

**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