

MEMORANDUM

TO: Plan Commission

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

DATE: October 18, 2018

RE: Public Hearing on the request for an amendment to an existing planned unit development to permit a new building for an Innovation Lab and 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)

Subject Property

The subject property consists of the Oracle property (former Textura and former Teradyne property) at 1405 Lake Cook Road. The subject property is zoned I-1 Office, Research, and Restricted Industrial District. The subject property is approximately 10.5 acres in size. The subject property was annexed into the Village in 1980 as part of the 65 acre Stone, Anderson, and Brandel properties which are now known as the Lake Cook Office Center, Oracle (the subject property), Deerfield Business Center including the BJBE synagogue, the 1085 Lake Cook Road property (former Hellenic American Academy-Greek Elementary School) and Chicagoland Jewish High School properties. The annexation agreement for this property expired in 1990. Therefore, the property falls under the provisions of the Zoning Ordinance for the I-1 Office, Research, and Restricted Industrial District.

The subject property was approved in 1981 as a Planned Unit Development (Ordinance 0-81-72). The existing building is approximately 66,000 square feet according to Plan Commission records. The former Teradyne facility at 1405 Lake Cook Road contained administrative offices, and the production, assembly and testing operations of the electronic equipment that Teradyne produces. Phase II was an expansion of the existing building (to the south) by 54,000 square feet to 120,000 total square feet, and an additional parking lot to the west of the existing parking lot. Phase II was never constructed and its approval has expired many years ago. In 1982, the petitioners received approval of an employee recreation facility within the building (Ord. 0-82-19).

In 2007, Textura amended their PUD to allow major exterior changes to the building to give it a modern look, renovation of the entrance vestibule of the building, retrofitting and upgrading security gates at the parking lot entrances, and installation of ground signs along Lake Cook Road and the Edens Spur (Ord. 0-07-36). Recently, Oracle amended the PUD for two wall signs, one on the north elevation and one on the south elevation (Ord. 0-18-18)

The subject property is located in the Northbrook Fire Protection District (includes ambulance service), Northbrook schools, and Northbrook Park District. The property is serviced by the Deerfield utilities, the Deerfield Police Department, and the Deerfield Library.

Surrounding Land Use and Zoning

North (across Lake Cook Road): R-3 Single Family Residential District - single family homes

South: Eden's Spur

East: I-1 Office Research, and Restricted Industrial District - Deerfield Business Center, consisting of 6 buildings, which includes the BJBE synagogue at the south portion of the property.

West: I-1 Office, Research, and Restricted Industrial District - Lake Cook Office Center consisting of four (4) four-story office buildings.

Proposed Plan

The petitioners are requesting an amendment to their Planned Unit Development (PUD) for major changes to the site plan to permit the establishment of an Innovation Lab for Oracle. Oracle is a multinational computer technology corporation headquartered in California. The petitioner's material indicates that the concept of the Innovation Lab came about from the need to display the variety of innovative construction management related products that Oracle and other partners are actively developing for the rapidly evolving construction sector. Currently, Oracle is operating under a temporary use permit to allow a temporary Innovation Lab that replicates an outdoor construction site.

The 18,715 (13,312 sf. ground level + 5,403 sf. second floor= 18715 sf.) square foot Innovation Lab will consist of a model construction site inside the proposed new building (located south of the existing office building) that will be used to demonstrate new construction and building software and equipment. The petitioner's material indicates that the design of the building embraces the concept of innovation through the use of cutting edge materials and construction techniques. The ground level of the building is clad in pre-cast concrete panels to create a durable plinth to hold up against the harsh climate and construction activities. The upper level is wrapped in a skin consisting of translucent panels, glass, and an external structure to create a soft luminance during evening hours while allowing natural light into the interior space during the day. The petitioner plans on having minimal light on in the building after normal business hours of 8:00AM to 5:00PM. Demonstrations will be scheduled during normal business hours between 8:00AM and 5:00PM.

Duration of demonstrations will range from 1-2 hours, scheduled up to 4 weekdays a week, at a maximum frequency of twice per day. Audience size will be capped at 100 individuals based on available seating. An audience size of 30-40 will be the most common. The facility will require staff of 10-15 employees during demonstrations. Guests will arrive either by bus, or will utilize the existing parking areas at the north end

of the site or the new spaces adjacent to the Innovation Lab. A peak use condition will require a few ~~bus-loads~~busloads of visitors, and / or vehicles, all of which will have ample room to park and / or maneuver on site. Typical use will require a few vehicles to access the site. The petitioner has indicated that this will be the third facility of this kind in the world for Oracle and the first of its kind in the United States.

Guests to the Innovation Lab will park at the existing main parking lot enter at the north entry to the existing Oracle building before making their way through the existing building, and then out to proposed Innovation Lab. Guests will arrive either by bus, or will utilize the existing parking area at the north end of the site or the new spaces adjacent to the Innovation Lab.

The property has 307 existing parking spaces and an additional 8 parking spaces are proposed to be adjacent to the new building. Based on the 313 regular parking spaces, 8 accessible parking spaces are required. Eight accessible parking spaces are provided in the existing parking field and an additional 2 accessible spaces are proposed adjacent to the new building. The total number of parking provided is 323 stalls including 10 ADA stalls. There is also an area in the parking lot that can be used for future expansion of the parking lot.

The site is accessed by a frontage road parallel to Lake Cook Road. Vehicles can access the Frontage Road using Pine Street or Embassy Way/Birchwood Avenue from Lake Cook Road, which are both signalized intersections.

Once vehicles enter the site there are two way drive aisles and ~~90-degree~~90-degree parking spaces. Vehicles circulate in either direction with main drive aisles at the far north end of the parking and at the south end of the parking field, adjacent to the existing building. From the main parking lot, a driveway on the west side of the site serves a truck dock area at the southwest corner of the existing building. This driveway continues on the south side of the building as a fire truck access route.

The driveway on the south side of the existing building will also serve the proposed Innovation Lab. The eight (8) proposed parking stalls will be located on the south side of this driveway.

The building will contain sustainable building design with roof mounted photovoltaic array designed to optimize solar collection. There will be 3 rows of solar panels. The top of the arrays would be slightly less than the ~~5-foot~~5-foot high parapet wall. The dimension of each panel is 77.01 inches by 39.06 inches and the tilt will be 30 degrees. The spec sheet and a side view of the panel is shown in the petitioner's materials. The petitioners have provided a packet of more information on their solar plans dated October 3, 2018. Other sustainable features in this project include LED light fixtures; low flow plumbing fixtures; and a translucent panel system allowing maximum daylighting, thus reducing the anticipated electrical lighting load.

Necessary Actions and Zoning Conformance

There is no category that the proposed use can fit into. If a use is not specifically listed as a Permitted Use or a Special Use, it is not allowed (Article 2.00-G). The petitioners will be requesting a Text Amendment to the Zoning Ordinance for a Construction and Engineering Innovation Lab as a Special Use in the I-1 District. The standard for a text amendment is that it is in the public interest, and not solely for the interest of the applicant. The proposed text amendment to the I-1 District will be applicable to this property only. The proposed text amendment is as follows (add # 24 to the Special Use list):

24. A construction and engineering innovation lab provided such use is (i) developed as part of a Planned Unit Development; (ii) the parcel of which the use is located shall be a minimum of ten (10) acres in size; and the Planned Unit Development on which the use is to be developed is located adjacent to Interstate Highway 94 (also known as the Eden's Spur)

The property is considered an Industrial Planned Unit Development (PUD). PUDs are a Special Use in the I-1 Office, Research, and Restricted Industrial District. The petitioners will be also be requesting an amendment to this Planned Unit Development in the I-1 Office, Research, and Restricted Industrial District to permit the proposed renovations to the property.

I-1 PUD Bulk Requirements

Minimum Setbacks:

Perimeter Setbacks

The minimum yard requirements of the underlying district are applicable only to the exterior boundaries of the PUD (in the I-1 District, the front yard setback is 100 feet, the side and rear yards require 50 feet). The perimeter setbacks of the PUD shall be kept free of buildings, structures, and parking and shall be maintained in landscaping.

The front (north) perimeter PUD setback meets the I-1 perimeter setbacks. The side (east and west) yard perimeter PUD setbacks are greater than 50 feet from the east and west property line to the existing office building and proposed Innovation Lab building. There is an existing building 50-foot established building line to the rear (south) property line, which the proposed Innovation Lab building meets.

Setback between Buildings

The setback between buildings and structures within the site shall take due consideration of public safety especially with regard to fire hazards, traffic sight lines and access for emergency equipment.

The Northbrook Fire Department (which has jurisdiction south of Lake Cook Road) will have to approve the site plan for emergency vehicle accessibility. The petitioners have indicated that they have shared their plans with the Northbrook Fire Department and have included the site approval letter from the Fire Department in their materials.

Open Space

Not less than 10 percent of the gross area of an Industrial Planned Unit Development shall be devoted to usable open space. The Zoning Ordinance defines usable open space as an area of land or water or combination of land and water, which may include complementary structures and improvements within the site, excluding space, devoted to parking, designed and intended for common use and enjoyment.

The petitioner's plan indicates that 40 percent of the site is open space.

Maximum Lot Coverage

The total ground area occupied by all principal and accessory buildings shall not exceed 40 percent of the gross surface area of the site.

The petitioner's site plan indicates that the proposed lot coverage is 8.5 percent.

Maximum Building Height

The maximum building height allowed in the I-1 District is 45'. The Zoning Ordinance defines height as the vertical distance as measured from the pre-development grade for a property, to the highest point of the coping of a mansard roof or a flat roof, to the highest point of a hipped roof, to the highest gable of a pitched roof, to the ridge of the gable or hip roof, or to the highest point of a turret or ornamental tower, whichever point is higher.

The Innovation Lab building is proposed to be 40 feet in height from grade to the top of the wall, and 36 feet to the top of the roof deck. The existing Oracle office building is 31.71 feet from grade to the top of the building wall.

Parking

Required: Office: The number of required parking spaces for an office building is one parking space for each 250 square feet of gross floor area. The new Oracle facility would best fit under Flexible Use Office/Industrial Facilities which states that parking shall be in accordance with Article 8.02-E, 3, b, one parking space for every two hundred and fifty square feet of gross floor area (same as general office, 4 parking spaces per 1,000 sf.). For the existing building of 34,000 sf., $(34,000/250=136)$ 136 parking stalls are required. For the proposed building of 18,715 sf., an additional $(18,715/250=74.86)$ 75 stalls are required. A total of 211 parking stalls are required for the existing building and the proposed building. The parking spaces will be 9' by 19' with

a 24' wide driving aisle as required by code.

Existing: The property has 307 existing parking spaces.

Proposed: An additional eight (8) parking spaces (6 regular, 2 accessible) are proposed to be added and these additional spaces will be located adjacent to proposed Innovation Lab building. The total number of parking provided on the site is 323 stalls including 10 ADA stalls (8 accessible parking spaces are provided in the existing parking field and an 2 additional accessible spaces adjacent to proposed building.) There is also an area in the parking lot that can be used for future expansion of the parking lot.

Parking Study

The petitioner has submitted a preliminary parking study prepared by Collins Engineers Inc, dated August 20, 2018. The preliminary study analyzes existing and proposed parking requirements for the overall site with the proposed Innovation Lab being built. The site currently has 307 parking spaces including 8 accessible spaces for a total of 315 parking spaces. The petitioner is proposing 8 adjacent parking spaces (including 2 accessible spaces) for the new Innovation Lab building. The study notes that an area in the main parking lot that can be used for future expansion of the parking lot. The existing number of parking spaces exceed the required number of parking spaces and expansion of the parking lot is not needed at this time.

Signage

Business Wall Signs

Number and Content:

Permitted: Limited to one (1) sign for each wall, which fronts on a street, right-of-way, easement for access or parking. Said sign shall only contain the name of the building, or the name of tenant, or the name of the development. Such signage may include a logo.

Proposed: Four (4) walls signs, one (1) wall sign on each of the building elevations, and the north wall sign has two (2) signs (the main sign and the smaller sign at the entrance)

Area:

Permitted:

The maximum surface area shall not exceed one percent (1%) of the gross surface area of the wall to which it is affixed, or 100 square feet, whichever is *lesser*. (Note: The sign is measured by placing a box around all of the sign elements as required by the Zoning Ordinance)

Proposed:

North Wall - The red panel on north building elevation is considered a sign as it is in the Oracle colors. This sign is measured by putting a rectangle around the area of the red panel. The proposed wall sign is approximately 200 sf. (8' tall by 25' long). The wall sign can be 1% (56 s.f.) of the north wall (north wall is approximately 5,626 s.f.) or 100 s.f. whichever is lesser. A 6.82 s.f. (2' tall by 3.41' long) wall sign is also being proposed at the main entrance with the text Oracle Construction and Engineering Innovation Lab.

South Wall - The wall sign on the south building elevation is measured by putting a rectangle around the red panel. The wall proposed sign is approximately 440 s.f. (8'tall by 55' long). The wall sign can be 1% (56 s.f.) of the south wall (south wall is approximately 5,626 s.f.) or 100 sf. whichever is lesser.

East Wall - The wall sign on the east building elevation is measured by putting a rectangle around the red panel. The proposed east wall sign is approximately 280 s.f. (8' tall by 35' long). The wall sign can be 1% (36 s.f.) of the east wall (east wall is approximately 3,600 s.f.) or 100 sf. whichever is lesser.

West Wall - The wall sign on the west building elevation is measured by putting a rectangle around the red panel. The proposed west wall sign is approximately 280 s.f. (8' tall by 35' long). The wall sign can be 1% (36 s.f.) of the west wall (west wall is approximately 3,600 s.f.) or 100 s.f. whichever is lesser.

An exception will be needed for all of the proposed wall signs for the Innovation Lab building. The petitioner notes that the red perforated metal panel is integral to the architectural design regardless of whether or not there is signage affixed to it and did not consider the red perforated metal panel to be part of the signage.

The Oracle letters themselves, without the red panels, measure 27'10" by 3'7" = 99.7 s.f. = 100 s.f. in size.

For a wall sign, if a company's logo color is used on the wall, this entire logo color area has been counted as part of the wall sign. This situation does not happen very often where a company's logo color is part of the wall but it has occurred in the Village previously. An example of this from many years ago is the former Best Buy store in Deerbrook, where the entire area of the logo was counted as a sign. A sign variation (exception) was granted for the size of this wall sign. The Village reviewed the wall sign and determined that the wall sign was acceptable. Another example is DC Sarnies wall sign area, which was calculated using the logo color and this sign was also approved by the Village.

Location:

Permitted:

Wall signs may be located on any principal building fronting on a street, right-of-way, easement for access, or parking area.

Proposed:

The north, south, east and west walls of the office building face a parking area, right of way, street, or an easement for access.

Height:

Permitted:

Wall signs shall not be located higher than the parapet line of the roof (roof deck) of the building.

Proposed:

The signs appear to be located slightly above the 36' roof deck as indicated on the building elevation sheets A7-1 and A7-2 and will need an exception for the height of the wall signs.

Business Ground Signs for an I-1 PUD

No changes to the previously approved existing ground signs at the north end and the south end of the site are proposed as part of the Innovation Lab.

Directional Signs

Permitted: Small non-illuminated signs not exceeding two (2) square feet in gross surface area, displayed strictly for the direction, safety or convenience of the public, including signs, which identify rest rooms, freight entrances, telephones and the like.

A directional sign was previously approved at the northwest entrance of the subject property. The text "Innovation Lab" is being proposed to be added to this directional sign. The font size and spacing will match the existing text. The location and size of the this existing directional sign will not change.

Solar Energy System

The petitioner is proposing a photovoltaic array as part of this project (See Sheet A1-3 and Axium Solar material). The proposed solar photovoltaic system will be installed in three rows on the roof of the Innovation Lab building. The petitioner's material indicates

that either a metal structure or stanchions be used in the installation on the top of the structure, allowing for snow accumulation that would not impede the solar energy production. The petitioner's material indicates that the top of the array would be slightly less than the 5-foot parapet wall and the layout would minimize inter-row shading within the array. The photovoltaic array will be designed to adhere to local codes and zoning requirements in Article 2.10-D Solar Energy Systems of the Deerfield Zoning Ordinance.

Storm Water Drainage

There is an existing kidney shaped detention facility at the southeast corner of the site. The majority of the site drains into this detention facility. The northeast portion of the existing parking lot is conveyed through storm sewer into the Lake Cook Road storm sewer system. The petitioners have submitted a preliminary storm water management report conducted by Collins Engineers Inc. dated August 14, 2018. The report studies into the issue of storm water to determine if the existing facility has the capacity to handle the storm water generated by the entire site. The preliminary analysis notes that the proposed development is capable of meeting the storm water requirements of the Lake County Watershed Development Ordinance (WDO) by utilizing the existing detention pond, and will not require any additional pond volume to be constructed.

Fire Department Letter

The petitioner has coordinated with the Fire Department to develop the turning radius study as shown in their plans and have provided an approval letter from the Fire Department for emergency vehicle accessibility dated October 2, 2018.

Prefiling Conference Minutes

Attached are the September 13, 2018 Prefiling Conference minutes.

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.

Ms. Lowry provided an overview of the full scope of work being proposed for the permanent Innovation Lab building. She stated that they have completed a life safety plan and an analysis on egress and building code requirements. Ms. Hardin stated that there was also a civil drawing and site plan completed and submitted. Ms. Hardin noted the site plan and location of the proposed building. She commented that there is currently a steel structure in the proposed building location that will be moved inside the new structure. Ms. Hardin reported that they are proposing adding eight additional parking spaces at the new building, two of which will be ADA accessible. They have also completed an access plan to ensure police and fire vehicles can access the new building, which is, located behind (south) the existing office building on the property and north of the new building. Ms. Hardin added that they also ensured that buses could access the new building should a group need to be dropped off by bus. Commissioner Jacoby asked if there is also bus parking on site. Ms. Hardin replied that there is no bus parking, but there is adequate access for pick up and drop off. She added that bus access would be a rare case.

Ms. Hardin stated that the completed parking study looked at the existing parking field along with the additional stalls for the new building. To meet the requirement of one parking stall per 250 square feet of building, 211 parking spaces are required based on the existing and proposed square footage. There are currently 307 spaces with 8 being added at the adjacent proposed building. There is also an adjacent area available for future parking to be added if there is ever a need.

Ms. Hardin provided an overview of the grading and engineering plan. She reported that the area slopes away from the existing building and towards the expressway and that they will level out the site to make it flat. She added that there is a pond adjacent to the site and that they prepared a preliminary storm water plan that complies with the Lake County Watershed requirements. The new building does not create more than one acre of impervious surface. Due to this, they are required to maintain the current storm water storage volume and discharge rate and do not need to add new storage. They plan to raise the new building up a few inches so that there will be five feet between the highest possible water level at a 100-year storm and the first-floor elevation.

Ms. Hardin reported that they will extend all utilities from the existing building including electric, gas and sanitary. There is a water main that exists around the site of the proposed building that they will connect to. She added that they are also proposing four light poles and some emergency lighting. There will be a photometric plan for the proposed building lighting. Ms. Hardin shared that there will be a landscape plan for trees and shrubs adjacent to the building and the majority of the area will remain as turf.

Ms. Lowry showed the proposed first floor plan stating that they envision the interior spaces to function with viewing and training areas. The upper level will be a mezzanine to look down onto the demonstration area on the first floor. Ms. Lowry showed the exterior elevations and pointed out that rooftop equipment will be screened and there will also be solar panels on the roof. The proposed exterior building materials are gray precast concrete and the upper portion will be a daylighting system with a translucent panel that will glow at night from the inside out. There will also be some glass on the front elevation so it may be viewed from the mezzanine level out to the job site. The glass will be surrounded by the translucent panels with metal framework. There will also be a perforated metal band that wraps around at the upper portion of the building elevations.

Ms. Lowry reported that regarding signage, there will not be any changes or modifications to the existing pedestal sign on the property along the frontage road, but they are proposing a line of text to the existing directional sign. On the directional sign, they will add a line item directing traffic to the Innovation Lab.

Commissioner Jacoby asked if the red portion on the exterior elevations will be on the north and south sides. Ms. Lowry clarified that these portions face east and west.

Ms. Lowry showed renderings of the building in daylight and at night. She shared that they are trying to create curiosity about the building from the highway at night with the overall look and feel.

Chairman Berg asked if there will be any light spillage or projection. Ms. Lowry replied that no, there is none anticipated.

Commissioner Bromberg asked how late the lights will be on. Mr. Riggan replied that they are currently undergoing a feasibility study on how the site will look with minimal lighting accentuating the illuminated panels. He added that there may be a few lights on in the building to capture a visual impact, but there will be no direct lighting. He added that the hours of the building will be 8:00 A.M. to 5:00 P.M., after which time interior lights will be turned off. He added that there may be an occasional after-hours reception in the building, but this will be rare.

Mr. Riggan stated that the existing building had a previous master plan to build a 100,000 square foot building on this site. Therefore, they had existing utility lines and a large enough retention pond that anticipated the 100,000 square foot building with adequate parking.

Chairman Berg asked where the new building would be visible from and suggested that at the Public Hearing the petitioners bring sight line renderings to show views from neighboring properties. Mr. Riggan replied that the building would not be visible from Lake Cook Road and will only be visible from the expressway.

Commissioner Bromberg asked staff for more information on what is permitted for signage. Mr. Ryckaert replied that a permitted sign would be one percent of the building square footage or 100 square feet, whichever is lesser. Mr. Ryckaert stated that the proposed sign letters are 27 feet, 10 inches wide and about 3 feet, 7 inches tall. The sign is approximately 100 square feet and is greater than what is allowed. Including the red band around the letters, the sign is larger than what is permitted. In the past, when a company's logo color was incorporated into the wall sign, this area has been counted in the area of the wall sign as it is considered an element of the wall sign. The logo color has been counted in the area of the sign by placing a box around the entire sign area, including the logo color.

Mr. Nakahara reported that the signs that were previously approved for north and south elevations of the existing 1405 Lake Cook Road building on the property have not been installed and the petitioners are now proposing that they will only install the wall sign that faces north on the existing building and not on the south facing sign due to the proposed Innovation Lab building.

Commissioner Bromberg commented that although the signs are quite larger than allowed, he does not have a problem with it as it does not face any residential. Commissioner Shayman

agreed that he has no issues with the signs as they are proportionate to the building, face the highway and are set far back from Lake Cook Road.

Commissioner Bromberg asked staff if this could cause issues with other proposed signs at different properties. Mr. Ryckaert replied that each request is a case by case situation and they can consider the circumstances of any future proposals.

Commissioner Jacoby asked what the building height will be. Ms. Lowry replied it will be a height of 40 feet and that a maximum of 45 feet is allowed. Chairman Berg suggested that it would be helpful to have conceptual sight lines from nearby properties to show the lack of impact on neighbors. Ms. Lowry replied that they will provide it and it will also show landscaping and trees that buffer the site on both sides.

Commissioner Shayman asked where the outdoor demonstration area is relative to the new building. Mr. Riggan replied that it is on the west side.

Commissioner Bromberg commented that this seems like a cool project and he has no issues with it.

Commissioner Bromberg asked the project timeline. Mr. Riggan replied that they have a construction and design timeline allowing for Village approvals and they hope to have the new building operational this time next year.

Mr. Nakahara asked how many of these Innovation Labs already exist. Mr. Riggan replied that this would be the first and, in the future, there could be more in other parts of the world. He added that they are excited to be presenting Deerfield as a location for leadership and innovation.

Document Approval

There were no comments on the documents.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Shayman to adjourn the Workshop Meeting at 8:35 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll

Past Company Logo Color Counted in the Area of a
Wall Sign

Recommendation - Request for an amendment to a previously approved signage plan for Deerbrook Shopping Center and changes to the facade of the building 'Best Buy'.

names on this sign as is required by Deerbrook's previously approved signage plan.

Zoning Conformance

Front Wall Sign

For a commercial PUD, the Zoning Ordinance permits a front wall sign to be a maximum of 80 square feet or 8% of the building wall to which the sign is affixed, whichever is greater. The area of the wall to which the sign will be affixed is approximately 5,890 square feet. Eight percent (8%) of this number is 471 square feet, which is the maximum size wall sign allowed. The provisions in the Zoning Ordinance also state that decorative framing must be included in the computation of the area of a wall sign and that the area of a wall sign is determined by drawing a box around all the signage elements.

When a box is placed around the "Best Buy" letters along with its background and the blue decorative element, the sign measures 2,652 sq. ft. in area and would require a modification. Under the strict terms of the Zoning Ordinance, the blue decorative element would be considered part of the sign and must be included in the calculation of the area of the wall sign. When a box is placed around only the letters "Best Buy" and its background, the sign measures 287 (21'6" x 13'4") sq.ft. which is in conformance with the size allowed by the Zoning Ordinance.

Mall Entrance Sign

The Zoning Ordinance also contains a provision for mall entrance signs. The Zoning Ordinance permits the maximum size of these signs to be sixty four (64) square feet in area, only contain the words "mall entrance", be located over the entrance it is intended to serve, and may be illuminated. The petitioner's "mall entrance" sign measures 54 (21'6" x 2'6") sq. ft. in area and is located above the proposed expanded mall entrance. Red letter signs were previously approved for all the mall entrance signs at Deerbrook Mall. The petitioner's sign letters will be red.

Rear Wall Sign

For a rear wall sign, the Zoning Ordinance permits the area of the sign to be a maximum of 80 square feet or 8% of the building wall to which the sign is affixed. The area of the wall to which the sign will be affixed is approximately 1,525 square feet.

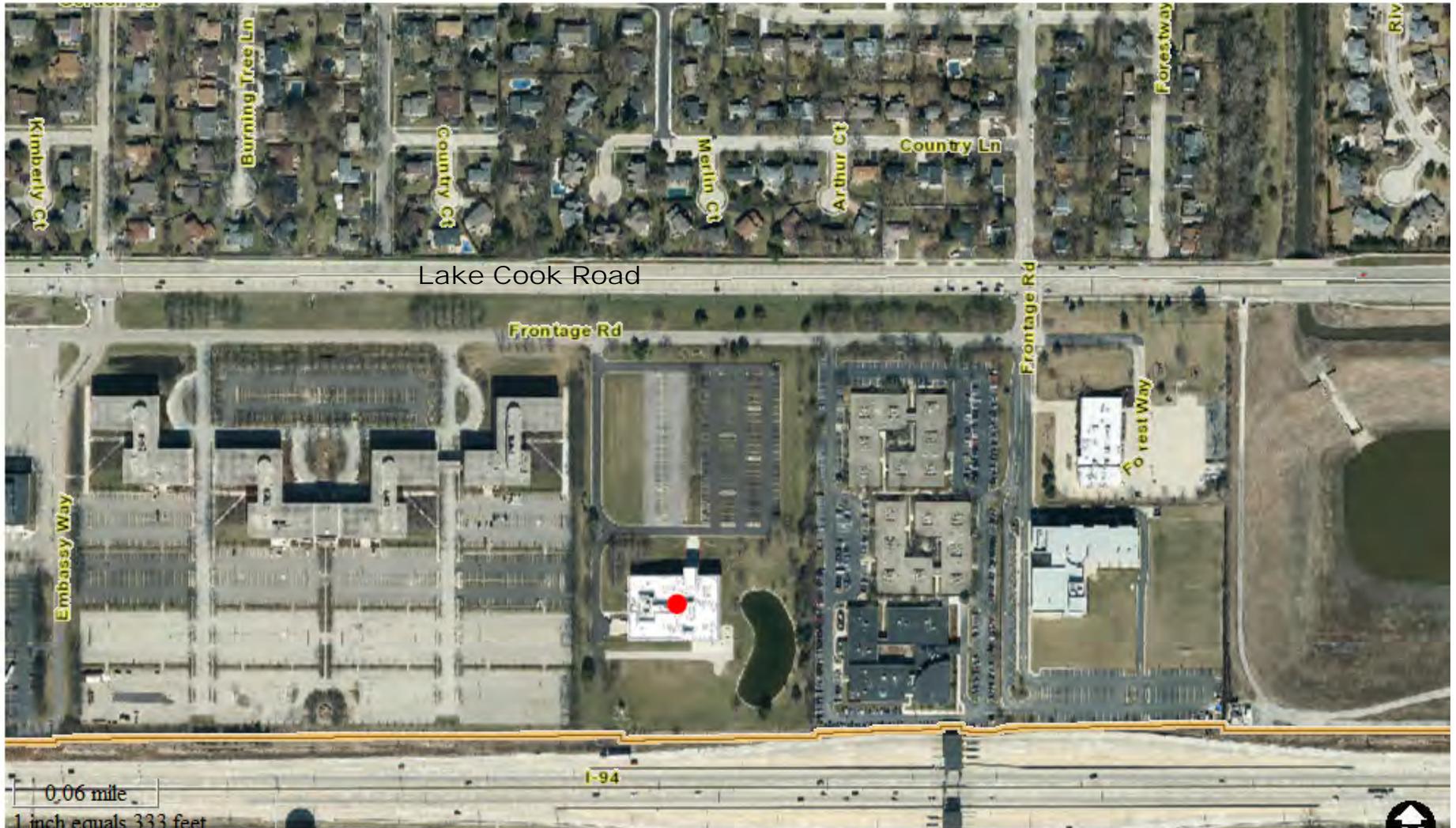


Village of Deerfield 2018 Zoning Ordinance Map



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

1405 Lake Cook Road

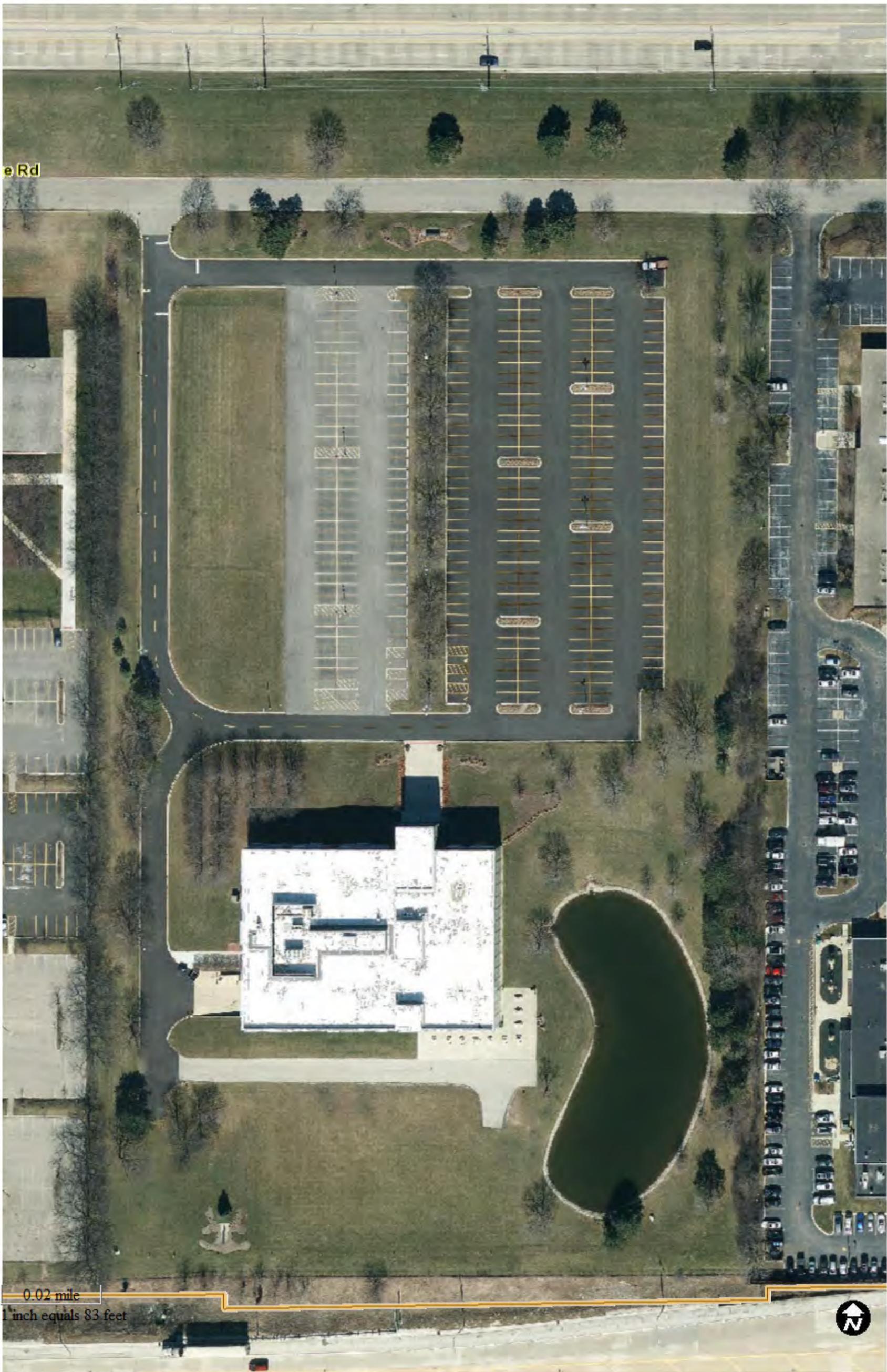


Map created on March 9, 2018.

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SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

remove all SWES structures within ninety (90) days of receipt of notice.

- ii. If such abandoned facility is not removed within ninety (90) days, the Village of Deerfield may remove all structures at the Owner's expense. In the case of such removal the Village of Deerfield has the right to file a lien for reimbursement, for any and all expenses incurred by the Village of Deerfield without limitation, including attorney fees and accrued interest.
- iii. Upon removal, the site shall be restored to its original pre-construction condition. See photos presented with Project Proposal.

3. Indemnification

The Owner of the BWES or SWES project shall defend, indemnify and hold harmless the Village of Deerfield and its officials from and against any and all claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses and liabilities whatsoever including attorney's fees arising out of the acts or omissions of the Owner concerning the operation of the WES project without limitation, whether said liability is premised on contract or on tort.

2.10-D Solar Energy Systems

1. General Requirements

- a. Solar Energy Systems are a Permitted Use in any zoning district, provided that all building permit requirements and general regulations are met including the Building Code, Zoning Ordinance and the requirements referenced herein.
- b. No Solar Energy System shall be constructed or installed without first obtaining a Deerfield building permit.

2. Application Requirements

- a. An application for permit for all active Solar Energy Systems shall contain the following information, as applicable:
 - (1) Name, address and telephone number of the applicant.
 - (2) Name, address and telephone number of the person, firm or corporation constructing and installing the solar energy system.

- (3) Elevation drawing(s) (and/or photographs) and site plan showing location, size and design details of proposed system(s).
- (4) Manufacturer specifications of the solar collectors and devices including: wattage capacity, dimensions of collectors, mounting mechanisms and/or foundation details and structural requirements.
- (5) Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).
- (6) A certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.
- (7) Any other information to show full compliance with this and other applicable ordinances.

b. An application for permit for all passive Solar Energy Systems shall contain the following information, as applicable:

- (1) Name, address and telephone number of the applicant.
- (2) Name, address and telephone number of the person, firm or corporation constructing and installing the solar energy system.
- (3) Elevation drawing(s) (and/or photographs) and site plan showing location, size and design details of proposed system(s).
- (4) Manufacturer specifications of the solar collectors and devices including: dimensions of collectors, mounting mechanisms and/or foundation details and structural requirements.
- (5) Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).
- (6) A certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.
- (7) Any other information to show full compliance with this and other applicable ordinances.

3. Accessory Use

- a. The primary purpose of Solar Energy Systems shall be the production of energy for consumption on the same property.
- b. It is permissible to sell excess energy that is produced by a Solar Energy System to the local electric utility company.

4. Building-Mounted Solar Energy Systems

a. Location

- (1) Building-mounted solar energy systems are allowed on permitted principal and accessory structures.
- (2) Only building-integrated and/or flush-mounted solar energy systems shall be used when installed on the front building elevation.

b. Horizontal Projection

- (1) Solar Energy Systems shall not extend four (4) feet beyond the exterior perimeter of the building on which the system is mounted or built, as measured horizontally from the façade or roof edge on which the panel is mounted.
- (2) All setback restrictions shall apply, as regulated by the respective zoning district.

c. Height

- (1) Height shall be measured vertically from the lowest edge of the panel to the highest edge of the system.
- (2) Shall not extend more than five (5) feet above the highest point on the roof line, provided the maximum height in the respective zoning district is not exceeded.

5. Ground-Mounted Solar Energy Systems

a. In addition to the application requirements in Section 2.10-D,2 above, the applicant shall also submit a scaled Site Plan drawing(s) which includes the following information:

- (1) Existing and proposed contours, at a minimum of two foot intervals.
- (2) Location, setbacks, exterior dimensions and square footage of all existing and proposed structures.
- (3) Location and size of existing waterways, wetlands, one hundred-year floodplains, sanitary sewers, storm sewers, drain tiles and water distribution systems.
- (4) Location of any overhead or underground utilities and easements.

b. Setback

- (1) In residential zoning districts, systems shall not be located in any front yard or corner side yard.
- (2) In all zoning districts, systems shall comply with the respective setback requirements, as measured from the property line to the closest edge of the system.

c. Lot Coverage

The total solar panel surface area shall be included in the lot coverage calculations for the respective zoning district.

d. Height

Shall not exceed the height limits for accessory structures in the respective zoning district, as measured from adjoining grade at base to the highest elevation of the equipment.

2.10-E Geothermal Energy Systems

1. General Requirements

a. Geothermal Energy Systems shall be allowed as a Permitted Use in any zoning district, provided that a building permit is obtained and all permit requirements and general regulations are met, including: the Building Code, the Zoning Ordinance, the Lake or Cook County Health Ordinance (whichever is applicable based on the property's location), and the requirements referenced herein.

b. Geothermal Energy System components shall conform to applicable industry standards including those of the American National Standards Institute (ANSI). Applicants shall submit certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.

2. Application Requirements

a. An application for permit for all Geothermal Energy Systems shall contain the following information:

b. Name, address and telephone number of the applicant.
Name, address and telephone number of the person, firm or corporation installing and constructing the Geothermal Energy System.

c. Project summary including site plan and manufacturer information with specifications of materials and devices.

3. Setback

a. Above-ground equipment shall comply with the setback requirements of the respective zoning district.

b. Equipment, piping and devices shall not be located in any easement or right-of-way.

4. Accessory Use

a. The primary purpose of the Geothermal Energy System shall be the production of energy for consumption on the same property.

b. It is permissible to sell excess energy that is produced by a Geothermal Energy System to the local utility company.

2.10-F Alternative Energy Systems As Permitted Uses