

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on April 20, 2023 at Deerfield Village Hall.

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

Absent: Kenneth Stolman
Sara Lubezny

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner
Ben Schuster, Associate Village Attorney
Andrew Lichterman, Assistant Village Manager

Public Comment on a Non-Agenda Item

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

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

WORKSHOP MEETING

1) Prefiling Conference on the Request of the Deerfield Park District for an Amendment to a Special Use to Permit Phase 2 Renovations to Jewett Park located at 836 Jewett Park Drive.

Executive Director of the Deerfield Park District, Jeffrey Nehila, addressed the Commission. He stated that he will present the Jewett Park Phase 2 plans. In 2018 the Park District started an extensive planning process with a great deal of community input and brought their Master Plan forward. Since then they have renovated the southern half of the park including the ball fields, the skate park, the parking area and more. They are now planning to move forward with Phase 2, which is the northern half of the park. Mr. Nehila shared that they applied for and received a substantial DNR grant from the state to help develop the northern half.

Mr. Nehila reviewed the plans for the northern half of the park which have evolved since the Master Plan was first presented. The Park District had a public meeting last summer to gain input and have now added the new components of a challenge course and a family game area. They also plan to improve accessibility and walking safely through the park to help make the park all-encompassing for all ages. Mr. Nehila stated that they determined locations of park components to save mature oak trees. He reported that they will lose one locust tree on the hillside by the library steps to add an accessible ramp to go down to the park. He added that overall, they will add a net of 48 trees. New trees will include hardwoods, conifers and decorative ornamentals.

Mr. Nehila reported that on the east side where Springfield Avenue and the library steps are, they will add an accessible ramp to the park. Previously the only accessible ramp was off of Hazel Avenue. He showed an image of the park and pointed out where they will add a concert pavilion. The playground in the middle of the park next to the existing shelter will be replaced and a fountain area west of the existing shelter will be added. The shelter will remain as is. The water feature will be a passive place with trickling of water to create a peaceful environment. Mr. Nehila reviewed the northwest corner with the entrance coming from Hazel and Park Avenue which will be the start of a sidewalk that winds through the park. The paths will be crushed lime or granite stone and not paved. Mr. Nehila pointed out the native plant and rain garden areas for storm water detention as well as the council ring and new picnic shelter. He then reviewed the new additions to the plans. The family game area will have a concrete ping pong table, a baggo set, a bocce court and a gaga pit. And for ages 13 and up they will add a challenge course which is a quasi-ninja course with elements to dodge and jump over. There will also be a natural/passive area with interpretive signage to learn about pollinator plants.

Mr. Nehila showed the updated site plan, pointing out that they weaved the challenge course between existing oak trees. He stated that it is significant to note that they are adding a sidewalk on the east side of Springfield Avenue to enter the park and avoid coming in off the street. Mr. Nehila showed images of different elements of the park. The council ring is a sitting wall in a circular fashion for group gatherings like the scouts. He showed signage for the nature area and the new picnic shelter which will be 20 feet by 20 feet. He also showed the gaga pit, bocce court and challenge course images. There will be around 10 different challenge course obstacles with ramps, bars and other elements. He showed shade shelters that will have canvas covers which will also be added. When the shelter and family game area are rented, they will rent out a kit with equipment for the games. But besides this, it is typical practice that people will bring their own equipment just like at basketball courts, and people get used to doing this.

Mr. Nehila reviewed the playground. The current playground is unique but older and cannot be replaced the way it is as playgrounds have to be compliant with industry standards and guidelines. The big draw of the current playground is the height of the slides which are 14 feet. The new unit will have 12-, 14- and 16-foot slides. Adding another high slide will be a big draw. The playground will also have swings including bucket swings, an ADA swing, and a companion swing, a 2-5 age unit and a 5-12 age unit, a merry-go-round and smaller spinners. It will be a playground with features and elements that are accessible and will have rubber ground in the entire playground for full accessibility. It will be a destination playground in Deerfield. It will also have a sensory area to make sounds. Mr. Nehila showed images of the water feature and surrounding ground of crushed granite as well as images of the band shelter, and the ramp area by the library steps.

Mr. Nehila concluded his presentation stating that timing on the project is contingent on Village approvals. They would like to bid it out in July, start construction after Labor Day and be finished by June 1, 2024.

Chair Bromberg asked for comments from the Commissioners.

Commissioner Keefe commented that he is pleased to see the addition of trees and natural gardens. He is in favor of the project.

Commissioner Crist commented that she was impressed to see the public participation in the process. She asked if they have considered adding more bike racks. Mr. Nehila replied that they typically find out if there is a need for bike racks over time. They would need to figure out placement based on usage, and it is difficult to predict where to put them.

Commissioner Goldstone asked how large the water feature is. Mr. Nehila replied that the height from the bottom is 6 feet tall. They want it to fit into a small area and not stand out. Commissioner Goldstone also asked if they are keeping the merry-go-round. Mr. Nehila replied that they are replacing it with one at grade level for accessibility. Commissioner Goldstone stated that she supports this plan and thinks it's a great plan.

Commissioner Schulman agreed and asked if water shoots up in the fountain. Mr. Nehila replied no, water trickles down and does not spring out. He added that they will add signs stating no swimming or wading. The standing water will not be more than three inches. Commissioner Schulman also asked about the location of the family game area as it is near the home and asked if they have spoken to the homeowners. Mr. Nehila replied that the homeowners came to the meeting last summer and saw the plan. And since then they have moved it slightly further away from the house intentionally to be strategic and courteous. Mr. Nehila stated that the family game area is a quiet element and there is screening there, as well.

Chair Bromberg asked if there is a plan for concerts for the concert pavilion. Mr. Nehila replied that they do not have any definite plans but wanted to offer another alternative location to current concert locations. He added that one element of the plan is public gathering spaces which includes the concert pavilion. He pointed out that the noise will be going to the southwest into the park. Chair Bromberg also asked if the solar lighting will turn off at a certain time. Mr. Nehila replied that they want to add solar lighting near the fountain area so that it lights up at night but limit it to this area only. He stated that they can have timers on them and set them to go off at a certain time. The ball field lighting will remain the same.

Chair Bromberg and all Commissioners agreed to waive the traffic study.

Mr. Nakahara reported that this matter will go before the Appearance Review Commission (ARC) on May 22, 2023 and the Public Hearing will be May 25, 2023

2) Prefiling Conference on the Request for an Amendment to a Special Use to Allow Changes to an Approved Master Plan for Renovations to the Tennaqua Club at 1 Tennaqua Lane

Commissioner Crist recused herself from this agenda item, stating that Tennaqua is an equity club, and she is an equity member.

Nick Alex addressed the Commission stating that he is the Long-Range Plan Chair and President Emeritus for Tennaqua. Mr. Alex was joined by Doug Moser, Architect and longtime member of Tennaqua. Mr. Alex reported that they are seeking approval for alterations to their Master Plan. His first appearance in front of the Plan Commission was in 2018 and at that time the club was at a crossroads with falling membership and severely aging assets and infrastructure, affecting the ability to attract new members. At that time they asked the Village to approve their long-range Master Plan to replace most of their facilities and to improve the value to perspective members. At that time they had about 170 equity members. Shortly after they received approval on the Master Plan it fell to 135. Now they have completed two key phases of

the Master Plan, and it has been very successful. As of today they have 247 equity members and have about 30 summer trials. The last two years they have converted 60 percent of summer trials to memberships, and they believe that after this summer they will be at maximum equity membership of 270. Mr. Alex stated that the Master Plan is having the desired affect which is what they are most grateful for. He stated that in 2018 they were trying to project what certain needs are, and adjustments made today are a result of new members and trying to address their concerns and desires. They want more space by the pool, more pickleball courts, and more parking. These are the three adjustments they are asking for. Mr. Alex also commented that the lessons from the 2018 process were considered. And as a result, they chose areas on the westernmost boundary for new pickleball courts and parking to be aware of their neighbors on the east side. And all new lighting is west facing.

Mr. Moser showed the approved Master Plan from 2018 showing three pickleball courts along the highway. They are now proposing to add three more pickleball courts in phase 3 of the plan. The additional pickleball courts will be to the north of the three already planned. He stated that they didn't ask for enough last time and they want to be prepared this time, rather than come back. The distance from the pickleball courts to neighbors' homes will be 400 feet. And they feel they will not be heard at all with the white noise from the tollway.

Mr. Moser pointed out the pool area and stated that they want to extend the pool deck an additional 25 feet further to the west, not encroaching on neighbors to the east or south. They feel this will have no real impact. They also wish to add parking to prevent people from parking on the grass.

Chair Bromberg asked how the relationship has been with the neighbors. Mr. Alex replied that it has been no different than previously. He added that they have been careful about the noise ordinance and lights go out at 11 P.M. He also commented that he has been on the Tennaqua board since 2011 and there has been no real difference in this relationship during that time and although there may be some complaints, it is good overall.

Mr. Alex concluded their presentation and reiterated that they have learned lessons in the first two phases and these plan changes are addressing member needs. He added that capital raising is ahead of schedule due to the addition of new members.

Chair Bromberg asked what features are used in the winter. Mr. Alex replied that only the paddle/platform tennis courts are used in the winter. The season for this runs from October through March. Chair Bromberg confirmed that the paddle courts are lit and the pickleball courts will be, as well. Mr. Alex added that the southernmost four tennis courts are also already lit. The added lights with this plan will be on the three new pickleball courts. They will be 24 foot high light poles with not the same light intensity as the tennis courts.

Chair Bromberg asked for comments from the Commissioners. Commissioner Goldstone commented on the need for pickleball courts with the growing sport and added that it is a good plan, and she supports it. All other Commissioners agreed. The Commission also agreed to waive the traffic study.

Mr. Ryckaert reported that the Public Hearing on this matter will be May 25, 2023.

PUBLIC HEARING

1) Public Hearing on the Request for Amendments to the Deerfield Comprehensive Plan and Text Amendments to the Zoning Ordinance to Create a New Entertainment and Retail Zoning District South of Lake Cook Road.

Chair Bromberg asked for proof of publication and certified mailing. Mr. Ryckaert reported that the public notice was published on April 5, 2023 and certified mailing receipts were provided by the petitioner.

Assistant Village Manager and Director of Community Development Andrew Lichterman addressed the Commission on behalf of the Village of Deerfield. He stated that they are seeking an amendment to the Comprehensive Plan, subarea section 4.8 South of Lake Cook Road. In this area they are proposing a new C-4 Retail Entertainment Zoning District for the 44 acre site south of Lake Cook Road which is currently the site of 6 vacant Walgreens buildings and the Embassy Suites Hotel.

Mr. Lichterman reported that staff is working with the Mayor and Board of Trustees to form a Tax Increment Financing (TIF) district over the same geographic area. Due to office market trends including increased remote work, office vacancies and office campus consolidations, the Board of Trustees envisions redevelopment of this area into an entertainment and retail district. The TIF district can help spur the redevelopment and attract these uses. TIF is an economic development tool used by the Village sparingly, but in the past has been used to great success. TIF can help grow the tax base and spur private investment that otherwise may not occur. A TIF qualification study recently found that this area has four TIF qualifying factors which are stagnant or declining EAV; deterioration; excessive vacancies; and inadequate utilities. The Village Board has directed staff to continue proceeding with the formation of this TIF district. The next step is to formulate the TIF district redevelopment plan and that plan must be consistent with the Village's Comprehensive Plan. If all continues to move forward, the TIF district would likely be up for consideration and adoption this summer, likely in August.

Mr. Lichterman explained the TIF district should allow for greater opportunities and investment in this area. With redevelopment, it is likely that this site will not remain Class B office space. The vision is to continue to allow the office space that is there today in the I-1 District, but to also allow for retail and entertainment uses. Mr. Lichterman stated that the 6 office buildings that were Walgreens are currently under contract with a prospective purchaser. Village staff is working closely with the broker to learn of the specifics of that redevelopment plan. At this time, the Village has no specific proposal before them to consider. But the Village would like to have the Comprehensive Plan updated and the TIF district redevelopment plan in place to help guide those discussions as they move forward with a potential redevelopment there. Any specific proposal in the future would need to come back to the Plan Commission for consideration at a future date.

Mr. Lichterman stated that the Plan Commission held a pre-filing conference on this matter on March 9, and they have incorporated the feedback received at that meeting. Mr. Lichterman stated the changes discussed at the pre-filing conference for permitted and special uses were included in packets. Staff is asking the Plan Commission to consider eliminating the permitted uses that were discussed and making all of the uses special uses for this district. And new development would be required to be a Planned Unit Development (PUD). Given the limited geographic area of only 44 acres, 8 of which are already developed as a hotel, there is not a lot

of space for future redevelopment, and staff had concern that if too many permitted uses came in, those uses could take up a lot of the land and preclude the future redevelopment of retail and entertainment uses that would need larger areas of real estate for the redevelopment. For that reason, staff is asking the Plan Commission to consider eliminating permitted uses and move everything to special uses. The special use gives the Plan Commission the opportunity to review those in greater detail and determine if they would be a good fit for the district. Mr. Lichterman added that they will keep the I-1 office uses as permitted use, but all new uses in the new C-4 district would be special uses, and staff also wants the Plan Commission to consider the sites to be developed in a minimum of 5 acres and developed as a PUD. Mr. Lichterman stated that staff looked at some potential retail and entertainment uses that they are seeking to attract to the site. Some of these uses are 7 to 8 acres and 12 to 15 acres on the large end. There are 36 acres remaining on the site for entertainment uses when you subtract out the hotel property. So if too many permitted uses come and then a business wants 15 acres for a nice entertainment use, it may not be available.

Chair Bromberg confirmed that the contract purchaser does not include the Embassy Suites hotel, only the vacant Walgreens buildings. Mr. Lichterman replied that the hotel is not under purchase contract and remains under the same ownership as it has been.

Mr. Ryckaert reviewed the proposed changes to the Comprehensive Plan. The changes are needed because the Lake Cook TIF redevelopment plan does not conform with the Village's Comprehensive Plan, and therefore an amendment is needed to add retail, restaurant and entertainment uses to subarea 4.8 South of Lake Cook Road. Currently this area does not allow for retail and commercial uses from the regional storm water retention basin west to the tollway. And another change is to remove number 2 that indicates that commercial and retail uses are not desired in this area. Chair Bromberg confirmed that this is necessary in order to move forward on the TIF. Mr. Ryckaert replied that the TIF plan needs to be consistent with the Comprehensive Plan. Before the TIF is voted on in August, staff is bringing forward these amendments to the Comprehensive Plan. Chair Bromberg commented that the actual establishment of the TIF district takes a long time, and this is one necessary step in that process. Mr. Schuster added that the Comprehensive Plan amendments and zoning ordinance amendments for the C-4 zoning district are independent of whether or not the TIF is created. Mr. Ryckaert explained that the future land use map in the Comprehensive Plan also needs to be amended and changed from the existing office use to retail as the preferred land use.

Mr. Ryckaert then reviewed the text amendments to the Zoning Ordinances for the new C-4 District, which will be known as the C-4 Entertainment and Limited Retail Business District. He explained that as long as the Village is creating a TIF district and also amending the Comprehensive Plan with the uses desired for this area, it makes sense to create a zoning district that allows these desired uses. Mr. Ryckaert reviewed the proposed new uses for the C-4 district including the changes since the pre-filing conference.

For the use of sports themed entertainment establishments, staff added the uses of trampoline parks and indoor children's playgrounds suggested at the pre-filing conference and also added "but not limited to" so that similar uses not in the list could be considered. For restaurants, "or" was added between entertainment and dancing. Mr. Ryckaert stated that at the pre-filing conference there was discussion about microbreweries, distilleries and wineries so staff added this category based on this input. The text amendment targets what the commission wanted to see in this district which are establishments that are customer facing and specifically allows a microbrewery, a brewpub, distillery, and winery, and requires the establishment to provide full-

meal service. The requirement is that this use requires on-site consumption of food and beverage and does not allow for a factory and warehouse where only beer is made. The text amendment is written to require a full-service meal on the premises. The text amendment is written to allow a true brewpub or microbrewery on the site with full-meal service not a factory producing beer that could have a room serving a snack. Mr. Ryckaert explained that the Village can also control these establishments through the Village's liquor licensing. He explained the Village would have to create a new category because currently there is not a microbrewery, distillery, or winery license in the code.

The next use is a multifamily development community. Staff changed this use to multifamily residential development and added that it must be part of a mixed-use development. Chair Bromberg clarified that if a developer wanted to do add just housing that it would not be allowed. Mr. Ryckaert replied that the housing has to have other uses in that development to be allowed. Mr. Ryckaert continued stating that there are no changes to specialty food, retail, grocery store, and supermarket category. There are no changes to the motion picture theater, drama theater, and comedy club category.

For the conference center facility use, staff added that it is not to exceed 10,000 square feet and may not include lodging based on Plan Commission input. Commissioner Schulman commented that it seems like a bland use for an entertainment district. Mr. Ryckaert replied that it does not have to be included if the commission believes the use does not fit in the new district. Commissioner Schulman commented that may not help with the TIF district and increase the tax base. Chair Bromberg asked what the Village's position is. Mr. Lichterman replied that they are open for discussion and not necessarily adamant about this use. Commissioner Schulman questioned what types of events are envisioned for a conference center. Mr. Ryckaert stated that corporate networking events and meetings; charity fundraisers; small trade shows; expos; and seminars were contemplated for the conference center use. Commissioner Schulman suggested adding these examples to the text amendment as it sounds more appealing.

For the next use of health clubs and tennis clubs, staff added the wording racket clubs and other athletic clubs to include more sports including tennis, badminton, and pickleball. For the virtual reality gaming facility use, staff listed game lounge separately and added video arcade establishments, excluding video gambling which is prohibited by the Municipal Code. There were no changes to the commercial PUD use. And there were no changes to any special use already listed in the I-1 district. Mr. Ryckaert added that the new C-4 zoning district did not include auditoriums, concert halls, stadiums, banquet facilities, and other uses that require a large parking demand and sit empty much of the week days.

Mr. Ryckaert explained that staff is concerned that smaller uses such as a candy store, antique shop, nail salons, beauty shops and other similar stores can take up a lot of the small sites. The Village does not want to end up with a lot of small users taking up most of the land available and leaving few sites for entertainment uses. To address this, staff is asking the Plan Commission to consider eliminating the permitted uses the were previously discussed and making all of the uses in the C-4 district a special use and requiring a minimum lot size of 5 acres to stop the parceling off of the property into smaller lots. Staff also believes that smaller users such as nail shops, salons, small retail shops, etc. would probably find it too expensive to put their use on a 5 acre lot. With the 5 acre minimum lot size, it is more likely to end up with mixed-use development. Chair Bromberg asked how much land a brewpub or microbrewery might take up. Mr. Ryckaert replied likely two to three acres, so they would have to be part of a

five acre PUD which would include other uses. Staff believes that the 5 acre minimum lot size will discourage small uses from taking up the lots.

Mr. Ryckaert summarized that all uses would be special uses and when all new developments are required to be a PUD, the Plan Commission and the Village Board can review all proposals before determining approval. With all uses as special uses, the PUD requirement, and the 5 acre minimum lot size, the Village would have enough control to attract the type of entertainment uses they are seeking. Mr. Schuster added that the goal is to get a unified development that furthers the planning goals of the Village. He commented that it is a difficult site with traffic, access to Lake Cook Road, other uses nearby, and utility issues. So by having developments that are larger and that are planned developments, it allows a more comprehensive assessment of all of these challenges. It also prevents some external factors that could arise if it is subdivided into small parcels. Chair Bromberg agreed and commented that he wants to be sure that five acres is the right number with a total of 44 acres, 36 acres available without the hotel parcel. Mr. Schuster replied that a petitioner could ask for an exception or a text amendment for less than five acres.

Chair Bromberg asked if someone comes in with a special use and the Plan Commission approves it and they open their business, and a few years later they close and another business wants to come in for the same space, would they also need to be approved. Mr. Schuster replied that a special use is not granted to one particular user, it is granted for a space and another business could take it over as long as they comply with conditions of the special use. Mr. Ryckaert added that if the replacement use is within a one year time period, staff will review the proposal to ensure that it is substantially similar to the approved special use. The special use runs with the land and not the exact business. Mr. Ryckaert then briefly reviewed the remainder of the bulk regulations and district standards for the C-4 district.

Mr. Lichterman reported that they are also adding that the ARC should have authority over the C-4 District which the Village Board will make the decision on. The Plan Commission agreed with this idea. This concluded the presentation.

Chair Bromberg opened public comment on this matter.

Ross Fishoff and his wife live at 25 Taylor Court. She commented that they live on the west edge and their side yard is near Lake Cook Road. She stated that it sounds like a large entertainment facility is desired as part of these changes, and their biggest concerns would be noise, traffic and lights. She thinks something like a Top Golf, which is large and noisy and has lots of lights could be concerning. They hope it will be as close to the tollway as possible. Chair Bromberg replied that any use that could go in is a special use and would have to come before the Plan Commission and layout their plans and discuss things like traffic, signage and lighting. Mr. Fishoff added that with lots of new retail, he would be concerned that this could pillage the downtown. And if there is a business that is doing well and thriving, they could be on Lake Cook Road and get greater street traffic which could hurt Deerfield's downtown.

Howard Kirshenbaum of 15 Burning Tree agreed with the previous comments. He asked what is the income benefit to the Village in total. And also how much of what they are talking about is going to take away from what Deerfield already has. For example, a conference center when there are already three hotels that have conference centers. He commented that it could take away from what Deerfield already has. He stated that Deerfield already has a lot of restaurants which sometimes struggle to find staff and are not busy all of the time, and now we want to bring

in more. He commented that this could take people away from coming to the downtown and to the existing restaurants. He also asked if the Village considered what the income effect could be in total to the Village and what the additional cost would be associated with the Northbrook Fire Department servicing this area. These uses would bring in more people and he wants to know what the cost is to the Village of doing this and if the taxpayers have to fund this. He also asked about the sales tax revenue and stated that he wants to be cognizant of the economics of this area and the Village as a whole.

Andrea Kirshenbaum of 15 Burning Tree stated that their home is on the corner of Lake Cook Road and Burning Tree. Their fence is the county line, and they have worked from home for 40 years. They have watched the Walgreens signage change, and she is concerned about the signage at Lake Cook Road relative to lighting and how late lit signs will be on. Chair Bromberg replied that the Village has ordinances on signage and lighting, and it is too early to know this, as they do not have a proposal to review at this time.

Brett Miller of 26 Burning Tree stated that his concerns echo what has been stated so far. He and his wife work from home, and their backyard is up against this site. He is also concerned about noise, lighting, and traffic. He stated that he moved to Deerfield for the suburban quiet feel. He is worried that if this comes in, the stoplight traffic could be much greater. He likes the special use as a way to control things going in there. But overall, he has the same concerns that were already mentioned with these uses being big draws and having lots of lights, noise and traffic late at night.

Steve Zebovitz of 10 Edgewood Court stated that he lives abutting the north side of the site off of Lake Cook Road. He has the same concerns as others, as well. He commented that in the new zoning district language, they want to strike the only section that talks about the residents on the north side of Lake Cook Road. And in the zoning district there is a reference to the residential community, but he thinks they are talking about all of Deerfield. And there is no protection any more for the people on the north side of Lake Cook Road. He is concerned it will turn into a Deerbrook Mall and restaurants will want to be in the outlots. He is concerned it could be strip malls with no green landscaping. He commented that Oracle asked for a variance for a sign, which is set back off of Lake Cook Road, and they came to that meeting and Oracle has been good to work with as neighbors and they agreed to shut off the lights at 10 P.M. Mr. Zebovitz showed the view from their cul-de-sac when the trees are not in bloom 7 months a year. He also showed the view from their window on the second floor of their house where they see the Oracle sign. He is concerned that if many restaurants are added all along Lake Cook Road, it would be an ugly view for everyone who lives along Lake Cook Road. He also believes that real estate values will drop.

Tracy Riggan with Oracle at 1405 Lake Cook Road asked whether there is any consensus or general direction from the Village, long-term or short-term, of eliminating all of the remaining office use on Lake Cook Road. With the projects that are being floated right now, to the east border with the assisted living facility, and now this, he asked if they are becoming an island of office use. And if the Village prefers that office use goes away on the south side of Lake Cook Road. He also wonders if they will start sharing property with strip malls or a development that can cobble together five acres of multi-tenanted use and still fall within the parameters. He stated that Deerfield has a wonderful opportunity with this site, and he looks for great things from it. But he wonders about the direction of their office campus. Chair Bromberg asked how many employees are in that building. Mr. Riggan replied that they do not divulge those numbers.

Chair Bromberg stated that he does not want to get rid of office space and he wishes Walgreens and Caterpillar were still there, but times are changing.

This concluded public comment.

Mr. Lichterman replied to comments. He stated that it is not the preference of the Village to see office uses go away. They want to retain the I-1 zoning that is currently on the land, signaling that if anyone wants to occupy and reinvest on this site, which would be ideal and the simplest solution. But they are also being realistic and are not expecting that. They want it but know there may not be a demand for it. Mr. Lichterman stated that they appreciate Oracle being there and Oracle has been a great corporate resident as have all others on the south side of Lake Cook Road. And they want to keep it to the extent that there is a demand for an office corridor.

Regarding comments on noise, sound, and lights for entertainment uses, Mr. Lichterman stated that this is why they are putting as many controls as they are. It is more than would be the case in other areas, and they added more tonight with Plan Commission feedback. They are tightening it up and making sure we have these protections in place. The greatest protection and control is the special use and also that any development must be a planned unit development (PUD) of at least five acres. This signals that the Village does not want a strip center. And new development is not supposed to be designed like Deerbrook Mall. They are looking for a few key users to come in with a well thought out plan. The special use requirement gives the Plan Commission and the Village Board the additional chance to review all of this and to have a public hearing with certified notices to neighbors. Regarding signage, they want the ARC to have jurisdiction in this area, and they do not in the I-1 District as it is today. This is a new control that did not exist when Oracle changed their signs.

Regarding economics, property tax and sales tax, Mr. Lichterman stated it is a paramount reason for pursuing this. In the TIF report, it was determined there is declining EAV at this site, and it is not keeping up with the growth in the rest of the Village, which is one factor of why it qualifies as a TIF district. A reinvestment in this area will help to increase the sales tax and potentially add amusement taxes that are paid by those who visit, not residents through property taxes. These new revenues would add greater diversification that would otherwise not occur here but for a TIF district. He added that TIF has been used sparingly by the Village, but when used has been successful. For the two TIFs that have closed, the downtown EAV was increased by 600 percent over the 23 years, and the Lake Cook Road TIF had an over 1000 percent increase. The Lake Cook Road TIF district that was in place in the 1980s was a great example of how to do TIF correctly during that time. It has only been used when most warranted. The history is that it has done exceedingly well in Deerfield and has the direct benefit of reducing the property tax burden of homeowners and corporations in Deerfield. He reiterated that economics have been looked at closely and are a major driving factor in doing this.

Chair Bromberg confirmed that additional cost or need of services from Police or Northbrook Fire would not fall on any Deerfield residents. Mr. Lichterman added that there will be no additional expenses to Deerfield residents. Chair Bromberg asked about development fees. Mr. Lichterman replied that impact fees are included in development agreements. For example, if there is any impact from a development on schools or additional services, then the developer needs to pay at the time of development per a development agreement. These are called impact fees. But they will not impact Deerfield residents' property taxes. The big picture is that this type of development would be to reduce the tax burden on the residents and corporate residents. Mr. Lichterman stated that this is a long-term plan which is why the Comprehensive

Plan and future land use maps are being changed. He added that this is a unique opportunity that does not come around often.

Commissioner Crist asked if they could add language to the Comprehensive Plan to recognize that the area north of Lake Cook Road is residential and that future plans will acknowledge that. She wants some recognition that residents exist north of Lake Cook Road. Mr. Ryckaert suggested adding language such as "to protect residences to the north, future development plans will be carefully reviewed".

Mr. Nakahara commented that the ARC jurisdiction right now is the C-1 and C-2 areas, and they look at signage, building material, color, lighting, and that is their sole purpose. They review any exterior modifications to a building in these districts and they scrutinize this in detail. So by the time a proposal comes to the Plan Commission for a Public Hearing, it has been through ARC review and changes have been incorporated.

Mr. Ryckaert reiterated that proposed are the appropriate controls with the PUD requirement; the five acre minimum lot size; the special use requirement; ARC review; and the Village will carefully review proposals and can add appropriate conditions, if needed.

Chair 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 Schulman asked how the hotel is involved in the TIF district. Mr. Lichterman replied that it is included in it. He stated that the hotel has been underperforming for the last 10 years. And the findings in the TIF study show that this hotel compared to others in the region has historically underperformed which helps to qualify that property. It also qualifies with excessive vacancies due to its underperformance. This has been carefully studied for the TIF district, and they contemplated whether to include hotel or not, and decided it was better to include it as it could spur long-term investment in the hotel or could complement development, or be sold and redeveloped.

Commissioner Schulman stated that he agrees with making all uses special uses and commented that they could possibly increase the five acre minimum. He also thinks the mixed use requirement is good for multifamily uses and should also be added to grocery stores of over 3000 square feet. Commissioner Schulman was concerned that a large grocery store could occupy a lot of property and suggested limiting the size of a grocery store. Mr. Schuster stated that the Plan Commission can also add a maximum size if they wish to eliminate large grocery or food stores. Mr. Ryckaert reported that Jewel is around 60,000 square feet and Whole Foods is around 40,000 square feet. Commissioner Goldstone stated that she likes the idea of limiting the size Mr. Lichterman suggested 25,000 square feet might be a good maximum size. The Commission agreed.

Commissioner Goldstone commented that she likes the idea of the special uses and ARC involvement for more control. Commissioners Crist and Keefe agreed. Chair Bromberg stated that he agrees and thinks they should stick with the five acre minimum. This concluded Plan Commission comments.

Commissioner Goldstone moved, seconded by Commissioner Crist, to amend the Comprehensive Plan as presented. The motion passed with the following vote.

Ayes: Crist, Keefe, Goldstone, Schulman, Bromberg (5)
Nays: None (0)

Commissioner Goldstone moved, seconded by Commissioner Schulman, to approve the C-4 Zoning District and map amendment. The motion passed with the following vote.

Ayes: Crist, Keefe, Goldstone, Schulman, Bromberg (5)
Nays: None (0)

Commissioner Schulman moved, seconded by Commissioner Goldstone to approve the zoning ordinance text amendments including making the proposed permitted uses to special uses, increasing the minimum size lot to five acres, making all development a mandatory Planned Unit Development, adding conference center language examples and requiring a food store to be part of a mixed-use development that must be over 3,000 square feet and under 25,000 square feet. The motion passed with the following vote.

Ayes: Crist, Keefe, Goldstone, Schulman, Bromberg (5)
Nays: None (0)

DOCUMENT APPROVAL

1. March 1, 2023 Plan Commission Minutes

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

2. March 9, 2023 Plan Commission Minutes

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

Items from the Staff

Mr. Ryckaert reported that the next meeting will be on April 27, 2023.

Mr. Schuster provided recommendations to Commissioners on communicating with the public on Plan Commission matters when approached. He stated that when a matter is going to a Public Hearing, commissioners should not have communications with members of the public, as those communications should happen in the public hearing.

Adjournment

There being no further discussion, Commissioner Schulman moved, seconded by Commissioner Goldstone to adjourn the meeting at 9:46 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted, Laura Boll