiden

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED this 16 day of September, 2013.



Village President

ATTEST:

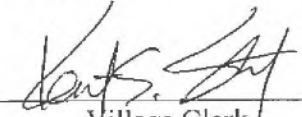

Village Clerk

EXHIBIT B
Variations Approved for Woodview Residences PUD

1. To allow the petitioners to provide 7.68 acres for the site in lieu of the required 15.62 acres of land area required based on the mix of units in the proposed development.
2. To allow the setback between the private street on the west side of the development to be 18.5 feet, and the setback between the private street on the south side of the development to be 23.5 feet in lieu of the required setback for a private street, which is twenty-five (25) feet plus one (1) foot for each one (1) foot by which the building exceeds thirty (30) feet in height. The setback from the private streets on the west and south of the property would require a 45 foot setback between the building and the road.
3. To allow structures to be located in the perimeter setbacks of this development including: a recreation area (flexible tennis/basketball court) area located the north perimeter setback 14' from the property line; the pool structure located in the perimeter setback 3' from the property line; the new streets located in the perimeter setbacks 8.8' from the south property line and 7.3' from the west property line in lieu of the required perimeter setback which is 25 feet, plus one (1) foot for each one (1) foot by which the building exceeds thirty (30) feet in height, which shall be provided and maintained along the exterior boundaries of the Residential PUD. A 45 foot minimum perimeter setback is required for the Woodview development.
4. To allow the total ground area occupied by all principal and accessory buildings to be 32%, in lieu of a maximum of 30%.
5. To allow the apartment building to exceed the maximum building height by 15' (50' building – 35' maximum = 15' variation); and to allow the mechanical/elevator penthouse to exceed the maximum height by 10' (57' mechanical/elevator penthouse height – 47' maximum = 10' variation).
6. To allow the identification entry sign to be 30 square feet in area in lieu of the maximum 27 square feet allowed and to have two faces.
7. To allow the identification entry sign to be located on the Parkway North Center property.
8. To allow the identification entry sign to have a depth of 3 feet 6 inches in lieu of the allowed maximum depth of 1 foot.
9. To allow the leasing office sign to be 33 square feet in area (11.66' long by 2' high) in lieu of the allowed maximum of 4 square feet.
10. To allow 60 compact parking spaces to be provided in the garage and 2 compact parking spaces to be provided in the parking lot, which spaces are 7 ft. 7 in. by 17.0 ft. in size.

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-13-45

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN
FOR A MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT
AT 1525 LAKE COOK ROAD AS AN AMENDMENT TO THE WEINBERG
COMMUNITY PLANNED UNIT DEVELOPMENT
(AMLI DEERFIELD)**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

7th day of October, 2013.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
7th day of October, 2013.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-13-45

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN
FOR A MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT
AT 1525 LAKE COOK ROAD AS AN AMENDMENT TO THE WEINBERG
COMMUNITY PLANNED UNIT DEVELOPMENT
(AMLI DEERFIELD)**

WHEREAS, PPF AMLI Lake Cook Road, LLC (the “Petitioner”), the future owner and developer, and JFMC Facilities Corporation, the current owner, of a 6.069 acre tract of property legally described on Exhibit A attached hereto and commonly known as 1525 Lake Cook Road (the “Subject Property”), has petitioned the Plan Commission of the Village of Deerfield for: (1) a text amendment to allow a multi-family apartment development as part of an industrial planned unit development in the I-1 Office, Research and Restricted Industrial District; (2) an amendment to Sections 4.3 and 4.8 of the Comprehensive Plan of the Village of Deerfield to allow for multi-family rental apartments south of Lake Cook Road; and, (3) approval of a Special Use authorizing the AMLI Deerfield multi-family apartment planned unit development on the Subject Property as an amendment to the Weinberg Community Planned Unit Development comprising the Subject Property and other property described on Exhibit C, all in the I-1 Office, Research and Restricted Industrial District, (i) a modification to the requirements of the Zoning Ordinance to allow a building height of 48 feet, (ii) a modification to reduce the front yard parking lot setback from 100 feet to 60 feet, (iii) a modification to reduce the side yard parking lot setback from 50 feet to 5.5 feet from the east side property line, (iv) a modification to reduce required length of the exterior parking stalls on the east, north and west sides of the building

from 19 feet to 18 feet, (v) a modification to reduce the required width of the garage parking stalls from 9 feet to 8.5 feet, (vi) a modification to allow a second building identification sign; (vii) a modification to allow ground signage within the north perimeter setback of the planned unit development as shown on the Final Development Plan documents listed on Exhibit B; (ix) a modification to waive the requirement of wheel stops for parking spaces; and (x) a modification to allow users of 1627 Lake Cook Road to use up to 35 parking spaces on the west row of parking during daytime working hours; and

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on March 14, 2013 to consider said Zoning Ordinance text amendment, Comprehensive Plan amendments and Preliminary Development Plan for the AMLI Deerfield multi-family apartment planned unit development, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield, and submitted its written report to the Board of Trustees of the Village of Deerfield recommending approval of: (1) a text amendment to allow a multi-family apartment development as part of an industrial planned unit development in the I-1 Office, Research and Restricted Industrial District; (2) amendments to Sections 4.3 and 4.8 of the Comprehensive Plan of the Village of Deerfield to allow for multi-family rental apartments south of Lake Cook Road; and, (3) approval of a Special Use authorizing the AMLI Deerfield multi-family apartment planned unit development on the Subject Property as an amendment to the Weinberg Community Planned Unit Development comprising the Subject Property and other property described on Exhibit C, all in the I-1 Office, Research and Restricted Industrial District, including modifications to the requirements of the Zoning Ordinance to allow: (i) a building height of 48 feet, (ii) reduction of the front yard parking lot setback from 100 feet

to 60 feet, (iii) reduction of the side yard parking lot setback from 50 feet to 5.5 feet from the east side property line, (iv) reduction of the required length of the parking stalls on the east, north and west sides of the building from 19 feet to 18 feet, (v) a modification to reduce the required width of the garage parking stalls from 9 feet to 8.5 feet, (vi) a modification to allow a second building identification sign; (vii) a modification to allow ground signage within the north perimeter setback of the planned unit development as shown on the Final Development Plan documents listed on Exhibit B; (ix) a modification to waive the requirement of wheel stops for parking spaces; and (x) allowing users of 1627 Lake Cook Road to use up to 35 parking spaces on the west row of parking during daytime working hours; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concurred with the recommendation of the Plan Commission to approve the Preliminary Development Plan submitted by the Petitioner for approval of the AMLI Deerfield multi-family apartment development as an amendment to the Weinberg Community Planned Unit Development in the I-I Office, Research and Restricted Industrial District, including said Zoning Ordinance text amendment, Comprehensive Plan amendments and zoning modifications; and

WHEREAS, the Plan Commission of the Village of Deerfield has considered Petitioner's proposed Final Development Plan for the AMLI Deerfield multi-family apartment development of the Subject Property pursuant to Article 12.09-F, Paragraph 3, of the Zoning Ordinance of the Village of Deerfield, including a final plat of subdivision for said development; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering Petitioner's proposed Final Development Plan for the Subject Property, including Petitioner's proposed final plat of subdivision, has submitted its written report to the Board of Trustees of the

Village of Deerfield finding that the Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan and recommending that said Final Development Plan and final plat of subdivision be approved to permit the AMLI Deerfield multi-family apartment development as an amendment to the Weinberg Community Special Use Industrial Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District in accordance with the documents comprising the AMLI Deerfield Final Development Plan listed on Exhibit B attached hereto, which Exhibit B is hereby incorporated and made a part of this Ordinance as if fully set forth herein; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the text of the Zoning Ordinance be amended as provided hereinto allow a multi-family apartment development as part of an industrial planned unit development in the I-1 Office, Research and Restricted Industrial District;

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that Sections 4.3 and 4.8 of the Comprehensive Plan of the Village of Deerfield be amended as provided herein to allow for multi-family rental apartments south of Lake Cook Road; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and are of the opinion that said Final Development Plan and final plat of subdivision for the AMLI Deerfield multi-family apartment development is in substantial conformance with the previously approved Preliminary Development Plan and preliminary plat of subdivision and should be approved as an amendment to the Weinberg

Community Special Use Industrial Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District to authorize and permit the construction, development and use of the AMLI Deerfield multi-family apartment development in accordance with the documents comprising the AMLI Deerfield Final Development Plan listed on Exhibit B attached hereto, and in accordance with the evidence and supporting materials submitted by the Petitioners, which are incorporated herein and made a part hereof by this reference, including certain modifications to the requirements of the Deerfield Zoning Ordinance as specified herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this Ordinance, are hereby incorporated by this reference and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That Article 6.01-C (Special Uses) of Article 6 of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as Paragraph 22 thereof:

22. Multi-Family Rental Apartment Community.

A multi-family rental apartment community as part of an Industrial Planned Unit Development of 20 acres or more which contains assisted living units and is located south of Lake Cook Road on a parcel of 5 acres or more, which may include the following accessory and ancillary uses operated primarily for the benefit of the community residents.

- a. Clubhouse
- b. Fitness center
- c. Business center/internet café
- d. Multipurpose party/meeting rooms
- e. Management office
- f. Swimming pool
- g. Parking structure

h. Similar uses

SECTION 3: That the third paragraph of Section 4.3 (“Lake Cook Road Corridor”) of the Comprehensive Plan of the Village of Deerfield heretofore adopted on October 4, 2004 be and the same is hereby amended to read as follows:

4.3 Lake Cook Road Corridor

The land uses along the Lake Cook Road corridor are primarily office and commercial in nature. Most of the parcels along the south side of the corridor are large-scale retail or office developments that serve the region as major employment centers. These developments are set back from Lake Cook Road, allowing substantial landscaping along the Lake Cook Road frontage. The Village’s development policy is to reserve land south of Lake Cook Road for non-residential uses. The primary rationale for this policy is to promote a sense of community among residents through the sharing of common school districts. However, certain institutional and non-traditional residential uses that are not expected to generate a significant number of school children may be compatible with non-residential uses in the area. Examples of such uses include hotels, extended stay lodging facilities, residential assisted living facilities for the elderly, continuing care retirement communities, and luxury multi-family rental apartment communities. Such uses may be considered on a case by case basis as Special Uses in a Planned Unit Development where the compatibility of such uses with surrounding uses can be evaluated under Planned Unit Development approval criteria.

SECTION 4: That the paragraph 1 (“Limited Uses”) paragraph 2 (“Undesirable Uses”) of Section 4.8 (“South of Lake Cook Road”) of the Comprehensive Plan of the Village of Deerfield heretofore adopted on October 4, 2004 be and the same are hereby amended to read as follows:

4.8 South of Lake Cook Road

1. **Limited Uses.** The location of this property between a regional arterial and an expressway, bounded by a stormwater management facility and the Tollway, limits its development potential to those uses compatible with such physical barriers. These would include the following:

- Corporate offices
- Institutional uses
- Professional offices
- Light industrial uses

- Institutional and non-traditional residential uses that are not expected to generate a significant number of school children and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above of this Comprehensive Plan.

2. Undesirable Uses. The Village strongly desires to contain and strengthen the existing business districts and to prevent strip commercial development from occurring along Lake Cook Road. To protect the residential uses to the north, commercial or retail uses are not recommended. Traditional residential uses are not recommended because of the location of this area between two very heavily traveled routes. In addition, the residents of this area would be effectively isolated from the rest of the Village by Lake Cook Road and by the fact that they would be served by Northbrook schools, the Northbrook fire protection districts, and various Cook County agencies. However, institutional and non-traditional residential uses that are not expected to generate a significant number of school children, and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above, may be considered in this location as a means to revitalize and strengthen the Lake Cook Corridor.

SECTION 5: That the President and Board of Trustees do hereby find that the Final Development Plan for the AMLI Deerfield multi-family apartment development, including the final plat of subdivision, fully complies with the requirements and standards set forth in Article 6.01-C, Article 12.09 and Article 13.11 of the Zoning Ordinance of the Village of Deerfield, as amended.

SECTION 6: That the President and Board of Trustees do hereby authorize and approve the Final Development Plan for the AMLI Deerfield multi-family apartment development, including the final plat of subdivision, as a Special Use of the Subject Property in the I-1 Office, Research and Restricted Industrial District and as an amendment to the Weinberg Community Industrial Planned Unit Development, to the extent provided herein, including the modifications authorized in Section 7 of this Ordinance, and subject to the conditions, regulations and restrictions set forth in Section 8 of this Ordinance.

SECTION 7: The following modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield for the I-1 Office, Research and Restricted Industrial

District are hereby authorized for the construction, development, and use of the AMLI Deerfield multi-family apartment as a Special Use Industrial Planned Unit Development of the Subject Property in conformance with the Final Development Plan hereby authorized and approved:

- (i) a modification to the requirements of the Zoning Ordinance to allow a building height of 48 feet,
- (ii) a modification to reduce the front yard parking lot setback from 100 feet to 60 feet,
- (iii) a modification to reduce the side yard parking lot setback from 50 feet to 5.5 feet from the east side property line,
- (iv) a modification to reduce required length of the parking stalls on the east, north and west sides of the building from 19 feet to 18 feet,
- (v) a modification to reduce the required width of the garage parking stalls from 9 feet to 8.5 feet,
- (vi) a modification to allow a second building identification sign;
- (vii) a modification to allow ground signage within the north perimeter setback of the planned unit development as shown on the Final Development Plan documents listed on Exhibit B;
- (ix) a modification to waive the requirement of wheel stops for parking spaces; and
- (x) a modification to allow users of 1627 Lake Cook Road to use up to 35 parking spaces on the west row of parking during daytime working hours.

SECTION 8: That the approval and authorization of said Final Development Plan and final plat of subdivision for the AMLI Deerfield multi-family apartment development as a Special Use of the Subject Property in the I-1 Office, Research and Restricted Industrial District, and as an amendment to the Weinberg Community Industrial Planned Unit Development heretofore approved as a Special Use of the Subject Property, is granted subject to the following conditions, regulations and restrictions:

- A. That the construction, development, maintenance and use of the Subject Property shall be substantially in accordance with the documents, materials and exhibits

comprising the Final Development Plan for the Subject Property attached hereto and made a part hereof as Exhibit B.

Compliance with all representations submitted and made by the Owner to the Plan Commission and to the President and Board of Trustees of the Village of Deerfield.

- C. Execution and delivery of a Development Agreement and an Impact Fee Agreement, each substantially in the form of the drafts of such documents listed on Exhibit B, and compliance with the terms and conditions thereof.

SECTION 9: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 10: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 7th day of October, 2013.

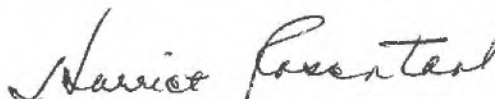
AYES: Benton, Farkas, Jester, Nadler, Seiden, Struthers

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED this 7th day of October, 2013.


Village President

ATTEST:


Village Clerk

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-15-16

AN ORDINANCE APPROVING THE TAYLOR JUNCTION TOWNHOMES
RESIDENTIAL PLANNED UNIT DEVELOPMENT, THE REZONING OF
PROPERTY AT 836 CHESTNUT STREET TO THE R-5 GENERAL
RESIDENCE DISTRICT, A ZONING TEXT AMENDMENT TO ALLOW
A RESIDENTIAL PUD OF LESS THAN ONE ACRE AND AN
AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this

15th day of June, 2015.

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
15th day of June, 2015.

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-15-16

**AN ORDINANCE APPROVING THE TAYLOR JUNCTION TOWNHOMES
RESIDENTIAL PLANNED UNIT DEVELOPMENT, THE REZONING OF
PROPERTY AT 836 CHESTNUT STREET TO THE R-5 GENERAL
RESIDENCE DISTRICT, A ZONING TEXT AMENDMENT TO ALLOW
A RESIDENTIAL PUD OF LESS THAN ONE ACRE AND AN
AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN**

WHEREAS, Jacobs Venture II, LLC (the “Petitioner”), the owner and developer of a 0.9 acre parcel of property legally described on Exhibit A attached hereto and commonly known as 824-836 Chestnut Street (the “Subject Property”), has petitioned the Plan Commission of the Village of Deerfield for: (i) an amendment to Article 12.02-D of the Zoning Ordinance of the Village of Deerfield to allow a residential planned unit development of less than one (1) acre in size in the R-5 General Residence District; (ii) an amendment to the Village Comprehensive Plan to designate a portion of the Subject Property (836 Chestnut Street) for multi-family development; (iii) rezoning of a portion of the Subject Property (836 Chestnut Street) to the R-5 General Residence District; (iv) approval of a special use authorizing the proposed Taylor Junction townhome development as Residential Planned Unit Development of the Subject Property in the R-5 General Residence District, including certain modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield; and (v) approval of a Final Development Plan for the Taylor Junction townhome Residential Planned Unit Development (the “Project”), in accordance with the Final Development Plan authorized pursuant to this Ordinance; and

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on February 12, 2015 and February 26, 2015 to consider Petitioner's application for said zoning ordinance text amendment to allow a residential planned unit development of less than one (1) acre in size in the R-5 General Residence District, to rezone a portion of the Subject Property as R-5 General Residence District, to approve a special use authorizing the proposed Taylor Junction townhome development as Residential Planned Unit Development of the Subject Property, to approve an amendment to the Village Comprehensive Plan designating a portion of the Subject Property for multi-family development, and to approve a preliminary development plan for the Project as Special Use Residential Planned Unit Development, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and

WHEREAS, the Plan Commission previously submitted its written report to the Board of Trustees of the Village of Deerfield recommending approval of: (i) a text amendment to Article 12.02-D of the Zoning Ordinance of the Village of Deerfield allowing a residential planned unit development of less than one (1) acre in size in that part of the R-5 General Residence District bounded by Deerfield Road, Forest Avenue, Walnut Street and Chestnut Street; (ii) an amendment to the Village Comprehensive Plan to designate a portion of the Subject Property for multi-family development; (iii) rezoning a portion of the Subject Property to the R-5 General Residence District; (iv) approval of a special use authorizing the proposed Taylor Junction townhome development as Residential Planned Unit Development of the Subject Property in the R-5 General Residence District, including certain modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield; and, (v) approval of a the preliminary development plan for

the Project as a Residential Planned Unit Development, subject to presentation and approval of a final development plan in substantial conformance therewith; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concurred in the recommendation of the Plan Commission and determined that it is in the best interests of the Village of Deerfield that the Comprehensive Plan of the Village of Deerfield be amended as provided herein to designate a portion of the Subject Property (836 Chestnut Street) for multi-family development so that the entire Subject Property is designated for multi-family development pursuant to the Comprehensive Plan of the Village of Deerfield; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concurred in the recommendation of the Plan Commission and determined that it is in the best interests of the Village of Deerfield that the text of Article 12.02-D of the Zoning Ordinance of the Village of Deerfield be amended to allow a residential planned unit development of less than one (1) acre in size in that portion of the R-5 General Residence District bounded by Deerfield Road, Forest Avenue, Walnut Street and Chestnut Street; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concurred in the recommendation of the Plan Commission and determined that it is in the best interests of the Village of Deerfield that a portion of the Subject Property (836 Chestnut Street) be rezoned to the R-5 General Residence District; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concurred in the Plan Commission recommendation and approved the preliminary development plan for the Taylor Junction townhome development on March 16, 2015, including certain modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield, subject to the subsequent presentation and approval of a final development plan in substantial conformance with

the approved preliminary development plan; and

WHEREAS, the Petitioner has now petitioned the Plan Commission for approval of a final development plan for the Project pursuant to Article 12.09-F, Paragraph 3, of the Zoning Ordinance of the Village of Deerfield, and

WHEREAS, the Plan Commission has submitted its written report to the Board of Trustees of the Village of Deerfield finding that the final development plan for the Project is in substantial conformance with the preliminary development plan heretofore approved by the Board of Trustees and recommending that the Board of Trustees approve the final development plan for the Taylor Junction townhome development project pursuant to Article 12.09-F, Paragraph 3, of the Zoning Ordinance of the Village of Deerfield, as a Special Use Residential Planned Unit Development of the Subject Property; and

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur with the finding and recommendation of the Plan Commission that the final development plan for the Project is in substantial conformance with the preliminary development plan heretofore approved by the Board of Trustees and should be approved pursuant to Article 12.09-F, Paragraph 3, of the Zoning Ordinance of the Village of Deerfield, as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this Ordinance, are hereby incorporated by this reference and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That Article 12.09-D (Minimum Size of Site) of Article 12 of the Zoning

Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to read as follows:

12.02-D Minimum Size of Site

1. Except as provided in subparagraph 2, the minimum gross area of one (1) acre shall be required of each site for consideration of a Planned Unit Development in the R-5 General Residence District.
2. The minimum gross area of 0.9 acre shall be required of each site for consideration of a Planned Unit Development in that part of the R-5 General Residence District bounded by Deerfield Road, Forest Avenue, Walnut Street and Chestnut Street.

SECTION 3: That the Future Land Use Plan contained as Figure 3.1 of the Comprehensive Plan of the Village of Deerfield adopted on October 4, 2004 be and the same is hereby amended to show the entire Subject Property as Multi-Family Residential.

SECTION 4: That the Zoning Map of the Village of Deerfield, as amended, be and the same is hereby further amended to reclassify and rezone that portion of the Subject Property commonly known as 836 Chestnut Street as R-5 General Residence District so that the entire Subject Property described shall be zoned as R-5 General Residence District.

SECTION 5: That the President and Board of Trustees do hereby find that the Taylor Junction Townhome Development fully complies with the requirements and standards set forth in Article 4.05-C, Paragraph 8, Article 12.09 and Article 13.11 of the Zoning Ordinance of the Village of Deerfield, as amended.

SECTION 6: That the President and Board of Trustees do hereby authorize and approve the Final Development Plan for the Taylor Junction Townhome Development as a Special Use Residential Planned Unit Development of the Subject Property in the R-5 General Residence District, including certain modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield as provided in Section 7 of this Ordinance, subject to the conditions.

regulations and restrictions set forth in Section 8 of this Ordinance.

SECTION 7: The following modifications of the regulations established in the Zoning Ordinance of the Village of Deerfield for the R-5 General Residence District are hereby authorized for the construction, development, and use of the Taylor Junction townhome development as a Special Use Residential Planned Unit Development of the Subject Property in conformance with the Final Development Plan hereby authorized and approved:

- A. A modification to allow the following structures to be located in the north perimeter setbacks of this development including: the new building located 20.49 feet from the north property line, the new patio located 13.5 feet from the north property line, the new privacy screen 12.5 feet from the north property line, and one air conditioning unit as shown on the final site plan.
- B. A modification to allow the following structures to be located in the south perimeter setback of this development including: the new building located 20.5 feet from the south property line, the new patio located 13.5 feet from the south property line, the new privacy screen located 14.5 feet from the south property line, and two air conditioning unit as shown on the final site plan..
- C. A modification to allow the following structures to be located in the east perimeter setback of this development including: the new building located 25.0 feet from the east property line, the new balcony located 17.5 feet from the east property line, the new stairs located 15.0 feet from the east property line, and one air conditioning unit as shown on the final site plan.
- D. A modification to allow the following structures to be located in the west perimeter setback of this development including: the new building located 30.84 feet from the east property line, the new balcony and patio located 24.0 feet from the east property line and two air conditioning units as shown on the final site plan.
- E. A modification to allow a monument sign to located 3 feet from the front property line as shown on the site plan.

SECTION 8: That the approval and authorization of said Final Development Plan for the Taylor Junction Townhomes Development as a Special Use of the Subject Property in the R-5 General Residence District is granted subject to the following additional conditions, regulations

and restrictions:

A. That the construction, development, maintenance and use of the Subject Property shall be substantially in accordance with the documents, materials and exhibits comprising the Final Development Plan for the Subject Property attached hereto and made a part hereof as Exhibit B.

B. Compliance with all representations submitted and made by the Owner to the Plan Commission and to the President and Board of Trustees of the Village of Deerfield.

C. Execution and delivery of a Development Agreement and an Impact Fee Agreement, each substantially in the form of the drafts of such documents listed on Exhibit B, and compliance with the terms and conditions thereof.

SECTION 9: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

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SECTION 10: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 15th day of June, 2015.

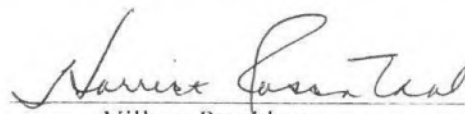
AYES: Farkas, Jester, Shapiro, Seiden, Struthers

NAYS: None

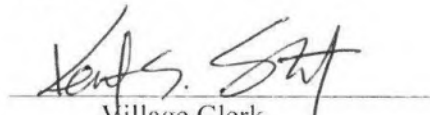
ABSENT: Nadler

ABSTAIN: None

APPROVED this 15th day of June, 2015.


Village President

ATTEST:


Village Clerk

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. O-16-27

**AN ORDINANCE APPROVING THE NORTHWEST QUADRANT
MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE VILLAGE OF DEERFIELD**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

17th day of October, 2016.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
17th day of October, 2016.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. O-16-27

**AN ORDINANCE APPROVING THE NORTHWEST QUADRANT
MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE VILLAGE OF DEERFIELD**

WHEREAS, the current Comprehensive Plan for the Village of Deerfield was adopted on October 4, 2004, and has been amended from time to time thereafter (as amended, the “Comprehensive Plan”); and

WHEREAS, the President and Board of Trustees of the Village of Deerfield appointed the Northwest Quadrant United Task Force in 2013 to create a master plan for the northwest quadrant of the Village Center as defined in the Comprehensive Plan; and

WHEREAS, the Northwest Quadrant Task Force included representatives of all major stakeholders in the northwest quadrant of the Village Center planning; and

WHEREAS, the Northwest Quadrant Task Force submitted its report and recommendation to the Village Board of Trustees on August 5, 2013; and

WHEREAS, the corporate authorities of the Village of Deerfield accepted the Task Force report and directed Village staff to continue Northwest Quadrant Master Plan discussions with impacted stakeholders in the northwest quadrant; and

WHEREAS, the Plan Commission of the Village of Deerfield conducted a public hearing on January 28, 2016, to consider an amendment to Section 4.1 of the Comprehensive Plan consisting of a Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1), and certain alternative parking study plans; and

WHEREAS, the Plan Commission of the Village of Deerfield has submitted its report and recommendation to the corporate authorities of the Village of Deerfield that the Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1) and certain alternative parking study plans attached hereto as Appendix A to this Ordinance (collectively, the “Northwest Quadrant Plan”) be adopted as an amendment to Section 4.1 (“Village Center Subarea”) of Article 4 (“Subareas”) the Comprehensive Plan, with the proviso that the southeast corner of the northwest quadrant as depicted in the Northwest Quadrant Plan shall not be considered conceptually preferred as of this time and recognize the General and Specific Provisions of the Northwest Quadrant Stakeholder Working Group 7/26/16 Report attached as Appendix B to this Ordinance should be applied to the southeast corner of the northwest quadrant; and

WHEREAS, the corporate authorities of the Village of Deerfield concur in the recommendations of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the Northwest Quadrant Plan attached hereto be approved as an amendment to the Comprehensive Plan, with the recognition that areas of concern remain with respect to the southeast corner of the northwest quadrant as depicted in the Northwest Quadrant Plan, specifically that traffic movement and parking within that part of the northwest quadrant area need to be further addressed and specified in future Northwest Quadrant Master Plan amendments and/or in future development plans for land in the southeast corner of the northwest quadrant;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing Recitals, being material to this Ordinance, are hereby incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That the Northwest Quadrant Plan attached as Appendix A to this Ordinance be and the same is hereby approved as an amendment to the Comprehensive Plan of the Village of Deerfield.

SECTION 3: That Section 4.1 (“Village Center Subarea”) of Article 4 (“Subareas”) of the Comprehensive Plan of the Village of Deerfield be and the same is hereby amended to add the Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1) and certain alternative parking study plans attached hereto as Appendix A to this Ordinance as Subsection 4.1.A of Section 4.1 the Comprehensive Plan, except that said plans shall not apply to the southeast corner of the Northwest Quadrant. It is also recognized that the General and Specific Provisions of the Northwest Quadrant Stakeholder Working Group 7/26/16 Report attached hereto as Appendix B to this Ordinance as Subsection 4.1.B of Section 4.1 of the Comprehensive Plan should have priority when considering vehicular movement and parking within the southeast corner of the northwest quadrant. Notwithstanding anything to the contrary stated above, it is further specified that the Northwest Quadrant Master Plan and alternative parking studies hereby approved as part of the Village Center Subarea plan shall be considered conceptual only as to the southeast corner of the northwest quadrant and shall not be considered as binding land use guidance for the southeast corner of the northwest quadrant pending further study of traffic movement and parking within the southeast corner of the northwest quadrant and further refinement of the Northwest Quadrant Master Plan.

SECTION 4: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the

corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 17th day of October, 2016.

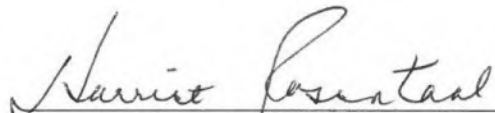
AYES: Nadler, Seiden, Shapiro, Struthers

NAYS: None

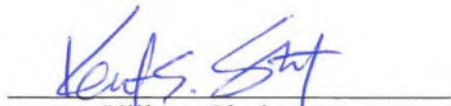
ABSENT: Jester , Farkas

ABSTAIN: None

APPROVED this 17th day of October, 2016.


Village President

ATTEST:


Village Clerk

APPENDIX A

NORTHWEST QUADRANT MASTER PLAN

(to be added as Subsection 4.1.A immediately following Section 4.1,
“Village Center Subarea”, of the Comprehensive Plan of the Village of Deerfield)

Northwest Quadrant - Proposed Amendment to the Deerfield Comprehensive Plan

Add the following language to page 63 of the 4.1 Village Center Subarea:

4.1.A

Northwest Quadrant Master Plan

Goal:

Transform the Northwest Quadrant into the cultural centerpiece of Deerfield.

Objectives:

1. Maintain the cluster of related civic assets and destinations. Incorporate compelling, new and compatible destinations and features.
2. Invite and engage pedestrians, and accommodate motorists.
3. Create a series of visually stunning experiences.

Design criteria:

1. Conveniently walkable
2. Barrier-free connectivity
3. Extremely attractive
4. Reliably safe
5. Environmentally friendly
6. Fiscally responsible/phased
7. Respectful and neighborly
8. Reasonably maintained
9. Reliably durable
10. Fully integrated between uses

Master Plan D, interim Master Plan D-1, and alternative parking studies will serve as concepts for the advisory comprehensive design plan for the northwest quadrant of the Village Center as the various entities make improvements to their properties in future years.

VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Preferred Plan D

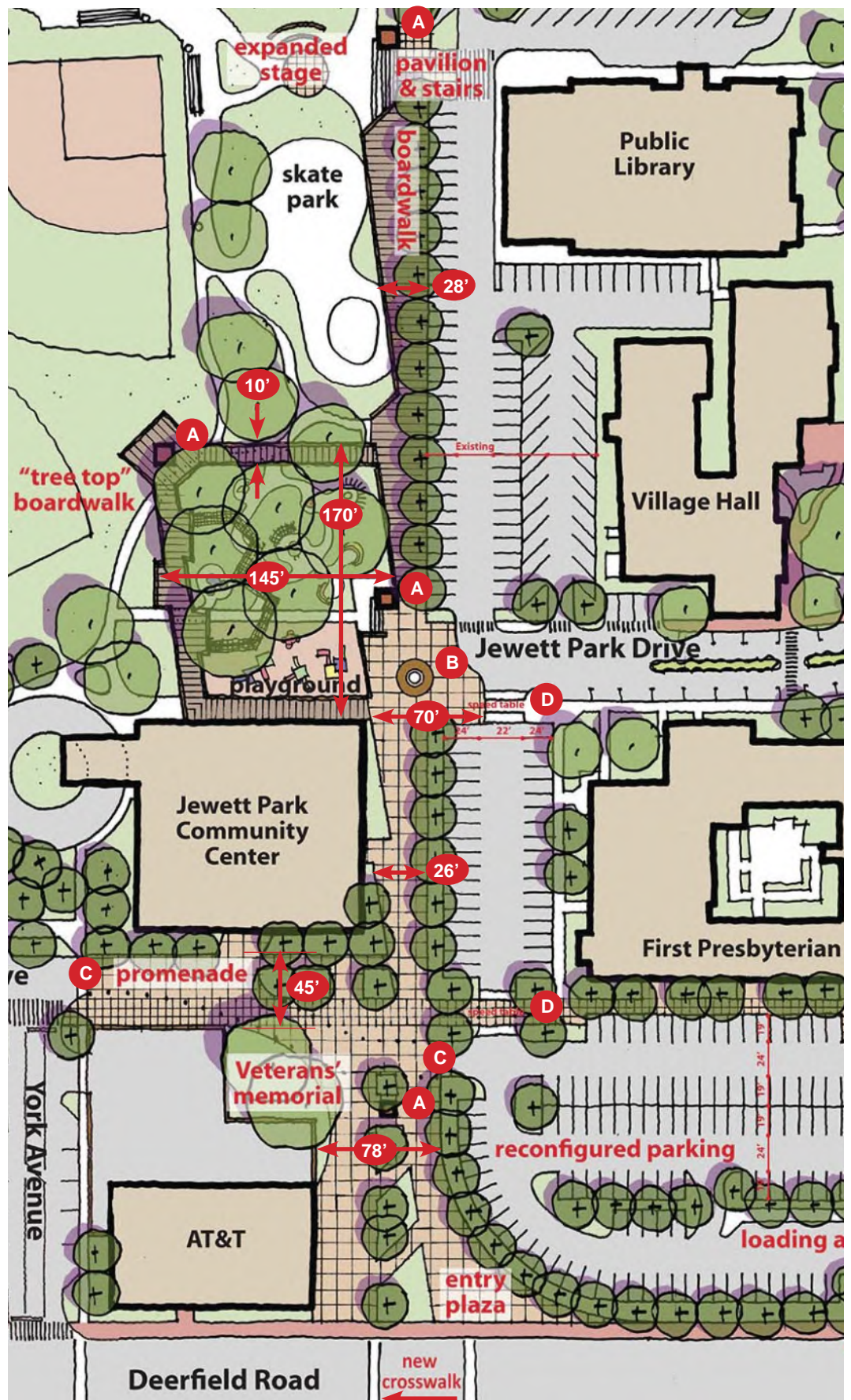


MASTER PLAN D

Entry Plaza /
Boardwalk /
Tree Top Boardwalk
Enlargement

The Entry Plaza, Boardwalk, and Tree Top Boardwalk are key design features of the Master Plan. Dimensions are provided to assist with understanding the proposed scale for these areas. Dimensions shown are based on aerial photography and are conceptual in nature. Additional features are noted on the plan and below:

- A** Tower Features along the walkway and boardwalk provide orientation and wayfinding.
- B** Focal Feature at the west terminus of Jewett Park Drive includes a fountain and/or sculpture.
- C** Promenade Area may be temporarily closed to vehicular traffic via removable bollards to support community events.
- D** Speed Tables within the parking lot include raised textured surfacing to reinforce pedestrian routes between the Church and Jewett Park.

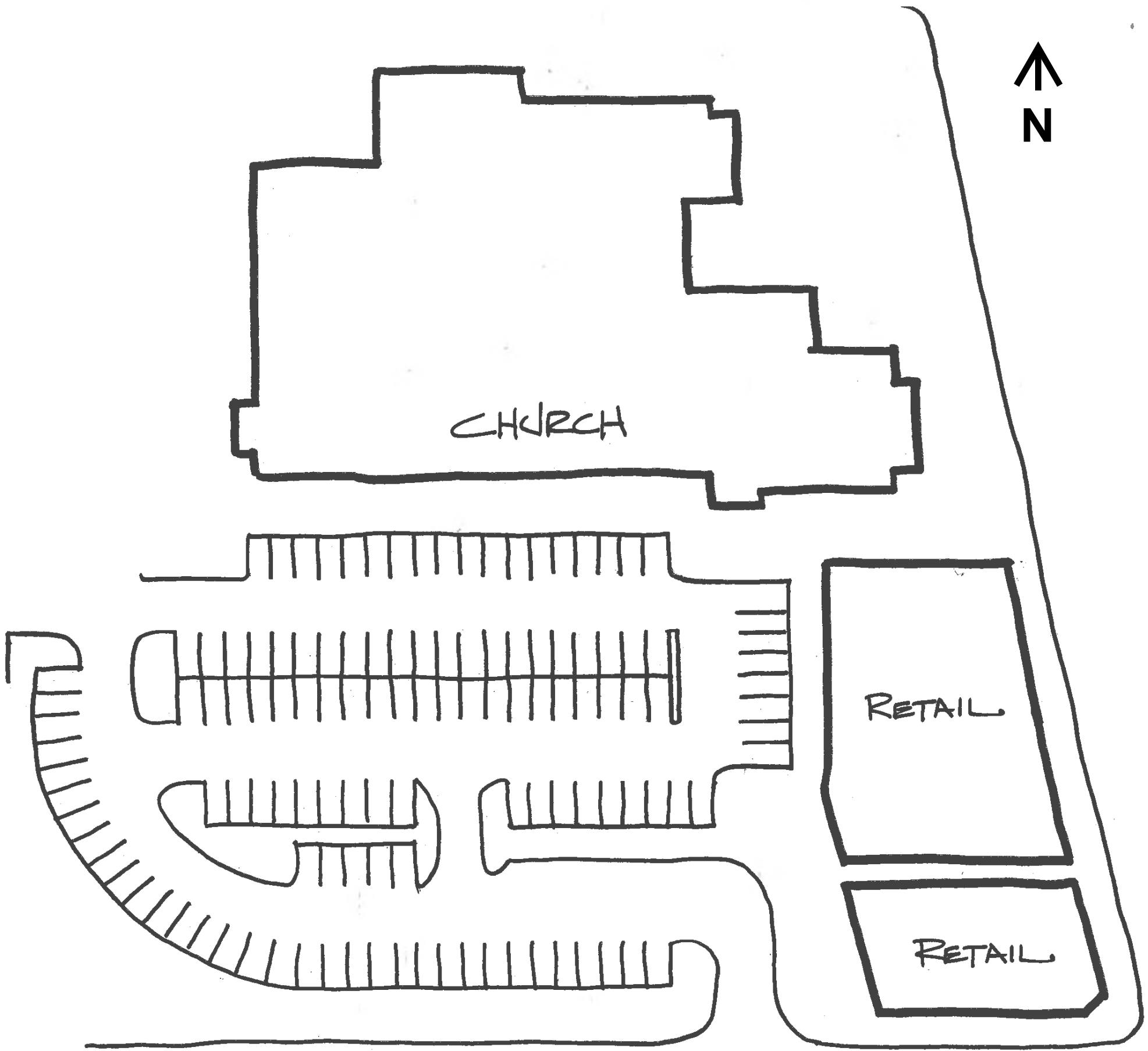


VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Interim Plan D1

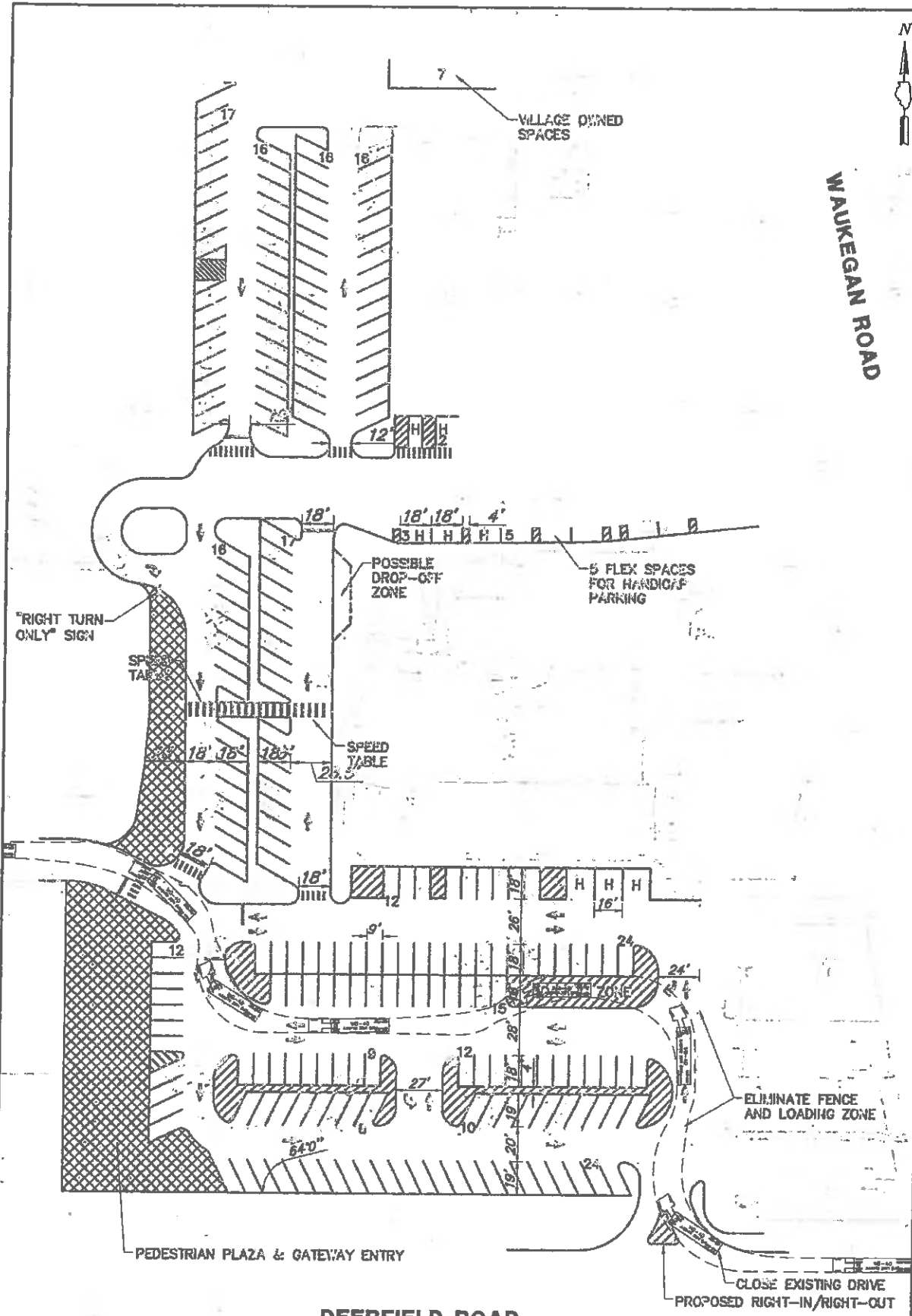


ALTERNATIVE PARKING STUDY PLAN - FIORINI





WAUKEGAN ROAD



GHA GEWALT HAMILTON
ASSOCIATES, INC.
625 Forest Edge Drive • Vernon Hills, IL 60061
Tel.: 847.478.9700 • Fax.: 847.478.9701

ALTERNATE PARKING STUDY PLAN
DEERFIELD NORTHWEST QUADRANT
DEERFIELD, ILLINOIS

FILE 4625-901 NW LOT-OPTION 1.dwg
DRAWN BY: GHA GHA PROJECT #
DATE 07.10.15 4625.901
CHECKED BY: TJD SCALE 1"=50'

APPENDIX B

NORTHWEST QUADRANT STAKEHOLDER
WORKING GROUP 7/26/16 REPORT

To: Northwest Quadrant Stakeholder Leadership (Deerfield Park District, First Presbyterian Church of Deerfield, Christian Beginnings, Deerfield Library, F and M Property Holdings and the Village of Deerfield)

From: NWQ Stakeholder Working Group (Jan Caron, Rick Julison, Suzan Hawkinson, Judy Rundell, Amy Falasz-Peterson, Joy Fiorini, Harriet Rosenthal and Kent Street)

Date: July 26, 2016

Subject: Update report re: Northwest Quadrant Proposed Comprehensive Plan Amendment

Introduction

Following presentation of the proposed Comprehensive Plan amendment for the Northwest Quadrant of the Village Center to the Village Board February 16, 2016, the Village Board directed that discussions with other NWQ stakeholders take place. Since that time, a working group of stakeholder representatives has met several times to discuss concerns and preferences, while being mindful of the need to improve pedestrian safety and reduce driver confusion in the eastern portion of the NWQ. The working group also agreed that the campus-like sharing of parking and pedestrian access should continue, including these uses of the Village property on the north side of Deerfield Road, south of the First Presbyterian Church.

To that end, the NWQ Working Group recommends that a Comprehensive Plan Amendment for the NWQ be considered and approved that provides the following:

General Provisions:

Support and Enhance Existing Uses in the NWQ

Conveniently walkable

Attractive

Reliably safe

Environmentally friendly

Fiscally responsible

Respectful and neighborly

Reasonably maintained

Specific Provisions:

A) Prepare a Joint Use Agreement executed by all stakeholders stating each's contributions, commitments and responsibilities and support for implementation, operation and maintenance; the

agreement should acknowledge the value of various types of contributions, including property, construction costs, maintenance costs and the value of supporting services. The agreement should also endeavor to identify stakeholder contributions, list expected stakeholder costs and benefits and include a projected timeline for the implementation of improvements.

B) Encourage and facilitate on-going communication between and among the NWQ stakeholders concerning site planning and operations, respecting the interconnection of parcels and the shared use of access, parking and other resources. An annual meeting and regular meetings as design development proceeds should be held to facilitate on-going communication.

C) Improve safety, accessibility and lighting for pedestrians along and across Jewett Park Drive between Robert York Avenue and the Village Hall and Church sidewalks, in the Church lot, and in the Village lot. Provide safe pedestrian access between the Community Center and the Library;

D) Improve safety for vehicles and pedestrians at all intersections;

E) Provide an interior two-way drive aisle on Jewett Park Drive;

F) Provide safe and usable vehicle access to/from Deerfield Road, that does not encourage cut-through traffic looking to avoid Waukegan and Deerfield Roads;

G) Provide parking space layout that is efficient, orderly and conveniently usable, providing: up to 3-hour customer/visitor spaces; longer term employee spaces, drop-off service on the south and west sides of the Church; continues existing shared use arrangements; meets the routine parking needs of the stakeholders; and provides overflow spaces for stakeholder special events.

H) Provide visual “lead into” Jewett Park and consider raised (tree top) walk system and overlook above preschool playground;

I) Provide a pre-school drop-off on east side of Community Center with unimpaired sight lines from drop-off vehicles to pre-school entrance door and retain the drop off on the west side;

J) Allow for the eventual transformation of the private parking lot and private driveway west of the commercial properties to be repurposed by the owner to offer a more pedestrian friendly space with potential access offered to the commercial properties who do not currently have access to this space.

K) Develop a written/formal agreement between the Village and the Church for the redesign, exchange and use of Church owned property, existing easement and adjoining Village property;

L) Provide F and M Property Holdings controlled parking spaces in the Village lot for any lost elsewhere;

M) Provide to be determined number of parking space passes for Park District employees for use in Village lot;

N) Provide to be determined number of parking space passes for Church/Christian Beginnings employees for use in Village lot;

- O) Provide to be determined number of parking space passes for Library employees for use in Village lot;
- P) Provide to be determined number of parking space passes for F and M Property Holdings shop space employee use in Village lot;
- Q) Provide to be determined number of parking space passes for Taxman shop space employee use in Village lot;
- R) Provide access for mid-range length delivery trucks (not 50 or 53-foot semi's) and emergency vehicles;
- S) Relocate overhead utilities underground;
- T) Provide for refuse/recycling corrals for the Church, F and M Property Holdings and Taxman property in Village lot;
- U) Apply and demonstrate sustainable and environmentally friendly techniques and systems where appropriate, incorporating recognition of cost-effectiveness and relative ease of maintenance;
- V) Develop written/formal use agreement between the Village and Park District for a redesign of Park Avenue.
- W) Develop written/formal use agreement between the Village and Park District, working in conjunction with the Deerfield American Legion or other appropriate military veterans' organization, if a relocation or redesign of the Veterans' Memorial is pursued.

Next Steps:

Presentation of this report as part of the Comprehensive Plan Amendment considered by the Village Board.

Village installs right-in/right-out drive entrance on Deerfield Road to/from the Village Lot as part of Deerfield Road reconstruction project and provides temporary striping to direct changed traffic pattern inside the lot. The design of temporary striping will support the criteria in G and J above.

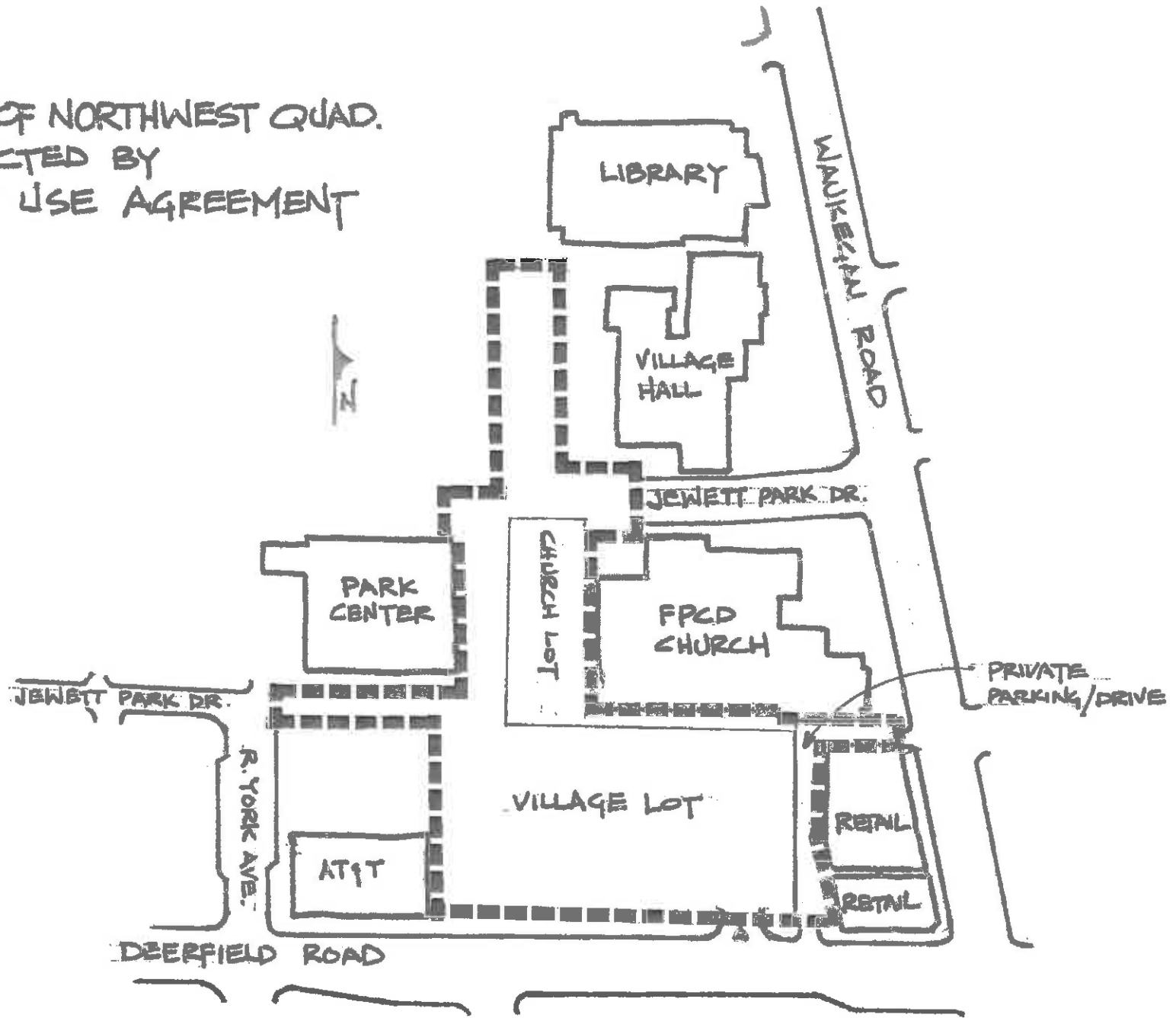
Pursue use of AT&T parking spaces for Park District regular weekday employee parking.

Perform professional traffic counts in October since the Library is now fully operating, the curb cut on Deerfield Road has been installed, and the majority of the impactful work on the Deerfield Road reconstruction project has been completed.

Respectfully Submitted,

NWQ Working Group

AREA OF NORTHWEST QUAD.
IMPACTED BY
JOINT USE AGREEMENT



VILLAGE OF DEERFIELD

ORDINANCE NO. 2018- O-18-32

AN ORDINANCE APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD

WHEREAS, 1219 Partners, LLC ("*Developer*") desires to construct seven townhomes ("*Development*") on the parcel of property consisting of approximately 0.89 acres and comprised of three lots of record commonly known as 658, 662, and 702 Elm Street, in Deerfield, Illinois (collectively, the "*Property*"); and

WHEREAS, in order to complete the Development, Developer filed an application with the Village seeking approval of, among other things, an amendment to the Future Land Use Map of the Comprehensive Plan of the Village of Deerfield ("*Comprehensive Plan*") to re-designate the Property from the Two-Family Residential Land Use Category to the Multi-Family Residential Land Use Category ("*Proposed Amendment*"); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendment to the Comprehensive Plan was duly advertised on May 3, 2018 in the Deerfield Review, and was held May 24, 2018; and

WHEREAS, on May 24, 2018, the Plan Commission approved findings of fact in support of the Proposed Amendment and voted to recommend approval of the Proposed Amendment to the Comprehensive Plan by the Village Board; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to adopt of the Proposed Amendment to the Comprehensive Plan, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: FUTURE LAND USE MAP. The Future Land Use Map of the Comprehensive Plan is hereby amended to re-designate the Property from the Two-Family Land Use Category to the Multi-Family Land Use Category.

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Benton, Jester, Oppenheim, Shapiro

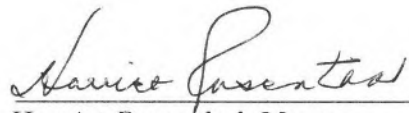
NAYS: Seiden, Struthers

ABSENT: None

PASSED: November 5, 2018

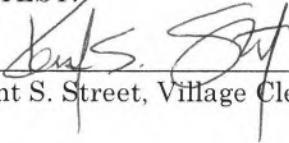
APPROVED: November 6, 2018

ORDINANCE NO. O-18-32



Harriet Rosenthal, Mayor

ATTEST:



Kent S. Street, Village Clerk

VILLAGE OF DEERFIELD

ORDINANCE NO. 2019-0-19 15

AN ORDINANCE APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD

WHEREAS, Gateway Fairview, Inc., a Delaware corporation ("**Applicant**"), desires to construct on the property commonly known as 10 S, 158 S, and 184 S Waukegan Road, Deerfield, Cook County, Illinois ("**Property**"): (i) one residential apartment building consisting of five stories and 186 rental units with an attached four-story parking garage; (ii) 60 rental townhome units in nine buildings of four to 10 units; (iii) a surface off-street parking lot; and (iv) two acres of greenspace, including a dog park, pool with sun deck, and multiple courtyards and garden spaces and related improvements; (collectively, the "**Proposed Development**"); and

WHEREAS, according to Future Land Use Map of the Comprehensive Plan of the Village of Deerfield ("**Comprehensive Plan**"), the Property is designated as Retail Services Land Use Category, which does not allow multi-family development; and

WHEREAS, in order to complete the Proposed Development, Applicant filed an application with the Village seeking approval of, among other things, to amend the description of the Retail Services Land Use Category in the legend of the Future Land Use Map of the Comprehensive Plan of the Village of Deerfield ("**Comprehensive Plan**") to include multi-family developments ("**Proposed Amendment**"); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendment to the Comprehensive Plan was duly advertised on February 27, 2018, in the *Deerfield Review*, and was held May 24, 2018; and

WHEREAS, on May 24, 2018, the Plan Commission approved findings of fact in support of the Proposed Amendment and voted to recommend approval of the Proposed Amendment to the Comprehensive Plan by the Village Board; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to adopt of the Proposed Amendment to the Comprehensive Plan, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: FUTURE LAND USE MAP. The description of the Retail Services Land Use Category in the legend of the Future Land Use Map of the Comprehensive Plan is hereby amended as follows:

“Retail Services - Areas intended to accommodate consumer-oriented retail services and commercial uses. Within the Village Center this land use category may include mixed-use developments with residential above the ground floor. Within the C-2 Outlying Commercial District, for a commercial planned unit development over 40 acres in size, this land use category may include multiple-family rental apartments and townhomes.”

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers

NAYS: None

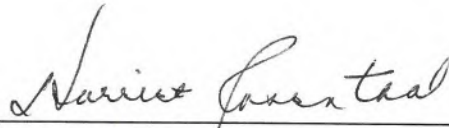
ABSTAIN: None

ABSENT: None

PASSED: June 17, 2019

APPROVED: June 18, 2019

ORDINANCE NO. 0-19-15



Harriet Rosenthal, Mayor

ATTEST:


Kent S. Street, Village Clerk

VILLAGE OF DEERFIELD

ORDINANCE NO. 2020- O-21-2

AN ORDINANCE APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD

WHEREAS, Brinshore Development LLC, an Illinois limited liability corporation, and Housing Opportunity Development Corporation, an Illinois not-for-profit corporation (collectively, the “**Applicant**”) desires to construct on the property commonly known as 10 Deerfield Road, Deerfield, Cook County, Illinois (“**Property**”), two multi-family residential apartment buildings with accompanying landscape and related improvements (collectively, the “**Proposed Development**”); and

WHEREAS, according to the Future Land Use Map of the Comprehensive Plan of the Village of Deerfield (“**Comprehensive Plan**”), the Property is designated as Institutional Land Use Category, which does not allow a multi-family development; and

WHEREAS, to complete the Proposed Development, Applicant filed an application with the Village seeking approval of, among other things, an amendment to the Future Land Use Map of the Comprehensive Plan of the Village of Deerfield (“**Comprehensive Plan**”) to reclassify the Property as Multi-Family Residential (“**Proposed Amendment**”); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendment to the Comprehensive Plan was duly advertised on June 7, 2018, in the *Deerfield Review*, and was held August 28, 2018; and

WHEREAS, on August 28, 2018, the Plan Commission approved findings of fact in support of the Proposed Amendment and voted to recommend approval of the Proposed Amendment to the Comprehensive Plan by the Village Board; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to adopt of the Proposed Amendment to the Comprehensive Plan, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: FUTURE LAND USE MAP. The classification of the Property in the Future Land Use Map of the Comprehensive Plan is hereby amended to designate the Property as a Multi-Family Residential Land Use Classification.

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: Benton, Jester, Oppenheim, Seiden, Struthers

NAYS: None

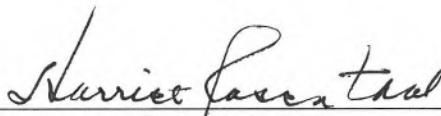
ABSTAIN: None

ABSENT: Shapiro

PASSED: January 19, 2021

APPROVED: January 20, 2021

ORDINANCE NO. O-21-2



Harriet Rosenthal, Mayor

ATTEST:



Kent S. Street, Village Clerk

VILLAGE OF DEERFIELD

ORDINANCE NO. 2023- O-23-16

AN ORDINANCE APPROVING AMENDMENTS TO SECTION 4.8 (THE SUBAREA SOUTH OF LAKE COOK ROAD) AND THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD

WHEREAS, the Village of Deerfield is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, Article 3 of the “The Deerfield Zoning Ordinance 1978,” as amended (“**Zoning Ordinance**”), establishes, among other things, zoning districts for land within the Village, and sets forth use and other regulations in each zoning district; and

WHEREAS, the Village desires to create a new C-4 Entertainment and Limited Retail Business District (“**C-4 District**”) to be located south of Lake Cook Road, and zoning regulations to apply in the C-4 District, to foster redevelopment of the area and to provide entertainment and certain other services to Village residents (collectively, “**Proposed Zoning Amendments**”); and

WHEREAS, the Village desires to rezone the properties commonly known as 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road in the Village, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (collectively, “**Properties**”) to the C-4 District; and

WHEREAS, to fulfill the Village’s planning goals, and to keep the Proposed Zoning Amendments consistent with the Comprehensive Plan of the Village of Deerfield (“**Comprehensive Plan**”), the Village desires to amend Section 4.8, addressing the subarea south of Lake Cook Road, and the Future Land Use Plan of the Comprehensive Plan (“**Proposed Comprehensive Plan Amendments**”); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Comprehensive Plan Amendments to the Comprehensive Plan was duly advertised on April 5, 2023 in the *Deerfield Review*, and was held on April 20, 2023; and

WHEREAS, on May 11, 2023, the Plan Commission approved findings of fact in support of the Proposed Comprehensive Plan Amendments and voted to recommend approval of the Proposed Comprehensive Plan Amendments by the Village Board; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to adopt of the Proposed Comprehensive Plan Amendments to the Comprehensive Plan, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: AMENDMENT TO SECTION 4.8 OF THE COMPREHENSIVE PLAN. Section 4.8 of the Comprehensive Plan, titled “South of Lake Cook Road,” is hereby amended and shall read as follows:

“4.8 SOUTH OF LAKE COOK ROAD

* * *

Specifically, the following objectives have been established for this area to supplement other applicable recommendations included in the Comprehensive Plan.

1. *Limited Uses.* The location of this property between a regional arterial and an expressway, bounded by a stormwater management facility and the Tollway, limits its development potential to those uses compatible with such physical barriers. These would include the following:

- Corporate offices
- Institutional uses
- Professional offices
- Light industrial uses
- Retail uses
- Restaurant uses
- Entertainment uses
- Institutional and non-traditional residential uses that are not expected to generate a significant number of school children and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above this Comprehensive Plan.

2. *Undesirable Uses.* ~~The Village strongly desires to contain and strengthen the existing business districts and to prevent strip commercial development from occurring along Lake Cook Road. To protect the residential uses to the north, commercial or retail uses are not recommended.~~ **To protect the residential uses to the north, future retail, restaurant, and entertainment uses will be**

carefully and critically reviewed and evaluated so they do not adversely impact the surrounding residential areas to the north of Lake Cook Road and the Village as a whole.

* * *

SECTION THREE: AMENDMENT TO FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN. The classification of the Properties in the Future Land Use Map of the Comprehensive Plan is hereby amended to designate the Property “Retail Services.”

SECTION FOUR: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FIVE: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden

NAYS: None

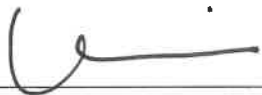
ABSTAIN: None

ABSENT: None

PASSED: July 5, 2023

APPROVED: July 5, 2023

ORDINANCE NO. O-23-16



Daniel C. Shapiro, Mayor

ATTEST:


Kent S. Street, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTIES

THAT PART OF THE NORTH HALF OF SECTION 5 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 IN ARBORLAKE CENTRE SUBDIVISION AS RECORDED MARCH 14, 1985 AS DOCUMENT NO. 27475383;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 IN ARBORLAKE CENTRE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AS RECORDED DECEMBER 13, 2013 AS DOCUMENT NUMBER 133475383;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE LAKE COOK ROAD, SAID CENTERLINE ALSO BEING THE NORTHERN LIMITS OF COOK COUNTY;

THENCE EAST ALONG SAID CENTERLINE OF LAKE COOK ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION AS RECORDED FEBRUARY 18, 1982 AS DOCUMENT NUMBER 26147953;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (AKA EDENS SPUR);

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY TO THE POINT OF BEGINNING.

PINs: 04-05-101-012-0000, 04-05-101-009-0000, 04-05-101-013-0000, 04-05-101-011-0000, 04-05-101-006-0000, 04-05-100-006-0000, 04-05-100-005-0000, and 04-05-100-010-0000.

The properties are commonly known as: 0,1411, 1415, 1417,1419, 1425, 1435, and 1445 Lake Cook Road, in Deerfield, Illinois.