

**PLAN COMMISSION
Village of Deerfield
Agenda
May 26, 2022 at 7:30 PM
Workshop Meeting***

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

DOCUMENT APPROVAL

1. 725 Waukegan Road, Old National Bank Ground Sign Recommendation
2. 1101-1121 Lake Cook Road, Heritage Woods Final Development Plan Recommendation
3. May 12, 2022 Plan Commission Minutes

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Adjournment

*While it is the intent of the Plan Commission to hold the public hearing in-person at Village Hall, the Plan Commission reserves the right to hold the hearing virtually on the Zoom platform should the need arise due to changing circumstances related to COVID-19. The agenda and meeting materials for this meeting will be posted no later than 48 hours prior to the meeting at <https://www.deerfield.il.us/AgendaCenter>. If the Village decides it is necessary to hold the hearing virtually, the Village will provide directions on its agenda on how to access the hearing via the Zoom platform and providing public comment and testimony.

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: May 12, 2022

RE: Request for Old National Bank at 725 Waukegan Road for a Sign Exception to Allow Ground Signs to Have a Greater Depth Than Allowed by Article 9.01-B,9,b of the Zoning Ordinance



Application History

Public Hearing Publication Date: April 21, 2022

Planning Commission Public Hearing Date: May 12, 2022

Zoning Actions

The Deerfield Plan Commission conducted a Public Hearing to consider the request of Old National Bank at 725 Waukegan Road for a sign exception to allow the distance between sign faces (sign depth) for both ground signs to be 23-1/2 inches in lieu of maximum permitted distance of 12 inches between sign faces pursuant to Article 9.01-B,9,b. of the Zoning Ordinance.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for a sign exception to allow the distance between the 2 sign faces of the sign to be more than 12 inches. The Plan Commission held a public hearing on May 12, 2022. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

FINDINGS OF FACT

Subject Property

The subject property consists of the First Midwest Bank at 725 Waukegan Road. First Midwest Bank is part of the Deerfield Village Centre planned unit development at the southeast corner of Deerfield Road and Waukegan Road. The property is zoned C-1 Village Center District. This PUD consists of five buildings: the building on the corner (retail on the first floor and office on the second floor); the building along Deerfield Road (with three floors of residential above the first floor), the First Midwest Bank building, the River Trails Animal Hospital building, and the Schwinn building. The setbacks, access points, lot coverage, open space, number of parking spaces, site landscaping, parking lot lighting, trash areas, and storm water management for this commercial planned unit development (PUD) were previously approved. Ordinance O-99-34 in 1999 approved the original mixed-use Deerfield Centre Commercial Planned Unit Development. Vehicular access to this planned unit development is via a signalized access point on Deerfield Road, a signalized access point on Waukegan Road, and a right in/right out access point on Waukegan Road.

Surrounding Land Use and Zoning (of Deerfield Centre PUD)

North: C-1 Village Center District (across Deerfield Road) – US Bank and Shoppers Court
South: C-1 Village Center District – Small strip center with dry cleaner, beauty shop and future reflexology massage spa
East: R-3 Single Family Residential – Residential
West (across Waukegan Road): C-1 Village Center District – Deerfield Square

Proposed Plan

Old National Bank, an Indiana based bank, has acquired First Midwest Bank, and they are updating signage at all of their branches.

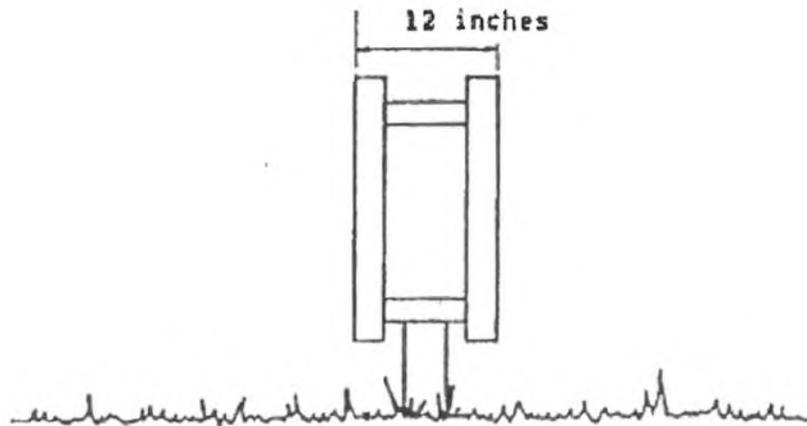
The proposal for the 2 ground signs (one along Waukegan Road and one along Deerfield Road) has to come in front of the Plan Commission for the sign exception for ground signs as the proposed ground signs are deeper than the 1

foot allowed by Article 9.01-B,9,b. of the Zoning Ordinance. The petitioner is proposing to use the existing base and the aluminum sign structure of the 2 ground signs and install new sign faces for Old National Bank. In other words, the two (2) existing monument signs will be retrofitted with a new sign cabinet. The size of the signs will remain the same with the exception of the sign depth which will increase from 20" to 23½". The Deerfield Zoning Ordinance restricts ground sign depths to 12". The petitioner will need an exception to install the proposed ground signs for Old National Bank.

The Plan Commission is only reviewing the signage exception for deeper ground signs and not any of the other signage in the signage package as the ARC is handling those signs. If the petitioners did not have to seek an exception for the deeper signs, the entire signage request would have been handled by the ARC. The petitioner's plan contains their entire signage package, but the Plan Commission only needs to review the ground signage plan not the wall signs or the directional signage.

Zoning Conformance

The petitioners are seeking a sign exception to allow the distance between sign faces for both ground signs to be 23-1/2 inches in lieu of maximum permitted distance of 12 inches between sign faces pursuant to Article 9.01-B,9,b of the Zoning Ordinance. The distance between the sign faces on the existing ground signs are 20 inches.



Article 9.01-B.9b Maximum distance permitted between sign faces is 12 inches

The Appearance Review Commission Approval of Signage for Old National Bank

The Appearance Review Commission (ARC) was in favor of the redesigned monument signs for Old National Bank. They felt the grey background with the yellow/blue logo was appropriate. The ARC was also in favor of permitting the sign depths to be deeper than 12” to prevent hot spots and accommodate the necessary structural support. In this instance, the proposed ground signs are deeper than what is allowed for signs, but because there is an opportunity to recycle the existing signs they were in favor of the wider signs. The February 28, 2022 ARC minutes are attached with the ground sign portion of the minutes marked. The ARC voted in favor of the proposed signs, pending Board approval of the exception for deeper ground signs.

Ground Sign Depth (distance between the 2 parallel sign faces)

The ARC began the discussion of increasing the maximum ground sign depth in the Zoning Ordinance. The Commissioners agreed that 12” can be too tight for the sign’s structural components and spacing out the LED fixtures (to avoid “hot spots”). “Hot spots” are uneven light distribution. If the walls of a ground sign are too narrow then there is not enough room for the internal LED light to spread out evenly and it ends up creating areas of too much light (“hot spots”) on the face of the sign. The ARC wants to keep a regulation for maximum depth of a ground sign in the Code, but more research needs to be done regarding how deep a ground sign should be. Any future text amendment to the Zoning Ordinance to change the depth of a ground sign will need to be considered by the Plan Commission who will make a recommendation to the Board of Trustees.

Below is a Summary of Appearance Review Commission meeting held on February 28, 2022 regarding a preliminary discussion on **Ground Sign Depths**.

The ARC discussed the current provision in the Deerfield Zoning Ordinance, which limits ground sign depths, or the distance between two (2) sign faces, to 12”. The purpose of the Code is to create uniformity throughout the Village and prevent the sides of a ground sign from becoming extra sign faces. The Commissioners noted that petitioners often come through the ARC requesting exceptions and modifications for greater sign depths. The Commissioners agreed that 12” can be too tight for the sign’s structural components and spacing out the LED fixtures to

avoid “hot spots”. The ARC was in favor of creating a text amendment to the Deerfield Zoning Ordinance to permit ground sign depths greater than 12”. They would prefer to keep a maximum depth in the Code, but were unsure what depth to limit it to. It was agreed that the next step would be to survey sign companies and ask what the recommended depth would be for new ground signs. This information will give the ARC a better idea on what they should recommend to the Plan Commission and Board of Trustees. The discussion of ground sign depths will continue at a future ARC meeting.

CONCLUSIONS

The Plan Commission has reviewed the petitioner’s request for an exception to allow the existing ground signs to be deeper than the code allows, and finds the proposed plan is reasonable and appropriate. The proposal recycles the existing sign structures by allowing new sign faces to be placed on the existing sign. The Plan Commission finds that the existing ground signs are appropriate and aesthetically pleasing including the additional depth that is requested. They find that the proposed signage with the requested exception for 23-1/2 inch deep signs maintains the architectural integrity of this development. The Plan Commission recommends that no signage be placed on the sides of the 23-1/2 inch deep signage as this could impact the aesthetics of the signage.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner’s request for an exception to the sign depth requirement to allow the proposed 23-1/2 inch deep ground signs as shown on the petitioner’s plans be approved and that no signage be placed on the sides of the ground signs.

Ayes: Crist, Goldstone, Keefe, Bromberg (4)

Nays: None (0)

Respectfully submitted,
Al Bromberg, Chair
Deerfield Plan Commission

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: May 12, 2022



RE: Request for a Finding of Substantial Conformance for a Final Development Plan for Heritage Woods, Assisted Living Facility located at 1101 & 1121 Lake Cook Road in the Deerfield Business Center Planned Unit Development

Application History for Final Development Plan:

Planning Commission Workshop Meeting Date: May 12, 2022

Zoning Actions

The Deerfield Plan Commission conducted workshop meeting on May 12, 2022 to consider the Heritage Woods Final Development Plan.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield regarding approval of a final development plan for the Heritage Woods affordable assisted living development. The Plan Commission held a workshop meeting on May 12, 2022. At that workshop meeting, the petitioners presented testimony and documentary evidence in support of the request. A copy of the workshop minutes are attached. In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Background

On March 7, 2022 the Village Board of Trustees approved the Preliminary Development Plan for the 4-story, 150-unit, affordable assisted living facility. Attached are the Board of Trustees minutes from the March 7, 2022 Board meeting. If you wish to see the previously approved Preliminary Development Plan for the 1101 and 1121 Lake Cook Road development, it is Board Agenda Item 22-16 and can be accessed on the Village's website by going to: Agenda & Minutes → Board of Trustees → 2022 → March 7, 2022 Board Agenda → Agenda item number 22-16.

Request for Approval of a Final Development Plan

Pursuant to Section 12.09-F.1 of the Deerfield Zoning Ordinance, a Final Development Plan for a proposed planned unit development (PUD) must be submitted to the Plan Commission by the applicant not later than one (1) year after approval of the Preliminary Development Plan. Additional time beyond one year may be authorized by resolution of the Village Board.

The petitioners are seeking approval of a Final Development Plan for the 1101 and 1121 Lake Cook Road residential assisted living development. They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan.

The building height, building elevations, landscaping, site amenities, utilities, and vehicular access points have not changed from the Preliminary Development Plan to the Final Development Plan.

The most significant change in the Heritage Woods Final Development Plan is the addition of roof-mounted solar panels to utilize renewable energy to supplement the building's electric needs. The recent text amendments to PUDs in April of this year specifically allowed solar energy systems to be deemed a minor amendment to be approved administratively if the solar energy system does not

require an exception to the Zoning Ordinance. Staff has reviewed the provisions in Article 2.10 Alternative Energy, (specifically, Article 2.10-D Solar Energy Systems) and no exception to the zoning ordinance is needed. Even though the roof-mounted solar system could be approved administratively at a later date, the petitioner plans have included them as part of their Final Development Plan.

Notable revisions from the Preliminary Development Plan to the Final Development Plan include:

1. Building Area (gross square footage) decreased from 124,022 s.f. to 123,723 s.f.
2. Decrease of 1 parking space to 124 spaces, parking space eliminated to accommodate increased trash enclosure size for compost collection bins.
3. Decrease in usable open space from 36,491 sf to 36,391 sf to accommodate area for enlarged trash enclosure and generator enclosure.
4. Addition of 25' flagpole (to fly the American flag or State of Illinois flag only).
5. Generator location and screening located on the plan.
6. Added Roof Plan to illustrate solar panel locations.

The petitioner's Summary of Revisions and Additions dated April 28, 2022 is a complete list of the changes and updates made to the petitioner's plans since the Preliminary Development Plan.

Storm Water Management and Utilities

The Village of Deerfield Engineering Department continues to review and work with the developer's engineer on the final engineering for the project.

Development Agreement

As a condition of the approval of the PUD, the applicant will be required to enter into a development agreement with the Village. The development agreement will govern the development of the property and will include a development schedule, requirements for the applicant to construct the contemplated

improvements, site infrastructure inspections during the course of construction, and performance guarantees. All improvements on the subject property are proposed to be privately owned and maintained. Village legal counsel is working on the development agreement which is in the purview of the Board of Trustees.

CONCLUSIONS

The Plan Commission has reviewed the petitioners' materials and finds that the Final Development Plan is in substantial conformance to the previously approved Preliminary Development Plan. The Plan Commission finds these changes are appropriate and the changes are consistent with the previously approved Preliminary Development Plan. They find that the changes are minor, and are an enhancement to the project. The Plan Commission did not have any problems with the proposed changes to the final plans. The Plan Commission finds the solar panels are an outstanding sustainable element to add to the project. Typically, projects of this magnitude have a number of adjustments in their plans from the time of Preliminary Development Plan approval to Final Development Plan approval. The Plan Commission finds that none of the changes from the Preliminary Development Plan to the Final Development Plan detracts from the high-quality development that the Village strives for, and which is contained in this assisted living development project. The Plan Commission finds that the affordable assisted housing will be a major benefit to the Village. They are in favor of the Final Development Plan and find it is a good plan that is in substantial conformance to the Preliminary Development Plan.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the Final Development Plan for the Heritage Wood's assisted living facility at 1101 and 1121 Lake Cook Road is in substantial conformance with the Preliminary Development Plan, and that the Final Development Plan for the proposed development be approved.

Ayes: (4) Crist, Goldstone, Keefe, Bromberg

Nays: (0) None

Respectfully submitted,
Al Bromberg, Chair
Deerfield Plan Commission

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing and Workshop Meeting at 7:30 P.M. on May 12, 2022 at Deerfield Village Hall.

Present were: Al Bromberg, Chairman
Bill Keefe
Jennifer Goldstone
Lisa Crist

Absent were: Kenneth Stolman
Blake Schulman

Also present: Dan Nakahara, Planner

Chairman Bromberg 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.

PUBLIC HEARING

1) Public Hearing on the Request for Old National Bank for a Sign Exception to Allow Ground Signs to be Deeper than Allowed by Article 9.01-B,9,b of the Zoning Ordinance

Chairman Bromberg asked the petitioners to provide proof of certified mailing. The petitioner presented proof of mailing. Mr. Nakahara reported that the legal notice for this matter was published in the Deerfield Review on April 21, 2022.

The petitioner Bill Holly from Bright Light Sign Company stated that he is representing Old National Bank. They are proposing new signage for a rebranding at Old National Bank. Part of their plan is to reface the existing two double faced monument signs, and they are intending to exceed the maximum depth of a double faced monument sign. They are asking for an exception to go from 12 inches in depth to 23.5 inches in depth on their two monument signs.

Mr. Holly stated that they are also proposing to change the single faced sign on the west elevation of the building as well as a non-elevated letter set on the east elevation, both of which are fully conforming.

Chairman Bromberg asked for comments from the Commissioners.

Commissioner Keefe confirmed that there will be signage on two sides and not all four sides of the monument signs.

Chairman Bromberg commented that 12 inches is the maximum depth for monument signs so that they don't become large square signs. Mr. Holly stated that they appeared before the

Appearance Review Commission (ARC), and they had no issues with the 23.5 inch depth. He added that the ARC asked them to change the design to be more text and less logo which they accommodated with their new design.

Chairman Bromberg opened public comment on this matter.

George Zuurbier, stated that he is a Deerfield resident and a neighbor of the bank. He stated that he is asking for a clarification of depth and if it equates to thickness and not height. Chairman Bromberg clarified that the depth is the lateral thickness from front to back.

Chairman Bromberg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees for final action on this matter.

Commissioner Goldstone suggested they add a condition to the motion to state that they cannot have signage on all four sides of the monument signs. Chairman Bromberg commented that they are asking for two sided sign. Mr. Nakahara replied that the Plan Commission may add a condition if they wish, and that the ARC has approved the depth of the two sided monument signs.

Commissioner Goldstone moved, seconded by Commissioner Keefe to approve the request for Old National Bank for a sign exception to allow ground signs to be deeper than allowed by Article 9.01-B,9,b of the Zoning Ordinance with the added stipulation that there will be no writing on the depth sides of the ground signs. The motion passed with the following vote.

Ayes: Crist, Keefe, Goldstone, Bromberg (4)
Nays: None (0)

Mr. Nakahara reported that this will go before the Board of Trustees on June 6, 2022.

WORKSHOP MEETING

1) Request for a Finding of Substantial Conformance for a Final Development Plan for Heritage Woods, Assisted Living Facility located at 1101 & 1121 Lake Cook Road in the Deerfield Business Center Planned Unit Development

The petitioner Bernard Citron, Attorney with Thompson Coburn LLP, representing the applicants addressed the Commission.

He stated that he is joined by the project architect, developer, and engineer. They will present how the plans have evolved since approval, and they are seeking a finding of substantial conformance for their Final Development Plan.

Jane Sloss, Project Manager with WJW Architects reviewed the changes to the plans. She stated that the project is located on the existing Deerfield Business Center site at the north end of an existing PUD with KGH Autism Services and Congregation B'nai Jehoshua Beth Elohim (BJBE) to the south. She displayed the site plan and stated that the orientation and layout are largely the same. There are a few minor changes which she reviewed. The parking is now

proposed to be 124 spaces with 20 dedicated for BJBE, which is a reduction of one space because they expanded the size of the trash enclosure to accommodate a compost collection bin. They have also reduced the building area slightly by several hundred square feet due to some minor floor plan revisions. The unit mix is now 60 studios and 90 one bedrooms although the overall unit total remains the same at 150. Useable open space will decrease slightly to provide a permanent generator location. The open space will still be above the minimum requirement for useable open spaces and is still an increase from the previous open space on the site.

Ms. Sloss reported that they are also now adding a 25 foot flagpole which is in compliance with the zoning ordinance. And they made minor revisions to the mechanical screen areas, walking path and patio. The landscape plan still has the same design intent as the previously approved preliminary plan. They will maintain a large amount of the existing landscaping and will add new landscaping to the courtyard and at the north resident green space.

Ms. Sloss stated that the civil engineering plans and the landscape plans have been coordinated based on the site plan previously reviewed. Ms. Sloss stated that the floor plan design intent is also the same but has some minor revisions based on the unit mix as well as design refinements as they explored the special needs for the program in greater depth. The first floor has a large number of common spaces including dining, activity rooms, bistro and library with the most residential units being on the second to fourth floors. The units will have same design as previously presented, with a seating area, bedroom or sleeping area, bathroom and kitchenette so that residents will still have independence and dignity in the context of the assistance that they are receiving.

Ms. Sloss reported that they added a roof plan to the packet to illustrate the location of the proposed solar panels. The solar panels will be located on the south and west faces of the roof. The solar panels as designed and intended to provide 100,000 kilowatt hours of electricity per year. With the solar panels and high efficiency systems, they will reduce the building's overall carbon footprint. She showed an image of the appearance of the selected solar panels stating that they will be low profile and have an unobtrusive aesthetic.

Ms. Sloss stated that the building elevations have also been revised based on the floor plan revisions as well to accommodate the location of the solar panels. There have been minor revisions to the bays, windows and overall detailing. She stated that the intent is to maintain a contemporary aesthetic with a residential character. They also added the exterior materials selection to the packet. The selected products are intended to match the colors and style illustrated in the renderings. The elevation exteriors are intended to be largely the same as previously presented and approved. The materials are low maintenance durable, brick and fiber cement siding. The main entry remains on the east elevation, and they do not see the building as having a rear elevation, so the south and west elevations will all have the same materials and design. Ms. Sloss stated that it is 57 feet to the highest point of the building, and they have maintained a pitched roof to emphasize the residential character. She showed the building on the site with Oracle beyond it and Rochelle Zelle and Guidepost Montessori in the foreground. She showed a height comparison chart pointing out that the adjacent buildings are 40 to 80 feet in height. The proposed building will be 57 to highest point and 43 feet to the top of the wall height which is the same as previously presented. This concluded the review of the architectural changes.

Mr. Citron stated that engineer Tim Brown has been working on final engineering for construction and is in attendance if the Commission would like further information. Mr. Citron shared that the biggest engineering change is that they have been able to address the issue of one water main to the PUD and they will now be adding a second water main to the site. He reported that this was something that the Fire Department wanted to achieve, and it will benefit the entire area as many neighboring uses previously all fed off of one water main to Lake Cook Road. They will now extend a water main through the Frontage Road in the right of way. Mr. Citron reported the rest of the engineering plans remains the same and this concluded their presentation. He added that they are seeking a finding of substantial conformance.

Chairman Bromberg commented that he appreciated the way the applicants presented the changes in the packet and that he is happy they are adding solar panels. He asked what percent of the overall energy used will come from the solar panels. Project Developer Steve Barron replied that the building will operate at about 800,000 kilowatts and they will get about 100,000 kilowatts from solar which is between 12 to 14 percent of the total energy usage.

Commissioner Crist stated that she also appreciated the presentation and that she likes the exterior design and is glad they were able to add solar panels.

Commissioner Goldstone moved, seconded by Commissioner Crist to approve a finding of Substantial Conformance for a Final Development Plan for Heritage Woods, assisted living facility located at 1101 & 1121 Lake Cook Road in the Deerfield Business Center Planned Unit Development. The motion passed with the following vote.

Ayes: Keefe, Goldstone, Crist, Bromberg (4)

Nays: None (0)

Mr. Nakahara reported that this will go before the Board of Trustees on June 6, 2022.

DOCUMENT APPROVAL

1. Curaleaf Recreational Cannabis Dispensary Special Use Recommendation
2. April 28, 2022 Plan Commission Minutes

Chairman Bromberg provided a correction to the minutes. Commissioner Goldstone moved, seconded by Commissioner Crist to approve the documents with the correction to the minutes. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Nakahara reported that there are no agenda items for the next meeting. The next meeting will be May 26, 2022 for document approval only.

Adjournment

There being no further discussion, Commissioner Keefe moved, seconded by Commissioner Crist to adjourn the meeting at 7:56 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll