

MEMORANDUM

TO: Plan Commission

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

DATE: October 15, 2018

RE: Public Hearing on the Request for an Amendment to the Ifergan Shopping Center Commercial Planned Unit Development to Permit Revised Sign Criteria for the Ifergan Shopping Center and New Wall Sign for Precor Fitness.

Subject Property

The subject property is zoned C-2 Outlying Commercial District, and was developed as a commercial PUD (previously known as the Atrium/Golden Bear PUD) which includes the Ifergan property at 360-380 Lake Cook Road, Luna property at 350 Lake Cook Road, and the Parkway Bank property at 40 S. Waukegan Road. The property was connected to McDonalds with a vehicular access point between the two properties when McDonalds was approved for their renovations in 2012, and the Atrium commercial PUD was amended for the vehicular connection.

In 2013, the Ifergan parcel was approved for changes to the PUD for a new contemporary façade for the entire building. When the petitioners requested approval to the building renovations, they developed sign criteria for this property to provide some uniformity in the signs that will be installed on the building and provide parameters to work within.

Surrounding Land Use and Zoning

North: C-2 Outlying Commercial District – McDonalds

South: C-2 Outlying Commercial District – (across Lake Cook Road) Deerbrook Shopping Center

East: (across Waukegan Road) C-2 Outlying Commercial District – Cadwell's Corners

West: C-2 Outlying Commercial District – medical office & professional office building

Proposed Plans

The petitioners are proposing the following items:

- 1) New sign criteria for the Ifergan multi-tenant building.
- 2) Precor moved to the east end of the building and is requesting a new wall sign.

New Sign Criteria for Ifergan Multi-Tenant Building (to replace the existing sign criteria)

The existing sign criteria was adapted in 2013 (see attached). The existing sign criteria only permits individual white channel set letters with a Helvetica font mounted directly to the wall, surface. The proposed sign criteria would allow any font style; a black backer panel; and still only allow white face letters.

Precor Home Fitness has moved tenant spaces within the Ifergan building. They are proposing a wall sign for their front (south) elevation, which they hope to install once the new sign criteria, is modified. The Zoning Ordinance allows 8% of the area of the wall or 80 square feet for a front and rear wall whichever is greater. The measurement of the south elevation that Precor Home Fitness will be occupying is 700 SF (50' long by 14 tall) and 8% of that south elevation is 56 SF. The new wall sign will be approximately 55.5 SF (18.5' long by 3.0' tall) when measured around the backplate, which is within the sign provisions for Deerfield Zoning Ordinance and the proposed sign criteria for the shopping center.

The proposed wall sign will be constructed out of individually illuminated, channel set letters mounted to a backplate.

Zoning Conformance

The proposed wall sign for Precor meets the requirements of the Zoning Ordinance, but not the current sign criteria for the Ifergan building. The new Precor wall sign will meet the proposed new sign criteria for the building if the new sign criteria is approved.

Appearance Review Commission

The petitioner met with the Appearance Review Commission (ARC) on a preliminary review on July 23rd for the revised sign criteria and the new Precor wall sign. The ARC recommended changes to the sign criteria, which have been incorporated into the revised sign criteria that the Plan Commission has received in their packets. If the changes to the sign criteria is approved by the Board of Trustees, the tenant will seek final approval of the Precor wall sign at a future ARC meeting or via the Fast Track process.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on September 13, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
Al Bromberg
Elaine Jacoby
Stuart Shayman

Absent were: Sean Forrest
Jennifer Goldstone
Justin Silva

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

WORKSHOP MEETING

~~(1a) **Discussion on the Physical Therapy Special Use**~~

~~The Commissioners found that the use met the special use criteria and thought that the physical therapy office would be a good use on the 710 Robert York Road location.~~

~~Commissioner Bromberg moved to approve a Class A Special Use for a physical therapy office in units D-E (former Starland space) in Deerfield Square at 710 Robert York Avenue (CRM Properties and React Physical Therapy LLC). The motion was seconded by Commissioner Jacoby. The motion passed with the following roll call:~~

~~Ayes: Jacoby, Bromberg, Shayman, Berg (4)
Nays: None (0)~~

~~Mr. Nakahara reported that this matter will go before the Board of Trustees on October 1, 2018.~~

~~(2) **Prefiling Conference: Request for an Amendment to the Ifergan Shopping Center Planned Unit Development for Revisions to the Sign Criteria for the Ifergan Building, and a New Wall Sign for Precor Home Fitness at 360-380 Lake Cook Road (CI Properties – Property Owner and Precor Home Fitness)**~~

~~The petitioner Philippe Ifergan stated that he is the center's new property manager with CI Properties. Mr. Ifergan stated that the center's current tenant Precor is moving to a bigger space and with this move they would like to update the center's sign criteria to allow for a new sign with Precor's trademarked logo. Rainbow Signs has created the signage for Precor, which has gone before the Appearance Review Commission (ARC), and they have worked with the ARC to update the sign criteria and allow the proposed Precor sign.~~

~~Commissioner Bromberg asked what the sign requirements are today and what they wish to change. Mr. Ifergan replied that the current sign criteria states that all signs must be in Helvetica plain white font and Precor wishes to change this to allow for their logo letters to be used as~~

their sign. Commissioner Bromberg clarified that the new criteria would allow trademarked logos with 28-inch white letters on a black backer plate with any font and letters only, no image logos.

Mr. Nakahara confirmed that the ARC, in working with Rainbow Signs and CI Properties, agreed to allow white lettering on a black backer panel with letters in any font.

Commissioner Shayman confirmed that the new criteria would allow for individual letters and not one block of letters. Mr. Ryckaert stated that there will still be individual channel letters, but each sign will be on one black Backer panel. A channel letter is an individual three dimensional aluminum letter with a plastic face mounted on a wall. This sign is not a box sign, but made of individual letters.

Commissioner Bromberg clarified that the ARC has approved this new sign criteria. Mr. Ryckaert stated that the ARC has approved the criteria and the next step will be the Village Board will vote on approving the new sign criteria. Once approved, Precor will go back to the ARC to get their actual sign approved. Currently they are only working to get the new criteria approved which their new sign would adhere to.

Chairman Berg confirmed that logo lettering would be allowed but not logo designs.

Mr. Nakahara reported that the Public Hearing on this matter will be October 25, 2018.

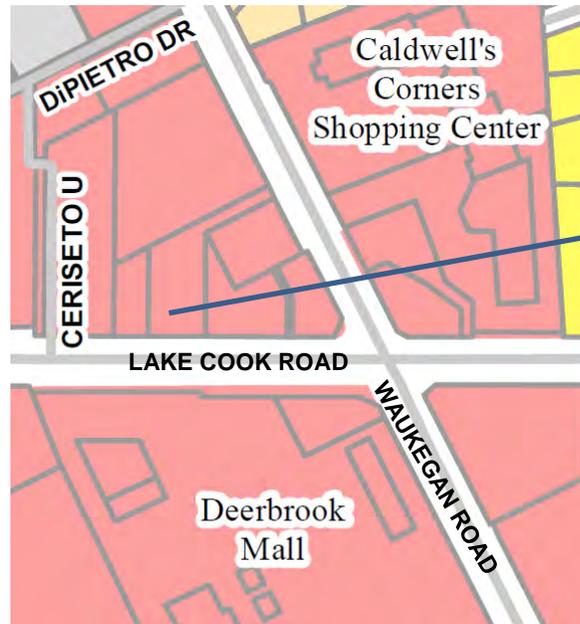
~~(3) **Prefiling Conference: Request for an Amendment to an Existing Planned Unit Development to Permit a New Building for an Innovation Lab Along with Site Improvements, and a Text Amendment to the I-1 Office Research and Restricted Industrial District to Allow a Construction and Engineering Innovation Lab as a Special Use at 1405 Lake Cook Road for Oracle LLC (former Textura property)**~~

~~Tracy Riggan of Oracle reported that they received a building permit and have currently built Phase One of this project, which is a temporary beta test site on the property to the south of the existing building. It is a mock construction site to showcase the smart job site of tomorrow. They are highlighting products that are available now and envisions this to be a collaborative site (future lab) with global partners. The project area is currently a mock job site with a trailer, fencing, a steel super structure and miscellaneous building materials. The entire site is a beta map and can track all people and vehicles at all times for efficiency and safety reasons and to provide real time correction.~~

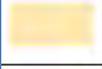
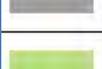
~~Mr. Riggan noted that in the Phase One project site, 95 people from around the country have been to the site. They have demonstrated rovers for hazmat sites, partnered with Caterpillar to showcase new products, and showed how equipment can be operated from an offsite location. The beta site has Verizon 5G capability, which provides the technology on the site with real time data. Mr. Riggan stated that Phase Two of this project for Oracle will be the building of the Innovation Lab proposed before the Plan Commission tonight.~~

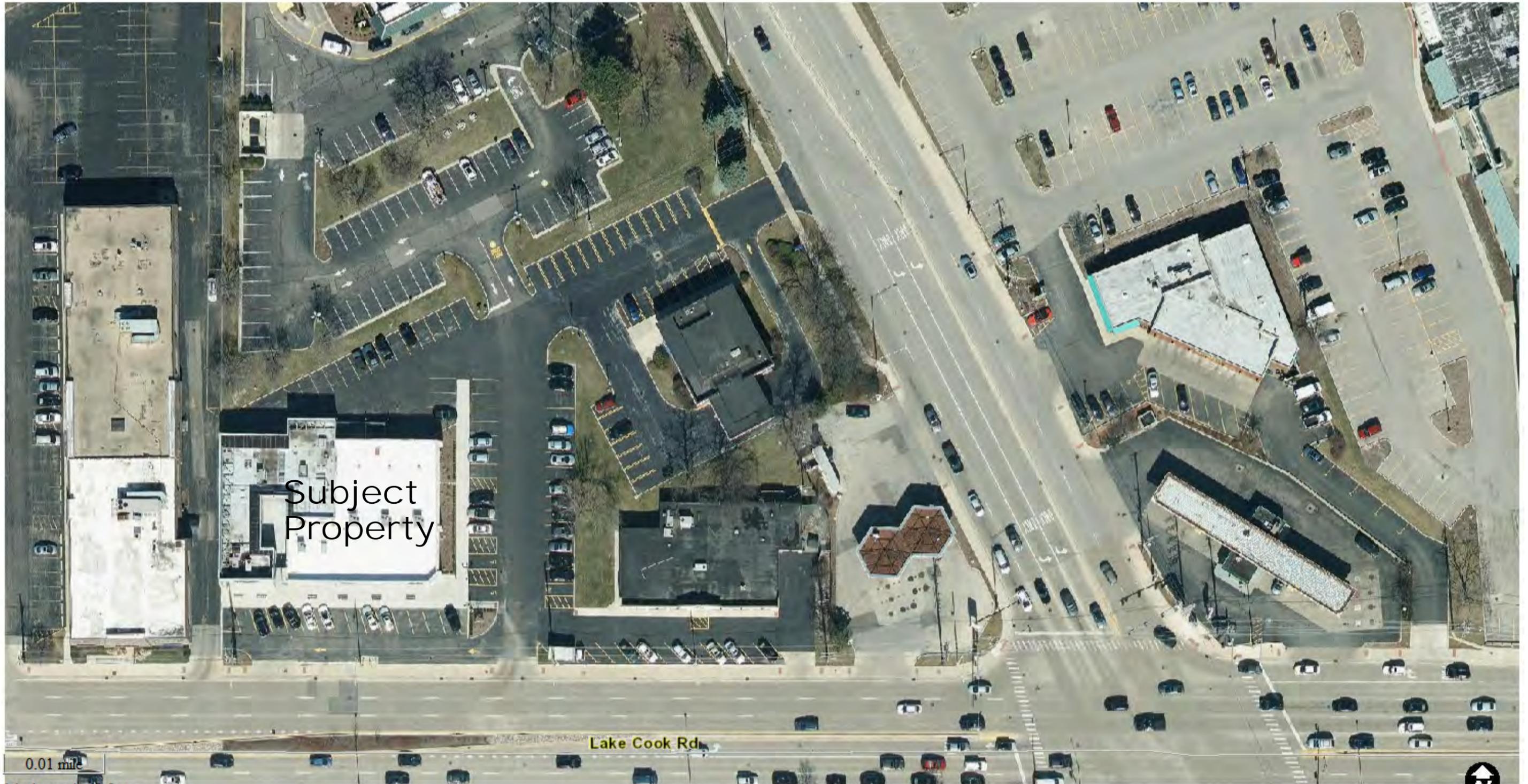
~~The Phase Two Innovation Lab will be a permanent structure with an indoor lab facility and they will also maintain the outdoor site with the trailer. The lab will help to showcase devices and help collaborate with partners on systems of tomorrow. Mr. Riggan introduced Monica Lowry, Project Architect with FRCH Architects of Cincinnati and Kerry Hardin, Civil Engineer with Collins Engineers in Milwaukee.~~

Village of Deerfield 2018 Zoning Ordinance Map



Subject Property

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



Subject
Property

Lake Cook Rd.

0.01 mile

1 inch equals 61 feet

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