

MEMORANDUM

TO: Plan Commission

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

DATE: July 19, 2019

RE: Public Hearing: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance.

Subject Property

The subject property consists of McDonald's Restaurant, which is located at 50 N. Waukegan Road. In 1977, McDonald's was granted permission to construct the restaurant as a Special Use (Ord. O-77-08). In 1982, McDonald's was granted an amendment to the existing Special Use to allow a drive-thru (Ord. O-82-50 and Ord. O-82-51) and in 1991; McDonald's amended their Special Use to add a second drive-up window used for cash/transactions (Ord.O-91-27). In 2012, McDonalds was granted an amendment to the existing Special Use to allow changes to the Special Use including dual menu board lanes at the west side of the building to replace the single drive-thru lane (Ord. O-12-23 and O-12-24). The subject property is zoned C-2 Outlying Commercial District. A restaurant is a Special Use in the C-2 Outlying Commercial District.

Surrounding Land Use and Zoning

North: C-2 Outlying Commercial District – Firestone

South: C-2 Outlying Commercial District – Parkway Bank, Luna Flooring and Carpets, Top Fitness Store, Charles Ifergan Salon and Rainbow Cleaners (this property is commonly referred to as the Atrium/Golden Bear PUD)

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

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

Proposed Plan of Development

Franchise Realty Investment Trust – IL (a Maryland corporation), property owners of the 50 Waukegan Road property, are proposing to amend their existing Special Use for the restaurant to allow two (2) new dual panel digital menu boards. McDonald's franchises are eliminating their existing menu boards and upgrading to digital menu boards in all of its locations. The Deerfield McDonald's currently has two (2) drive-thru lanes, each lane with its own three (3) panel, 43 square foot menu board. The dual panel digital menu boards are proposed to each be 20 square feet and able to change

several times a day as the menu changes. The digital menu board will dim automatically as the ambient light lessens and switch to “night mode” during evening hours that will be controlled by an internal photocell. The “night mode” replaces the black font/white background with a white font/black background.

The petitioner is proposing the keep the brightness levels for the menu boards between 500 – 1,500 NITs. There will be no flashing, moving or bright images on the new digital menu board. The existing speaker posts will remain for audio, but the confirmation screen on the existing post is being eliminated because the order confirmation will be viewed on the new digital menu boards. No additional sound or speakers are being proposed with these digital menu boards. No preview boards are being proposed as part of this plan. The new digital menu board location will remain behind the restaurant and concealed from view to Waukegan Road. The existing yellow canopies under which the vehicles place their order will remain unchanged and the proposed digital menu boards will be programmed to shut down during the drive-thru non-business hours. Nothing will change to the plans regarding traffic, circulation or parking.

In 2014, the Plan Commission explored the issues of menu boards and sent a recommendation to the Board of Trustees. The Board of Trustees passed Ordinance O-14-13 regarding drive-thru menu boards. The outcome was that the Village would review menu boards of all types in the C-2 Outlying Commercial District on a case-by-case basis. Any new menu boards would be evaluated based on the number, area, location, height and lighting.

Zoning Conformance

The petitioners are seeking approval of an amendment to a Special Use, and review of their proposed menu boards by the Plan Commission pursuant to below Article 9.02B.14 (a) of the Deerfield Zoning Ordinance. Attached are the Special Use Standards.

Article 9.02B.14 -Restaurant Drive-Thru Menu Board Signage in the C-2 Outlying Commercial District (Ordinance Number 0-14-13)

- a. Number, Area, Location, Height and Lighting- The number, area, location, height and lighting of a restaurant drive-thru menu board sign shall be determined by the Corporate Authorities following review and consideration of a recommendation from the Village Plan Commission. (Ord. 0-14-13)

Landscaping Plan

The petitioner plans to maintain the existing landscape plan (the location of the proposed menu boards will remain the same).

Menu Board Brightness

At the June 27, 2019 Plan Commission pre-filing conference meeting, the petitioner noted that they would keep the brightness level for the proposed menu board between 500 – 2,500 nits. A nit is a unit of measurement of luminance, or the intensity of visible light. Nits are used to describe the brightness of computer displays, such as LCD and CRT monitors and in this case a digital menu board. *Luminance* (measured in nits) quantifies surface brightness, or the amount of light an object gives off. *Illuminance* (measured in footcandles) quantifies that amount of light, which falls onto an object.

Appearance Review Commission (ARC) – Brightness Condition

The petitioners met with the ARC on June 24th. The ARC reviewed the proposal for two (2) new digital menu boards at the McDonald's drive-thru. The Commission was pleased that the size of the new menu boards were smaller than the existing boards (20 SF vs 43 SF) and that they would look cleaner in appearance. They also liked the fact that no advertisement toppers are allowed on top of the boards.

The ARC was not comfortable approving the menu boards at their June 24th meeting because LED lighting reads differently to the eye than other types of lighting. Staff researched the illumination level and the ARC scheduled a field visit meeting on July 10, at the McDonald's located at 188 E. Dundee Road in Wheeling to view their digital menu boards, which are the same menu boards proposed for Deerfield. The purpose of the meeting was to view the menu boards in the daylight and at night and to vary the brightness levels of the menu board during those times.

The ARC viewed the Wheeling McDonald's drive-thru menu board at various ambient lighting levels. A remote control was used to vary the brightness of the screen during the viewing. The ARC determined that the upper limit of brightness (2,500 nits) proposed by McDonald's at the June 24, 2019 ARC meeting (and June 27 Plan Commission pre-filing conference) was too bright. After their on-site viewing of the menu boards at the Wheeling McDonalds, the ARC determined that keeping the brightness between 500-1,500 nits throughout the day would be more appropriate for the Deerfield location. This information was passed on to the Deerfield McDonald's property owner and the petitioner has revised the proposed menu board brightness to 500 – 1,500 nits. See attached ARC summary and minutes from their July 10th field visit meeting.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on June 27, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
Al Bromberg
Blake Schulman
Jennifer Goldstone

Absent were: Elaine Jacoby
Justin Silva

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

Chairman Berg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP MEETING

(1) Prefiling Conference: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road

Michelle Freeman of Keyser Industries reported that her company is the innovator for the new McDonald's digital menu boards nationwide and provided an overview of the plans for the Deerfield McDonald's menu boards.

Ms. Freeman stated that as Village staff shared in their memo, this location was first a single drive-thru with one ordering point and later added a second ordering point followed by a dual lane drive-thru. For the current project plans at the Deerfield location, they are looking to remove all old static menu boards and replace them with digital menu boards. The existing menu boards are manually changed, and the new boards will be digital LED Samsung screens similar to a large television. She added that the interior of many McDonald's locations are also being remodeled to also have these same digital menu boards that can be changed and uploaded electronically instead of manually as previously done. Pricing, different menu items and current promotions can all be changed more easily. The outdoor digital menu boards all have ambient light sensors, which will dim the brightness based on the surrounding light. Ms. Freeman shared that the Appearance Review Commission (ARC) had some questions on the brightness and she will do her best to further explain. The digital menu boards can be lit from 500 to 5,000 NITs, which is the measurement for LED lights. The McDonald's menu boards will not go higher than 2,500 NITs. The old backlit menu boards are fluorescent lights, which are measured in lumens and are much brighter than what is currently being proposed. She added that the maximum brightness on the new screens can be changed manually, as well. She

commented that another municipality required that the screen brightness did not exceed 2,200 NITs and had that location decrease the menu board screen brightness to 400 NITs.

Ms. Freeman displayed images of the new double unit screens pointing out that the existing static menu boards have four units and they will be going down to two. The screens will measure 58 inches wide and 47.7 inches high which is approximately 19 square feet, a reduction of almost 60% to the existing 42 square feet menu boards. She noted that the current boards are manually changed from breakfast to lunch to dinner to late night menu. The new screens will remain static except for when they are changed electronically for each meal, as is currently done manually.

Chairman Berg asked if there will be less content on the boards given the smaller surface. Ms. Freeman replied that there would not be less content although it will be aligned differently to be clearer and more condensed. She added that part of the spacing on the current boards are so that the menus can be changed out manually.

Ms. Freeman commented that a new foundation would be dug for the new screens slightly closer to the drive-thru window. The confirmation display on the existing speaker post, which verifies the customer order, will be covered up as this information will now be on the proposed menu board for each customer. Ms. Freeman displayed images of other digital menu boards and their content during daylight hours with a white background while the night mode will have the content in white with a black background.

Ms. Freeman reviewed the benefits of the new digital menu boards. The proposed menu boards will be smaller and less bright than the existing boards. The current fluorescent lighting is not adjustable and has higher lumens than the LED brightness (NITs). The proposed menu boards will be able to adjust to outdoor brightness. The size and brightness of the menu board will both be cut by about half the size of the current menu boards. The new screens are also more sustainable and will last about 15 years. She commented that the location will also be better for customer visibility and eliminate the prebrowsing ads. The current menu boards are no longer manufactured making them difficult to maintain. Maintenance for the digital screens will be easier and printed material will no longer be needed. She added that if a store added printed material on top of the screens and changed the structure of the menu board, the warranty for the menu board would be void.

Ms. Freeman displayed an image of a person standing next to similar existing menu boards as well as new digital boards to show the size comparison. She commented that the digital screens have a cleaner look. She reported that the existing landscaping around the Deerfield McDonald's drive-thru is low maintenance and will be maintained or improved upon once the work is complete. Ms. Freeman showed an image of an old menu board lit up at night as well as a new LED screen at night to show that the new screen has less glare and will be less bright. Ms. Freeman showed the site plan pointing out the planned location for the new boards, which will be slightly moved up.

Commissioner Bromberg commented that in the notes from the ARC meeting there was a question about menu customization that can be changed for each specific customer and asked for more information on this. Ms. Freeman replied that this is not in the current plans and would be something in the future that the technology of digital menu board could allow. An example of this would be that the menu font could change to larger size for visually impaired customers or

change to a different language. She reiterated that this type of customization is not in the current plans and the menu boards will be static.

Mr. Ryckaert stated that, per the zoning ordinance, there can be no exposed LED lighting bulbs, and that the lighting source for the menu boards is internal. This sign does not flash, flicker, or scroll on a continuous basis which is not allowed by the zoning ordinance.

Chairman Berg asked if the speakers would be altered. Ms. Freeman replied that the speakers will not change. The only difference will be that the order display will be covered up and the order will now show on the new digital board.

Ms. Freeman stated that the process to add the new boards is to first dig the foundation and add the new digital boards before removing the old ones. The work will be done during their least busy hours to not cause any issues. Ms. Freeman showed a listing of Chicago area McDonald's locations that already have digital menu boards.

Commissioner Bromberg commented that this request seems very non-controversial and he has no concerns with their proposal, as it is not visible from any residences. Commissioner Goldstone agreed.

Chairman Berg asked if Village staff is looking into setting requirements for brightness and size. Mr. Ryckaert explained that the text amendment made in 2014 for new drive-thru menu boards indicated the new menu board signage is to be reviewed by the Plan Commission on a case-by-case basis for the number, size, location, height and lighting. The petitioner has agreed to limit the brightness of the sign as the ARC is suggesting. In the future, he believes the Village will see more requests for digital drive-thru menu boards that will be reviewed on a case-by-case basis.

Ms. Freeman indicated that the current nighttime display to the LED adjustable screen would be a 42% decrease in brightness. Ms. Freeman noted that 500 NITs is equivalent to approximately 8,565 lumens and 2,500 NITs is equivalent to approximately 32,910 lumens. Chairman Berg confirmed that the lighting adjustments are all automated. Ms. Freeman said yes, similar to how your phone display can automatically adjust to the lighting.

There were no other comments from the Commission.

Mr. Ryckaert reported that the Public Hearing on this matter will be July 25, 2019.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:00 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll

July 10, 2019 - ARC Meeting Summary

Summary of Appearance Review Commission meeting held on July 10, 2019 for the digital menu boards at McDonald's at 50 N. Waukegan Road. The meeting was held at McDonald's at 188 E. Dundee Road in Wheeling to view their digital menu boards. The purpose of the meeting was the view the menu boards in the sunlight and at night and vary the brightness during those times.

Petitioners: No Petitioners were present

The ARC met and viewed the digital menu board in the McDonald's drive-thru at various ambient lighting levels. A remote control was used to vary the brightness of the screen during the viewing. The ARC determined that the upper limit of brightness (2,500 nits) proposed by McDonald's at the June 24, 2019 ARC Meeting was too bright. The ARC determined that keeping the brightness between 500-1,500 nits throughout the day would be more appropriate for Deerfield. This information will be passed on to McDonald's when they return to the ARC in July.

Submitted:

Liz Delevitt, Planning & Design Specialist
Village of Deerfield

July 10, 2019 - ARC Meeting Minutes

UNAPPROVED DRAFT

Appearance Review Commission

Meeting Minutes

July 10, 2019

A meeting of the Appearance Review Commission was held on Wednesday, July 10, 2019 at 8:00 p.m. at the McDonald's, 188 E. Dundee Road in Wheeling, Illinois. Chairperson Lisa Dunn called the meeting to order at 8:08 p.m.

Present were

Lisa Dunn, Chairperson
Sherry Flores
Amy Schneider

Absent was:

Beth Chaitman
Jason Golub
Daniel Moons

Also Present:

Liz Delevitt, Planning & Design Specialist

Public Comment:

There were no public comments on non-agenda items.

Business:

1. McDonald's, 50 N. Waukegan Road – digital menu boards, on-site visit to 188 E. Dundee Road, Wheeling, IL

The Commission viewed the existing menu board while in daylight. The screen was set to 45% (approximately 1,125 nits). Ch. Dunn said the screen looked bright, clean and readable. Ms. Schneider does not think the screen is too bright. Ms. Flores questioned the black background of the menu board. Ch. Dunn believes the menu boards look much better without the advertising caps on top of them. The Commission witnessed an order taking place by a customer and liked the order confirmation, which pops up in the lower left corner. Ch. Dunn notes that whether or not they like it, digital menu boards are the wave of the future. Ms. Delevitt mentioned that Highland Park has chosen not to allow any digital menu boards presently. The Commission is ok allowing digital menu boards as long as they have appropriate restrictions placed on them.

A discussion was had about the brightness of the board. Ms. Delevitt explained that luminance (brightness of the source) is used to measure brightness on the screen instead of illuminance (brightness of light falling on an object). McDonald's has provided the

measurement of luminance in nits. The screen at this location is set to go from 500 nits to 2,500 nits.

Ms. Delevitt used a remote control to change the brightness to 2500 nits after the sun had set. The Commission believes the background is too grey, and there is not enough contrast with the letters.

Ms. Delevitt used the remote to change the brightness to 2000 nits. Ms. Flores and Ms. Schneider note that the screen still appears too bright.

Ms. Delevitt used the remote to change the brightness to 1500 nits. The Commission thinks this brightness looks appropriate for the maximum brightness allowed.

Ms. Delevitt changed the brightness to 1000 nits. This brightness looks fine according to the Commission.

Ms. Delevitt changed the brightness to 500 nits. The Commission agreed this looks appropriate for the minimum brightness allowed.

Illumination measurements (in foot-candles) were taken at different brightness levels using a light meter provided by Ms. Delevitt. The measurements were taken at roughly 5' from the board, the location of a car pulled up to the menu board. The ambient lighting in the background made it difficult to get a brightness reading of the menu board. The data collected showed a range of 5.5 fc (at 500 nits), 8.7 fc (at 1500 nits) and 11.9 fc (at 2500 nits). The Commission agreed that using foot-candles to limit brightness for menu boards would be difficult to control.

The Commission discussed their recommendation for the proposed McDonald's menu boards in Deerfield. They would recommend the brightness to vary from 500 nits to 1500 nits.

Items from the Commission:

There were no items from the Commission.

Items from Staff:

There were no items from the Staff

Adjournment:

There being no further business or discussion, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Elizabeth Delevitt
Planning & Design Specialist

June 24, 2019 - ARC Meeting Summary

Summary of Appearance Review Commission meeting held on June 24, 2019 for the digital menu boards at McDonald's at 50 N. Waukegan Road.

Petitioners: Michelle Freeman – Project Manager, Keyser Industries
Brian Hiestand – Keyser Industries

The ARC reviewed the proposal for two (2) new digital menu boards at the McDonald's drive-thru. The Commission was pleased that the size of the new menu boards were smaller than the existing boards (27 SF vs 43 SF) and that they would look cleaner in appearance. They also liked the fact that no advertisement toppers are allowed on top of the boards, because it would voids the warranty. The ARC was a little skeptical of menu customization that could occur in the future as the system starts to recognize the likes and dislikes of each customer.

The issue of brightness came up in the meeting. The petitioners ensured that the proposed screens auto adjust to the ambient lighting and the output is less than the existing lighting. The Commissioners were still not comfortable approving the menu boards, because LED lighting reads differently to the eye than other types of lighting. The ARC would like Village Staff to research what appropriate levels of lighting should be for the menu boards and organize a field trip to a McDonald's with a menu board installed. The ARC feels that doing the appropriate research will help them with other digital menu board approvals as they come in the future.

Submitted:
Liz Delevitt, Planning & Design Specialist
Village of Deerfield

June 24, 2019 - ARC Meeting Minutes

Appearance Review Commission

June 24, 2019

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~~Ms. Flores moved to approve the east wall sign for Top Fitness Store as proposed. Ms. Schneider seconded the motion. The motion passed by the following vote:~~

~~AYES: Chaitman, Dunn, Flores, Schneider (4)~~

~~NAYS: None (0)~~

2. McDonalds, 50 N, Waukegan Road – Digital Menu Boards

Brian Hiestand and Michelle Freeman, Project Managers with Keyser were present. Mr. Hiestand explained McDonald's is looking to replace all of their drive-thru menu boards nationwide with digital menu boards. The proposed screens would not flash, but would change for the meal period. There would be no dynamic movement on the menu boards. The proposed menu boards will be 2 feet closer to the speaker than the existing menu boards and the width is reduced to 60 inches. The menu boards have an ambient light sensor as well as a night mode to reduce brightness. Mr. Hiestand indicated in the future the menu boards would have the technology to be customized to the customer's needs. Ms. Freeman explained the menu boards are programmed to adjust the lighting from 500 nits to 2500 nits. Nits are units of measurement used to describe brightness on a digital screen. 1 nit = 1 candelabra/square meter and 1/10 Nit = 1 Lumen. The proposed menu board will create a cleaner board with greener technology.

Ms. Delevitt explained the Plan Commission also needs to vote on the digital menu boards. Mr. Hiestand noted they can create a maximum number of nits that is lower than 2500 nits, if desired by the Village. Mr. Hiestand mentioned that the existing order confirmation screen will be covered up and the new menu board will display the orders. Ms. Flores questioned whether this type of digital menu board has been installed in any nearby communities. Mr. Hiestand showed some pictures of an installation in the Village of Itasca. He noted franchises are no longer permitted to add toppers for additional advertisement on top of the menu boards, because they void the warranty.

Ch. Dunn noted the Village has the authority to control the sign brightness. She explained at this location, the signs would not face the street or residential. Ms. Freeman indicated the current lighting is estimated at 56,850 lumens while this is about 8,565 to 32,910 lumens. She stated even the maximum screen brightness has an output of less lumens than the existing lighting. Ch. Dunn asked about the structure. Mr. Hiestand explained the structure will be made of steel set in a concrete foundation. The base is similar to the existing base. Ms. Freeman noted one (1) municipality created a digital menu board request form with specific lumen, size and advertising requirements. Ch. Dunn believes the Village should look into the brightness and set guidelines for it. Ms. Chaitman noted the proposed sign will be less bright than what is there now. Ch. Dunn asked if other municipalities have brightness requirements for menu boards. Ms. Delevitt will check into it. Ch. Dunn believes the Commission's approval should consider the brightness. She likes the neater, smaller sign but is concerned about the brightness. Ms. Chaitman is not concerned about this particular digital menu board, but believes the Commission should limit the brightness. The other Commissioners would like to know more about the

brightness prior to voting. The Commissioners will also go to the Wheeling location (188 E. Dundee) to see the existing digital menu boards.

Ms. Chaitman moved to approve the upgraded McDonald's digital menu boards as presented, with the 27 square foot digital screen. Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: Chaitman (1)

NAYS: Dunn, Flores, Schneider (3)

3. Bartaco, 711 Deerfield Road – Signage and Building Improvements

Amanda Stengel, Director of Design with Bartaco and Chris Siavelis with CRM Properties were present. Mr. Siavelis explained Bartaco was purchased by Del Friscos last year, and the new management team is requesting the changes. They would like to add two (2) fabric awnings on the north and south elevations. The color will be Captain Navy, which is used for the restaurant's interior fabric. Ms. Flores noted that the awning color appears to be different from the sign color. Ms. Stengel confirmed that they are different colors. Ms. Flores would like to see the colors match. Mr. Siavelis noted they want to add matching blue paint to the brick border around the north and south signs.

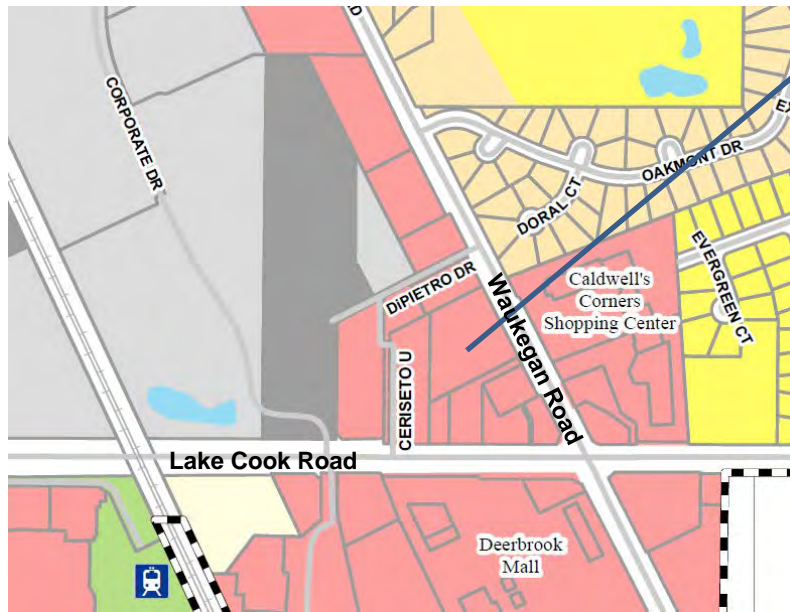
Mr. Siavelis noted they would also like to add standalone heaters for the outdoor patio. He noted Bobby's has similar heaters. Ms. Schneider expressed concern, because there is a lot going on in the patio. Mr. Siavelis explained the standalone heaters would be located outside the canopy while the suspended heaters are under the canopy. He explained they would like to add a sconce to the west of the door. Ch. Dunn noted the sconce is different from the other fixtures on the building. Mr. Siavelis noted they propose adding insect screens. The proposed screens are retractable and have a built-in housing that blends into the elevation. Ms. Stengel explained the screens are electronically controlled.

The Commissioners discussed the proposed paint for the brick border. The paint will match the existing Bartaco logo, which is different from the awnings. Mr. Siavelis explained all the painting will be the same color while the awnings will be a different blue color. The Commissioners believe the brick border will look better painted.





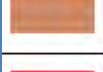



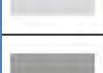
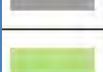

The Commissioners discussed the proposed awnings. Ms. Stengel will look into making the awnings and paint color match, as specified on the drawings. The Commissioners would like to see a paint sample. Ms. Chaitman noted if the paint is changed to match the awning, it would not be the same as their logo color. Ms. Flores suggested they bring a copy of their logo on printed material when they return.

The Commissioners discussed the west wall sign with gooseneck lighting. The sign will be 6'-8" x 6'-8". The Commissioners questioned the blade sign. Mr. Siavelis explained the blade sign flags the door. Ch. Dunn noted this would be the fourth (4th) building sign

Village of Deerfield 2019 Zoning Ordinance Map



Subject Property

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



Map created on June 21, 2019.

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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.