

MEMORANDUM

TO: Plan Commission

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

DATE: July 17, 2020

RE: Public Hearing - Amendment to a Special Use for Carson's Restaurant at 200 Waukegan Road

Subject Property

The subject property consists of Carson's Prime Steaks and Famous Barbeque Restaurant at 200 Waukegan Road, which is 2.07 acres. The property is zoned C-2 Outlying Commercial District. Restaurants over 3,000 square feet in area are a Special Use in the C-2 Outlying Commercial District. The Village approved Bill Knapp's Restaurant as a Special Use on this property in 1983 (Ordinance 0-83-47). Carson's purchased the property in the early 1990s, and they amended the Special Use in 1992 with an addition to the west side of the building for a storage area and freezer/cooler (Ordinance 0-92-34). In 2006, Carson's amended the Special Use for an outdoor seating area at the northeast corner of the building (Ordinance 0-06-26).

Surrounding Zoning and Land Use

North: C-2 Outlying Commercial District – Whitehall Nursing Home

South: C-2 Outlying Commercial District – CD One Price Cleaners and other uses in 13,100 square foot shopping center at 190 Waukegan Road

East (across Waukegan Road): R-3 Single Family – Briarwood Country Club and entrance to the Deer Run subdivision

West: I-2 Limited Industrial - Industraplex

Proposed Plan

Carson's is proposing a large renovation project to update their existing restaurant. There are several back-of-restaurant updates proposed for more efficient food preparation and storage. The update increases the maximum seating capacity (interior and patio seating by sixteen (16) people to 175 (155 interior seating and 20 patio seating). The expansion allows for an updated entrance, new larger bar area, storage, office space, better curbside/pickup operation for carryout, and a more efficient kitchen. The 595 square foot outdoor patio area will remain as part of their plans.

The existing maroon painted brick will be painted Sherwin Williams Ice Cube – SW 6252 and new vertical wood siding with stone accents will be added to the exterior. The roof and fascia trim elements will be wrapped in aluminum with a matte black brake metal finish. The new roof shingles will be dark to match the black roof and fascia trim. All existing windows and entrance doors are to be replaced with new aluminum windows with dark frames. The only existing door to remain is the curbside/pickup revolving door. The existing window shutters on all elevations will be removed for a more contemporary look.

On the east elevation, the walls and roof will be lifted to give the restaurant a taller, atrium style entrance that feeds into the new larger bar area. A 2-story addition to the back (west) elevation provides a new trash enclosure, storage and second floor office space.

A bumped out, convenience window is proposed on the south elevation to facilitate call ahead orders. The petitioners have indicated this is a convenience window. There is no ordering from this window, and there no speaker. The window is mostly for conversation with customers and is not a drive-thru window. Some smaller food items can fit through this window to fulfill orders but big orders (in boxes) will not be passed through from this window. The petitioner has confirmed that orders will only be done online. The petitioner has indicated that the window's primary purpose is for direct customer communication.

A 14-foot wide one-way parking drive to the west of the building will transition patrons from the north parking lot to the south parking lot where the curbside pick-up is located. Customer access to the curbside pick-up can also be accessed from the south parking lot. Customers can also come into the restaurant at the southeast corner of the building to pick up their carryout orders. At the first pre-filing conference meeting, the petitioner indicated that Carson's does not delivery food to homes.

In the south parking lot, the existing parking spaces will be angled to create a one-way traffic pattern along the curbside pickup area. The three (3) parking spaces closest to the pickup entrance will be dedicated for short-term parking. Two (2) new parking spaces will be added to the south parking lot and a new landscape island. Proposed directional signage is noted on the site plan but and detailed in the drawings.

Access

The vehicular access points on the subject property are in place will not be changed as a result of the proposed renovations to the property. The south access point is a signalized traffic signal at the intersection of Waukegan Road and Deer Run subdivision (across the street), and the north access point does

not allow left turns into the property from Waukegan Road (a sign is posted on Waukegan Road restricting left turns at this access point at all times), but allows right in, right out, and left out turns.

Traffic

The petitioner believes the new traffic flow will not have a negative impact on safety or traffic flow and is requested a waiver of the parking and traffic study. At the June 25, 2020 Plan Commission meeting, the Plan Commission agreed that the traffic flow would not have a negative impact on safety and waived the parking and traffic study.

Zoning Conformance

The petitioners are requesting an amendment to their Special Use for proposed major renovations to the restaurant. Attached are the Special Use standards used to evaluate this Special Use amendment proposal.

Existing 50 Foot Recorded Front Building Setback Line

This property is part of a 2-lot subdivision approved in January of 1984 (Bill Knapp's Subdivision) and this subdivision consists of the Carson's property at 200 Waukegan Road and the shopping center property to the south at 190 Waukegan Road. There is an existing 50-foot building setback line on the subject property and that the petitioners will be observing. The building renovations will not be built into the building setback line.

Parking

The Zoning Ordinance requires that sit-down restaurant provide one (1) parking space for each 60 square feet of gross floor area, and carryout restaurants provide one (1) parking space for each 120 square of gross floor area. Storage areas are not counted in the required parking areas. The first floor of the restaurant is 9,925 square feet (per the proposed site plan). Based on an estimated 50 percent of Carson's customers carryout from the restaurant, and 50 percent of Carson's customers dining in, a total of 125 parking spaces would need to be provided ($9,925 \text{ square foot restaurant} \times .50 = 4,962.5/60 = 82.7$ parking spaces for sit-down, and $9,925 \text{ square feet} \times .50 = 4,962.5/120 = 41.35$ parking spaces for carryout for a total of 124.05 or 125 required parking spaces). The Village can reduce or increase parking requirements for a restaurant by 25% of the required total, according to the Zoning Ordinance. Outdoor seating areas are counted in the parking requirement unless it is determined that outdoor seating areas should not be included in the parking requirement. Ten (10) parking spaces would be required if the outdoor seating area is included in the

parking count (595 square foot exterior patio per site plan = $595/60 = 9.91$ or 10 parking spaces). For other outdoor seating areas that the Village approved in the past, the outdoor seating area have not been counted toward the parking requirements because outdoor seating areas are seasonal, and even when they are open there are many times when they are not in use on an ongoing basis due to the weather conditions.

Total parking provided: 140 parking stalls, including the 5 accessible parking spaces as required.

Signage

There is no new wall or ground sign proposed for this project (the existing restaurant has no wall signage). The existing ground sign along Waukegan Road will remain.

The petitioner is proposing directional signage for vehicular traffic to better navigate the site. Proposed directional and informational signage is noted on the site plan and detailed in their drawings. Any new directional/informational signage has to be 2 square feet or under and non-illuminated. The petitioner's material indicates that directional and informational signage 2 square feet (2' wide X 1' tall) and non-illuminated.

Lighting:

Carson's is proposing new parking lot lighting as part of their exterior improvements. Currently there are 21 parking lot pole lights, which will be removed and replaced with 11 new, sleeker appearing poles with LED fixtures. The photometric plan shows that the lighting levels are near zero (0) at the property lines. Light shields were added to the new fixtures adjacent to Whitehall of Deerfield, a rehabilitation and assisted living facility, to bring the light levels down at the property line. Also, new, sleeker wall sconces will replace the existing sconces throughout the exterior.

The petitioner has indicated that 75% of the current parking lot lighting is not operable and would like to install the parking lot lighting as soon as possible. The petitioner is allowed to replace the lighting that is existing but would like to pursue their new lighting plan for the most efficient use of the parking lot lighting. The petitioner is asking the Plan Commission for feedback on installing the parking lot lighting prior to the final approval from the Village Board. The Village Manager's office has discussed this matter with legal counsel and will be drafting a hold harmless agreement for the Village Board to review at the August 3 Village Board meeting. If approved, the hold harmless agreement would allow

the petitioner to install the parking lot lighting at their own risk ahead of final approval from the Village Board.

A hold harmless agreement was approved for the Dollar Tree façade at Cadwells Corners shopping center by the Village Board at the February 18 Village Board meeting. When this was done, the Board had already accepted the Plan Commission recommendation at a previous meeting and the first reading of their Special Use Amendment ordinance for Cadwells Corners was also done at the same February 18th meeting.

The Appearance Review Commission has not yet conducted a Final Approval for Carson's (which includes the lights). They did review the lighting plan in Feb & June and there were no issues with the plan. The petitioner is scheduled to return to the ARC for their Final Approval at the ARC's August 24th meeting.

Landscaping:

A new landscape island in the south parking lot and new planters running across the base of a section of the east and north elevations were added to offset the large planting bed removed from the south side of the building.

HVAC/Mechanical Screening

Any new rooftop units to be installed or the replacement of existing rooftop units, need to be screened from public view, or located to not be visible from a public way. New mechanical equipment are noted on the roof plan and will be screened from view by the new parapet wall.

Exterior Trash Areas

The current dumpster is unscreened. All refuse containers have to be fully enclosed by a screening of a height sufficient to screen the containers from view from adjoining properties or the public way. A new trash enclosure is proposed on the west side of the building as shown on the plans. The enclosure will have vertical wood siding, painted brick to match the restaurant and built on the existing concrete pad. The garbage truck can access the dumpsters and the compactors from the south of this new enclosure. The enclosure doors specifications are not called out on the building elevation drawings, but this detail will need to be provided on the plans for the public hearing.

Fire Department Letter

The petitioner has provided a letter dated July 15, 2020 from the Deerfield Bannockburn Fire Protection District approving the site plan for emergency vehicle accessibility.

Appearance Review Commission

The petitioners have a meeting scheduled with the Appearance Review on Monday, August 24, 2020 for a final review of the exterior renovations to the property.

February 27, 2020 Prefiling Conference Minutes

For background purposes only, attached are the February 27, 2020 minutes from the first prefiling conference.

June 25, 2020 Prefiling Conference Minutes

Attached are the June 25, 2020 Prefiling Conference draft minutes.

the Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but they will actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor, no more than 10 people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a first come, first-served basis. The Plan Commission will comply with all other requirements including public comment and posting the meeting agenda, which can be found on the Village website at www.deerfield.il/us/agendacenter.

Public Comment on a Non-Agenda Item

Mr. Ryckaert reported that there were no written comments from the public on a non-agenda item received via email to this point.

Mr. Lichtenman reported that there was no one present at Village Hall for public comment.

Mr. Nakahara reported there was no one raising their hand for oral public comment via Zoom.

WORKSHOP MEETING

1) Prefiling Conference on the Request for an Amendment to the Carson's Special Use for Renovations to the Carson's Restaurant at 200 Waukegan Road

Chairman Berg swore in all who plan to testify before the Commission on this agenda item.

Mr. Steve Kolber of Kolbrook Design stated that he is the project architect and will provide an overview of what they are proposing at this time which is very different from their initial proposal a few months ago. They made many adjustments and now fully comply with all requirements. The new design changed the layout and aesthetics but kept the same building footprint.

Mr. Kolber reported that they would no longer be pushing the building footprint out in front (into the building setback). The new exterior will have contemporary clean edges. He noted that they presented to the Appearance Review Commission (ARC) this week and received positive feedback on the aesthetics and exterior. The existing gables will remain and be enhanced with stone and panels. They will also be painting the brick white and maintaining the outdoor patio which was not in the previous proposal.

Mr. Kolber displayed images of the project plans highlighting the volume and the materials that will be used. He pointed out the new carry out window and stated that the bar and interior is all completely redesigned. The building exterior will remain but will be enhanced. The interior will be completely redone, and the kitchen will be rebuilt.

Mr. Kolber showed images of the elevations. He pointed out the new second floor office area and trash enclosure which will be underneath the offices. Currently there is no trash enclosure, but in the new design the trash will be completely enclosed. He pointed out the new access area for larger equipment as well as the added screening panels that will shield rooftop equipment that is currently visible. He stated that the ARC asked for additional drawings showing the new

roof panels and screened rooftop equipment. Mr. Kolber showed renderings of the new front entry as well as the bar area.

Mr. Kolber showed the site plan and reiterated that they are not pushing the building out and they are keeping the existing building footprint and building line. He stated that they will be improving the traffic flow for convenience for curbside takeaway. There will still be parking on the north and south sides as it is now. They will be creating angled parking with one way traffic so that curbside pickup customers can line up or park nearby. They will also be reducing the number of light fixtures by about half. The old lighting system will be replaced with LED lights which will meet all photometric requirements.

Mr. Kolber displayed images of the elevation facing east, west and south elevations. He pointed out the patio on the east elevation, which will be enhanced with a new planter curving around the corner of the building to tie the building elements together. The exterior will also be enhanced with new stone, painted brick, new roof shingles, and roof panels.

Mr. Kolber showed the interior floor plan and noted that they plan to push the kitchen out to what was dining space. The kitchen will be completely new and redone. The service aspect will be more than half of the building. The dining rooms remain similar and there will be one new table added to the restaurant.

Mr. Kolber showed images of the new roof screens to shield views of rooftop mechanical equipment which include air units that are currently very visible. He also showed the photometric plan for the new parking lot lighting and stated that the plan meets all requirements of the lighting ordinance.

Chairman Berg asked for comments or feedback from the Commissioners.

Commissioner Jacoby confirmed that the outdoor fireplace will remain in the same location.

Commissioner Keefe asked if the second floor office addition will be accessible. Mr. Kolber replied that it will not have an elevator and will not be accessible. It is intended to only be used by restaurant owners Dean and Chris Carson. It is under the square footage that would require an elevator.

Dean Carson addressed the Commission stating that he and his brother are the owners of the successful restaurant. He stated that they have a large lot and building with a 97,000 square foot lot and 9,000 square foot building. They are only adding one table in seating and 70 percent of the interior building will be for kitchen space. He commented that they have a huge parking lot and have never had any parking or traffic issues. Mr. Carson stated that he would like to share more information with the Commission about curbside pickup. They will have a curbside pickup window, or convenience window, however it is not a drive-thru. Mr. Carson stated that curbside service is here and is not going away and he would like to enhance the experience for his staff and customers. He stated that previously about 30 percent of their business was carryout business and he anticipates moving forward it could be 50 percent or more.

Mr. Carson stated that while their business was 100 percent carryout due to state order, they have felt very fortunate and grateful to the community for the support. He shared that they have been busy, and he has been able to keep nearly all of his workforce employed. Mr. Carson stated that they take carryout orders online and when customers arrive at the restaurant for

pickup, staff bring orders to cars. He added that previously the restaurant dining room would typically be full every night and that the carryout business grew organically. He commented that even at their busiest times for carryout and dining in, they have had no traffic issues. Mr. Carson stated that an issue with curbside pickup which they wish to improve upon is staff running around the parking lot looking for customers to match with their order. The purpose of the new angled parking and one way traffic is to help curbside pickup customers get in line which will be better for staff and customers. He reiterated that they will not take orders on site and it is not a drive-thru. With the large parking lot they can stack dozens of cars in line if needed and the only purpose is to service them in an orderly way. The added window will be a place for customers to check in and for staff to greet them.

Chairman Berg asked for comments and feedback from the Commissioners.

Commissioner Jacoby asked the Petitioners to explain the new signage and where it will be located for curbside pickup. Mr. Carson replied that cars will pull in on north side, head west, go behind the building, head east and arrive at the curbside pickup window. They will have small, not illuminated signs throughout the parking lot to direct cars. They will also replace the business name ground sign, but it will be the same size and in the same space. Mr. Kolber pointed out the location of the new informational signs on the site plan.

Commissioner Goldstone confirmed that the entry will still line up with the traffic signal. Commissioner Goldstone asked if there will be certain hours that the pickup window will be used and if there will be speakers. Mr. Carson replied that there will be no speakers and no menu board as there will nothing made to order on site. He shared that the average carryout order is around \$75. He stated that the hours the window is used will be driven by sales. In the past they have not done carry out for lunch because there has not been enough business to warrant it but that may change. He hopes to do a great deal of carryout business and will have the window open at all times the restaurant is open if it is warranted.

Commissioner Goldstone asked Mr. Carson if he still plans to close the restaurant for 30 days to complete the construction work. Mr. Carson replied that they still plan to close for 30 days although this is something he is very sensitive about as he has dozens of people working there and he wants to minimize this as much as possible. He commented that he is confident that the outcome will be worth it.

Commissioner Bromberg commented that he is glad to hear that the restaurant has done well over the last few months. He asked how the pickup window will be used and if cars will stop at the window first and then wait in a parking space. Mr. Carson replied that typically customers arrive a few minutes early for food pickup and that they can check in at the window and then wait in the parking lot or in a line of cars. An employee at the window may direct them to a parking space and then their order will be brought out to their car. The window is there for the customers to say they are there and to keep things personal between staff and customers.

Mr. Nakahara stated that Carson's is requesting a waiver of the parking and traffic study. All commissioners agreed to waive the parking and traffic study.

Mr. Ryckaert reported that the Public Hearing on this matter will be July 23, 2020.

WORKSHOP MEETING

(1) **Prefiling Conference on the Request for an Amendment to the Carson's Special Use for Renovations to the Carson's Restaurant at 200 Waukegan Road (Carson's Ribs)**

The Petitioner Dean Carson of Carson's Ribs addressed the Commission and introduced project architects Steven Brooks and Cullen DeCuna of Kolbrook Design. Chris Carson of Carson's Ribs also introduced himself.

Mr. D. Carson provided an overview of the planned renovations to Carson's Ribs. He showed a view of the outside of the building from Waukegan Road facing west as well as the site plan including parking. He went through more images to show the existing elevations that will stay the same on the rear and sides. The front elevation will be is where the changes are planned. Mr. D. Carson also showed a schematic of the new interior plan.

Commissioner Bromberg asked Mr. Carson to specify on this image what portion of the restaurant will be enclosed and on the inside that used to be on the outside. Mr. D. Carson pointed out that where the bar will be on the northeast corner is currently an outdoor patio and will be enclosed and made to be part of the interior. This is the only addition that they are proposing. They will also do some rearranging upgrading to the interior including new bathrooms, kitchen equipment and furniture. He commented that the restaurant is due for an update.

Commissioner Bromberg asked if they would close the restaurant at any point for the renovations. Mr. D. Carson replied that he will try to phase it as much as possible but will need to close at some point for around 30 days, likely during the summer.

Chairman Berg asked the Petitioners for the dimensions of the addition and to show the new building footprint. Mr. D. Carson replied that the addition will be about 22 feet by 40 feet for a total of an 800 square foot addition. Currently there is a patio and walkway there that will be enclosed. And they will be putting in new entrances on the front for access from parking on both sides, the northern and southern sections of the parking lot. The new entrances will also have vestibules for colder months. Chairman Berg confirmed that there will no other bump outs of the building.

Commissioner Jacoby about the variation request for the 50 foot front yard setback. Mr. D. Carson pointed out this area on the site plan and stated that they are bumping out the front to add access from the north and south parking and to add vestibules to prevent cold air from rushing into the dining room when the doors are opened during cold weather. They are also adding a covered drop off on the north side for carryout orders.

Chairman Berg confirmed that part of the bump is currently a sidewalk. Commissioner Jacoby clarified that there is a waiting area inside the new entrance. Mr. D. Carson commented that they like waiting customers to congregate at the bar, but there is a small area at the entrance for waiting. Commissioner Jacoby asked about the purpose of the bump out. Mr. D. Carson stated that the purpose is to add access from both sides of the parking lot as well as vestibules for cold air.

Mr. C. Carson reiterated that currently there is only access to the front door from one side of the parking lot and it can be far for handicapped customers coming from the other side of the lot. Additionally, when patrons enter through the current front doors, cold air comes rushing through the entire dining room which they would like to prevent.

Mr. D. Carson stated that the current entrance is too far from one side of the parking lot and they do get a lot of older customers being next door to Whitehall. The purpose of moving the front entrances to the very front of the establishment is to make it more accessible for all.

Chairman Berg asked for the size of the increased interior. It will be increased by 1700 square feet and the interior will be updated and renovated with new kitchen equipment, furniture and decor.

Chairman Berg asked about the current process for carryout business. Mr. D. Carson explained that currently customers can come to the convenience window as is to pick up carryout orders so this will not be a new practice. Carryout orders are called in ahead and there is no ordering on site for pick up. After the renovations they will go to all online ordering where orders will be paid ahead, as well. There orders can be picked up from the window or curbside service by staff members bringing it to customers' cars. There are no menu boards or microphones.

Chairman Berg confirmed that customers can also park and walk into the restaurant for pick up orders as well as pull up to the carryout window. Mr. D. Carson added that there will be designated parking spots for pick up. He stated that their entire purpose for this process and providing these options is for people who do not want to get out of their cars if they do not wish to.

Chairman Berg commented that it might be difficult to pass large orders through the window of a vehicle. Mr. D. Carson replied that the carryout window will be there as a convenience even if it is not heavily used, he is committed to offering it. Large orders will likely be brought out to cars by staff.

Commissioner Jacoby asked about the current 50 foot front setback and what the new setback would be. Mr. D. Carson replied that the current building is 50 feet from the street and 24 feet to the berm which is followed by the sidewalk and then Waukegan Road. The addition will make the new setback from the road 43 feet.

Mr. Ryckaert reported that the Petitioners would need to complete the Village process to vacate the building line which includes all members of the subdivision agreeing to this. The Petitioners reported that this process has not yet begun. Mr. Ryckaert shared that they will need to work with Clint Case at the Village on this process to discuss the standards in place for proving hardship for this variation. The Board of Zoning Appeals (BZA) will hold a public hearing on this variation request. Mr. D. Carson asked staff for more information on the process of vacating the building line and what affect this would have on their neighbors. Mr. Ryckaert replied that there are seven standards for hardship that the Petitioner must meet for BZA approval. He recommended meeting with Clint Case, Staff Liaison for the BZA and he will further explain the requirements.

Commissioner Jacoby asked staff that if vacating the building line is granted, could this mean that the neighboring cleaners could also bump out their storefront. Mr. Ryckaert replied that any business that wishes to go beyond the 50 foot setback would require their own variation and

must go through the BZA process and receive approval for this. Commissioner Jacoby commented that granting this for Carson's could set a precedent for the neighboring strip mall. Chairman Berg commented that any business would have to come in and make the case for this request.

Mr. Ryckaert explained that the Village Attorney recommended that that the Petitioners can present to the Plan Commission and begin the BZA process for vacating the building line concurrently so that the Village Board would receive the Plan Commission recommendation and the BZA recommendation at the same time for their review. Mr. Nakahara clarified that the Plan Commission cannot grant the variation for vacating the building line; the BZA must hold a Public Hearing on this variation request and make their recommendation to the Village Board. If granted, the Plan Commission would then amend the Special Use for the new front yard setback.

Mr. D. Carson commented that if the process for vacating the building line is too difficult he may consider changing his architectural plans and moving the front entrance to comply, although this will not be ideal for one side of the parking lot. He was unaware of the 50 foot setback requirement until today and will meet with Mr. Case at the Village for more information. He added that he hopes Carson's does more business after their renovations and he is excited to see a younger generation of families in Deerfield. However, he still plans to make his restaurant more easily accessible for older customers who cannot get around as easily.

Mr. D. Carson commented that regarding Commissioner Jacoby's comment, the Plan Commission could look at variation requests for vacating building lines on a project by project basis. He added that their density is much less than their neighbor to the south.

Commissioner Schulman agreed that they can vacate a building line for one property and not another. Mr. Ryckaert stated that this is possible, but it would be best to vacate a building line for all properties on one site. He added that the front yard setback in the C-2 zoned area is 50 feet.

Mr. D. Carson commented that their building was built quite a while ago and has a berm and landscaping in the front yard. Their neighbors to the south only have parking in their front yard. He thinks this should be considered for their request and reiterated that he will work with Mr. Case and if the approval seems unlikely he will move the front entrance in his plans.

Commissioner Keefe asked staff if there are other examples of a request such as this being granted. Mr. Ryckaert replied that he cannot think of an example of this on a commercial property, but the Village has granted vacated building lines on residential properties that have gotten the sign offs on all in the subdivision, including one with 12 lots in the subdivision.

Commissioner Bromberg summarized that the Petitioners are seeking to make their current outdoor seating area indoors as well as make new front doors with vestibules that would bump the building out seven feet, and this creates an issue with the 50 foot setback requirement, and for this variation request they must appear before the BZA. Commissioner Bromberg asked what the next step is if it gets approved. Mr. Ryckaert replied that the Petitioners can these concurrently work with the BZA for this request and present to the Plan Commission. Both bodies recommendation would then go to the Village Board for their final decision. Commissioner Bromberg commented that he has no issues with this request, and it would be subject to what the BZA determines.

Commissioner Silva commented that it may be challenging to meet the requirements to vacate the current setback. Mr. D. Carson commented that he appreciates the Commission telling him what the hurdles could be in place before spending more money on this project. He reiterated that if Mr. Case seems to think it will be difficult, they will come up with a new plan to move forward with.

Mr. D. Carson commented that regarding their plans for curbside service, they are excited to offer this convenience and reiterated that there will be no menu board and it is not a traditional drive-thru. Commissioner Goldstone asked if this process will be new with these planned renovations. Mr. D. Carson replied that they currently offer this service to a degree and this will be more formalized. They will also move from phone orders to online orders with these plans.

Chairman Berg commented that it is a great plan, but he does not want them to get ahead of themselves in their plans before they know more about the process for changing the front setback.

Mr. Nakahara confirmed that they do not offer delivery, and asked what percentage of business is carryout versus dine in. Mr. D. Carson replied that overall, about 30 percent of business is carryout, but sometimes it is closer to 50 percent at busy times and holidays.

Document Approval

1. 2020 Zoning Map Recommendation
2. February 13, 2020 Plan Commission Minutes

The documents were approved by the Commission.

Items from the Staff

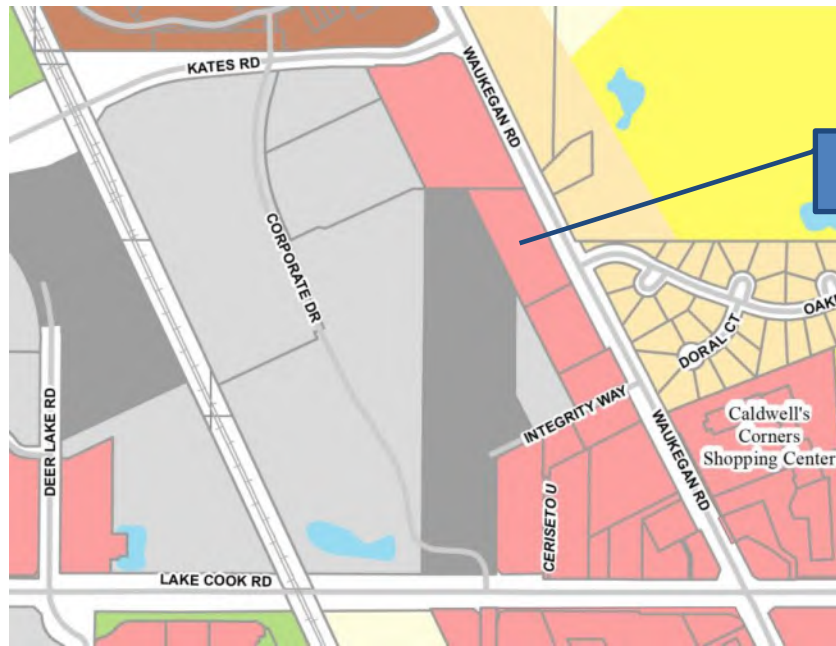
Mr. Ryckaert reported on upcoming Plan Commission agenda items.












Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the meeting at 8:54 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll

Village of Deerfield 2020 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



Map created on February 21, 2020.

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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.