

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission
FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner
DATE: September 18, 2020
RE: Horizon Therapeutics – Amendment to Sign Plan

The purpose of a pre-filing conference is to provide the applicant input, feedback, and direction prior to a public hearing.

Subject Property

The subject property consists of the 70.4 acre Horizon Therapeutics Planned Unit Development at the northeast corner of Lake Cook Road and Saunders Road located to the south of the Baxter property. The subject property was annexed into the Village of Deerfield in 2005, and is zoned I-1 Office, Research and Restricted Industrial District. Phase I, approved in 2005, consisted of two office buildings, a parking structure, at grade parking, and other site improvements on the property. Phase II, consisted of the third office building and a parking structure and was approved in 2009. A child care facility and sports field were approved in 2010.

Surrounding Land Use and Zoning

North: Unincorporated Lake County – G.O. (General Office) and L.I. (Limited Industrial), Baxter Corporate Headquarters

South: (across Lake Cook Road): Village of Northbrook – MFRC (multiple family residential and commercial district), IB (institutional buildings district), and R-1 (single family residential district). The uses on the south side of Lake Cook Road include: condos, a restaurant, nursing home, and single family residential.

East: Tri-State Tollway

West: (across Saunders Road): Village of Riverwoods – O & R-1 (office & research), Discover and Morgan Stanley office complex

Proposed Plan

Earlier this year, Horizon Therapeutics purchased the 70 acre campus that formerly belonged to Takeda Pharmaceuticals (see attached press release dated January 28, 2020). Horizon is seeking to amend the previously approved sign plan for the campus in order to add signage to their campus. Earlier this year, Horizon replaced the previously approved Takeda signage on the campus with their signage in the same location and size as the previously approved signage. Staff reviewed the replacement signage at that time and a building permit was issued for the new Horizon signage that replaced the Takeda signage.

The petitioner's signage plan includes four new elevated wall signs to be located on the office buildings in the campus, and additional signage on the campus generally visible only to the employees. The petitioner's letter to the Plan Commission dated August 24, 2020 from Tim Walbert, Chairman, President, and CEO of Horizon Therapeutics explains the proposed campus signage in detail. Please review this letter for an explanation of the proposed signage.

Zoning Conformance – I-1 Office Research and Restricted Industrial District

The proposed new signage for the Horizon campus needs to fit into a signage classification/category. The main categories of the proposed signage are: Business Wall Signs; Directional and Informational Signs; and Building Identification Ground Signs. Below, each of the proposed new signs have been put into a sign category and reviewed for zoning conformance in that category:

Business Wall Signs

Allowed:

Number and Content:

Permitted: Limited to one (1) sign for each wall, which fronts on a public street, public right-of-way, easement for access or parking. Said sign shall only contain the name of the building, or the name of tenant, or the name of the development. Such signage may include a logo.

Area:

Permitted: The maximum surface area shall not exceed one percent (1%) of the gross surface area of the wall to which it is affixed, or 100 square feet, whichever is lesser.

Location:

Permitted: Wall signs maybe located on any principal building fronting on a public street, public right-of way, easement for access, or parking area.

Height:

Permitted: Wall signs shall not be located higher than the parapet line of the roof of the building.

Illumination:

Permitted: Any illuminated sign within 120 feet of a residential district must be extinguished at the close of business conducted within any building or upon the premises to which such sign is located or 11:00 p.m. whichever is later.

The signage below fits into the category of Business Wall Signs:

Proposed Signage for Office Building H (The Westernmost Office Building)

The proposed new wall sign on the west wall of this office building (Drawing LL-01 West) meets all of the above Business Wall Sign requirements except that a sign exception is needed for the size of the new west wall sign (the area of the west wall is approximately 11,700 square feet in area and 1% is 117 square feet.) The proposed new west wall sign is 145.35 square feet in area, and the maximum size wall sign allowed is the lesser of 1% of the area of the wall the sign is placed on, or 100 square feet.

The proposed new wall sign on the south wall of this office building (Drawing LL-01 South) is in conformance with the Business Wall Sign requirements except that

an exception is needed for the size of the new south wall sign (the area of the south wall is approximately 27,000 square feet in area and 1% is 270 square feet.). The proposed new south wall sign is 145.35 square feet in area, and the maximum size wall sign allowed is the lesser of 1% of the area of the wall the sign is placed on, or 100 square feet.

The proposed new wall sign on the north wall of this office building over the entrance to the building (Drawing LL-02) is in conformance with all of the Business Wall Sign requirements (the area of the north wall is approximately 27,000 square feet in area and 1% is 270 square feet, and the maximum allowed size of a wall sign allowed is 1% of the area of the wall or 100 square feet, whichever is lesser). The proposed new north wall sign is 59.15 square feet in area.

Proposed Signage for Parking Structure Located North of Building H

The proposed new wall sign on the south wall of this parking structure (Drawing LL-03 Loc 001) is in conformance with all of the Business Wall Sign requirements except the new wall sign is not located on a principal building. The proposed wall sign is to be located on the parking garage facing the interior of the office park. The Zoning Ordinance defines a principal building as a non-accessory building in which the principal use is conducted. A parking garage is not a principal building, and a wall sign on the parking garage will require an exception. The area of the south wall of the parking structure is approximately 7,900 square feet in area and 1% is 79 square feet, and the maximum allowed size of a wall sign allowed is 1% of the area of the wall or 100 square feet, whichever is lesser. The proposed new south wall sign on this parking structure is 50.43 square feet in area.

Proposed Signage for Parking Structure Located North of Building Z

The proposed new wall sign on the south wall of this parking structure (Drawing LL-03 Loc 003) is in conformance with all of the Business Wall Sign requirements except the new wall sign is not located on a principal building. The proposed wall sign is to be located on the parking garage facing the interior of the office park. The Zoning Ordinance defines a principal building as a non-accessory building in which the principal use is conducted. A parking garage is not a principal building, and a wall sign on the parking garage will require an exception. The area of the south wall of the parking structure is approximately 8,700 square feet in area and

1% is 87 square feet, and the maximum allowed size of a wall sign allowed is 1% of the area of the wall or 100 square feet, whichever is lesser. The proposed new south wall sign on this parking structure is 50.43 square feet in area.

Proposed Signage for Office Building N (The Easternmost Office Building)

The proposed new wall sign on the north wall of this office building (Drawing LL-01 North) is in conformance with the above Business Wall Sign requirements except for an exception is needed for the size of the new north wall sign (the area of the north wall is approximately 21,800 square feet in area and 1% is 218 square feet.) The proposed new north wall sign is 145.35 square feet in area, and the maximum size wall sign allowed is the lesser or 1% of the area of the wall the sign is placed or 100 square feet.

The second proposed new wall sign on the north wall of this office building over the entrance to the building (Drawing LL-04) is in conformance with the above Business Wall Sign requirements except for an exception is needed for a second wall sign on this north wall. The proposed new north wall sign is 20.52 square feet in area, and the maximum size wall sign allowed is the lesser of 1% of the area of the wall the sign is placed or 100 square feet.

The proposed new wall sign on the east wall of this office building (Drawing LL-01 East) is in conformance with the Business Wall Sign requirements except for an exception is needed for the size of the new east wall sign (the area of the east wall is approximately 12,084 square feet in area and 1% is 121 square feet.). The proposed new east wall sign is 145.35 square feet in area, and the maximum size wall sign allowed is the lesser of 1% of the area of the wall the sign is placed on or 100 square feet.

Proposed Signage for the First Floor Building Connection/Link Between Building H and Building Z

The proposed new wall sign (Drawing LL-03 Loc 002) on the north wall of this link between the buildings (with a loading dock below) is in conformance with the above Business Wall Sign requirements except that an exception is needed for the size of the new north wall sign (the area of the north wall of the building link is approximately 1,650 square feet in area and 1% is 17 square feet.) The proposed

new north wall sign is 50.43 square feet in area, and the maximum size wall sign allowed is the lesser of 1% of the area of the wall the sign is placed or 100 square feet.

Directional and Informational Signs

Allowed:

Small non-illuminated directional signs not exceeding two (2) square feet in gross surface area, displayed for the direction, safety or convenience of the public, including signs which identify entrances, deliveries, loading and the like are allowed. Any directional signs that is over two (2) square feet in area or are illuminated will require a sign exception.

Proposed:

The directional signs in the petitioner's sign plan include: NL-03 loc 001 which identifies a loading dock, and NL-03 loc 002 which identifies building N. These signs are non-illuminated and under 2 square feet in area (0.40 square feet). The other directional signage is VIN-01 and VIN-02 that are white vinyl copy reading Building H and Building Z on the glass above the doors with a total square footage of 3.75 square feet requiring a sign exception to be over 2 square feet in area.

Building Identification Signage

Allowed:

Number:

Permitted: One ground sign for each building located within an I-1 PUD.

Area:

Permitted: No more than two exposed faces with a gross surface area not greater than 27 square feet per face.

Location:

Permitted: Signs shall not be located in any required perimeter setback.

Height:

Permitted: Signs shall not be higher than 4 feet.

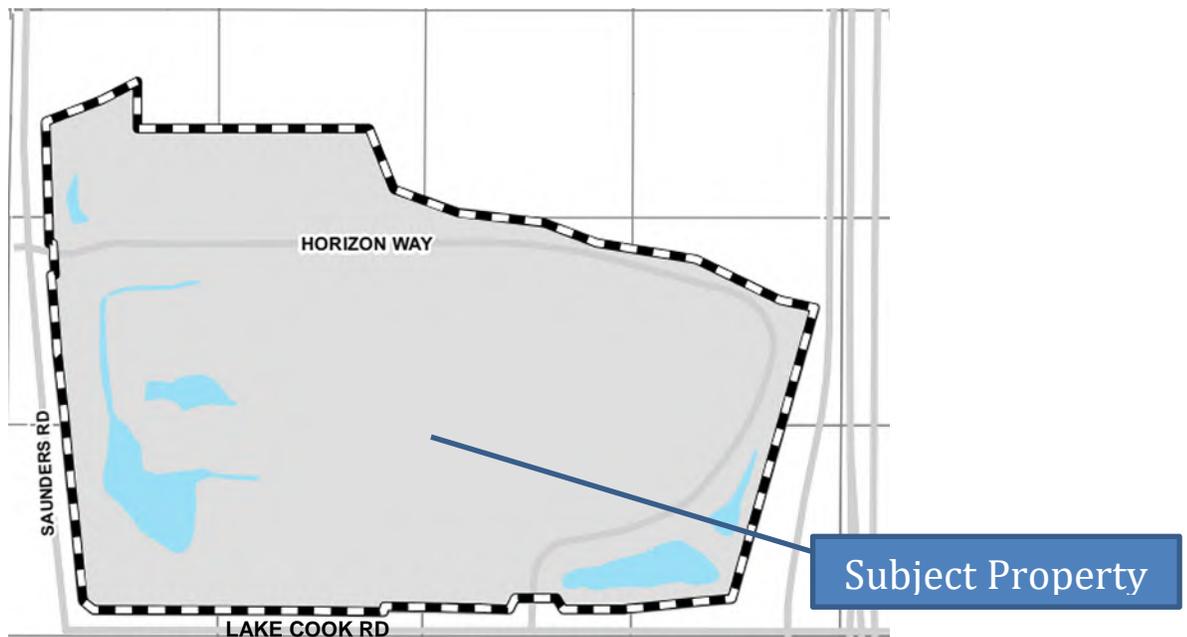
Proposed:

One single face monument sign with a logo on a black granite background. The total area of the sign will be 12.68 square feet. The sign will be lit with an external ground mounted LED flood light. The proposed sign meets the regulations for a building identification sign.

Previously Granted Signage Exceptions for Subject Property

For background purposes only, attached are the previously granted exceptions for the signage on the campus when the property was controlled by Takeda.

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

Horizon Therapeutics Campus





Horizon Therapeutics Announces Significant Expansion and Relocation of U.S. Operations

DUBLIN — Jan. 28, 2020 — Horizon Therapeutics plc (Nasdaq: HZNP) announced today that it has agreed to purchase the three-building campus in Deerfield that formerly belonged to Takeda Pharmaceuticals. The transaction is expected to close in the first quarter with additional terms of the purchase not disclosed. Horizon is expected to occupy the campus in the second half of this year.

“Lake County has a rich life sciences ecosystem and we are looking forward to continuing to contribute to and lead the growth of that ecosystem,” said Timothy Walbert, chairman, president and chief executive officer. “We have experienced significant growth during the last three years including adding more than 200 employees in 2019. This new campus gives us the flexibility to accommodate our current employees as well as our anticipated long-term growth.”

The Deerfield campus totals 70 acres and consists of more than 650,000 square feet of building space.

“Illinois’ biopharmaceutical industry has a deep talent pool, and a bright future, and we’ll continue to invest in making sure that this industry can continue to be a crucial job creation engine, as well as developing treatments and potential cures for patients locally and globally,” said Governor JB Pritzker. “I am pleased to see the continued growth of Horizon Therapeutics and the life-changing medicines the company is developing.”

“The Governor recognizes the importance of a health life sciences sector, which is why it’s a critical part of the five-year economic development plan,” said Acting Director of the Illinois Department of Commerce and Economic Opportunity, Erin Guthrie. “Seeing companies such as Horizon invest in its Illinois footprint shows the progress that the State of Illinois has made and is a testament to the strength of our people and our commitment to our companies.”

“I am thrilled to welcome Horizon back to Deerfield,” said Deerfield Mayor Harriet Rosenthal. “As mayor, it pleases me to see the growth Horizon has achieved during its time in Lake County. Horizon’s innovative spirit and its commitment to patients, employees and the communities in which they live and work has been extensively recognized. We welcome its deep community spirit to the Village of Deerfield and look forward to a long and prosperous relationship with Horizon and its employees.”

Horizon is being represented in the transaction by CBRE.

About Horizon

Horizon is focused on researching, developing and commercializing medicines that address critical needs for people impacted by rare and rheumatic diseases. Our pipeline is purposeful: we apply scientific expertise and courage to bring clinically meaningful therapies to patients. We believe science and compassion must work together to transform lives. For more information on how we go to incredible lengths to impact lives, please visit www.horizontherapeutics.com, follow us [@HorizonNews](https://twitter.com/HorizonNews) on Twitter, like us on [Facebook](https://www.facebook.com/horizontherapeutics) or explore career opportunities on [LinkedIn](https://www.linkedin.com/company/horizontherapeutics).

Forward Looking Statements

This press release contains forward-looking statements, including, but not limited to, statements related to the timing of closing the real estate transaction and Horizon’s relocation of its U.S. operations, the potential benefits of the new U.S. operations, potential future growth of Horizon’s business and employee base, and other statements that are not historical facts. These forward-looking statements



are based on Horizon's current expectations and inherently involve significant risks and uncertainties. Actual results and the timing of events could differ materially from those anticipated in such forward-looking statements as a result of these risks and uncertainties, which include, without limitation, risks related to the satisfaction of closing conditions related to the real estate transaction, Horizon's ability to grow sales and revenues from existing medicines, Horizon's ability to complete the planned relocation of its U.S. operations on anticipated timelines, whether the new facilities will be adequate for Horizon's future needs, and those risks detailed from time-to-time under the caption "Risk Factors" and elsewhere in Horizon's filings and reports with the U.S. Securities and Exchange Commission. Horizon undertakes no duty or obligation to update any forward-looking statements contained in this presentation as a result of new information.

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**PAST SIGNAGE EXCEPTIONS GRANTED FOR THE
SUBJECT PROPERTY:**

Ordinance 0-05-18 May 2, 2005

and to Lake County for Saunders Road, and any dedication in the future to the Village for the Saunders Road public pedestrian path) shall not reduce the land area of the Property for such PUD Standards and other zoning calculations, and setbacks shall continue to be measured from the right-of-way lines in existence as of the date of this Agreement notwithstanding such donations, so as to allow development of the Property for all purposes as though said land had not been donated.

E. LANDSCAPING: The Final Development Plan contemplates a mix of primarily native sustainable landscaping planted in a naturalistic manner in the larger open areas of the Property and more formalistic plantings around building perimeters and site roadways. The Village agrees that native, prairie-type plantings may be provided on berms screening parking areas in lieu of shrubbery or other types of landscape screening that otherwise might be required under applicable Village regulations. Portions of the Property may be used for farming as an interim use as set forth in Section 7(h)(v) of the Annexation Agreement.

F. SIGNS:

- (i) Four (4) ground signs shall be permitted as follows:
 - a. One (1) 119 sq. ft. per face (18' 9" length x 6' 4" height) entry median ground sign on the Lake Cook Road frontage of the Property containing the "Takeda" logo and, at Owner's option, the wording "One Takeda Parkway." Said sign may be located within the 100-foot required perimeter setback as provided in the Final Development Plan.
 - b. One (1) 119 sq. ft. per face (18' 9" length x 6' 4" height) entry median ground sign on the Saunders Road frontage of the Property containing the "Takeda" logo and, at Owner's option, the wording "One Takeda Parkway." Said sign may be located within the 100-foot required perimeter setback as provided in the Final Development Plan.
 - c. One (1) 229 sq. ft. (30'-6" length x 7'-6" height) single-faced ground sign at the corner of Lake Cook Road and Saunders Road as provided in the Final Development Plan. Said sign may be located within the 100-foot required perimeter setback as provided in the Final Development Plan.
 - d. One (1) 393 sq. ft. per face (12'-9" length x 30'-10" height) ground sign along the frontage of the Tollway as provided in the Final Development Plan. Said sign may be located within the 100-foot required perimeter setback as provided in the Final Development Plan.
- (ii) A 165 sq. ft. wall sign is permitted on the south wall of Building 1, above the roof deck of the building, as provided in the Final Development Plan.

(iii) Sign lettering may be either charcoal gray or red at Owner's option as provided in the Final Development Plan.

- G. LOADING DOCKS: Individual buildings will not be required to provide the loading docks required by the Deerfield Zoning Ordinance if the loading function is otherwise addressed by the remote delivery facility and/or internal delivery areas within such building or loading docks at an adjacent building. If buildings which share loading docks or delivery areas are under separate ownership, then such docks or delivery areas shall be subject to an easement or other property right sufficient to assure the availability of such areas to such buildings.
- H. MISCELLANEOUS BULK REQUIREMENTS. The Property shall comply with the 10% Minimum Useable Open Space and 40% Maximum Lot Coverage requirements of Sections 12.08-H and 12.08-I of the Village's Zoning Ordinance. In addition, the Property shall maintain a Maximum Impervious Surface Ratio of 50%.
- I. APPLICATION OF REQUIREMENTS. The PUD Standards set forth in the Annexation Agreement and in this Ordinance shall be determined based on application of such requirement to the Property as a whole, taking into account land area credited to the Property as described in Section 4.D of this Ordinance. It is understood that required building setbacks are applicable only to the exterior boundaries of the Property and that no setback requirements shall apply within or between any lots or buildings that may exist from time to time on the Property, but setbacks between buildings and structures within the site shall take due consideration of public safety issues as required by Section 12.08-G of the Village's Zoning Ordinance. The perimeter setback shall be kept free of buildings, structures and parking and shall be maintained in landscaping, except fences, stormwater detention or retention areas, interior private roads and drive aisles, vehicle turnaround areas, signage, and pedestrian paths, recreation areas as well as other required yard obstructions permitted in the Village's Zoning Ordinance, may be placed in the perimeter setback, including those improvements shown on the Final Development Plan.
- J. APPROVED SPECIAL USES. The following special uses in the I-1 Office, Research, Restricted Industrial Zoning District are approved special uses for Phase I at the Property: (i) the uses listed in Section 6.01-C(2)(b)(1) of the Village's Zoning Ordinance so long as the conditions of Section 6.01-C(2)(b)(1) are met; (C) a fitness facility located within an office building meeting the requirements of Section 6.01-C(4)(a) of the Village's Zoning Ordinance.

SECTION 5: That the approval and authorization of said Final Development Plan is hereby granted subject to the following conditions, regulations and restrictions:

- A. That the construction, development and use of the Property shall be in accordance with the documents, materials and exhibits comprising the Final Development Plan for the Subject Property attached hereto and made a part hereof as Exhibit B.

Ordinance 0-06-31 September 5, 2006

B attached hereto (the "Directional Ground Signage") to be located and maintained on the Subject Property, all in accordance with the plans, drawings and exhibits listed on Exhibit B attached hereto.

SECTION 3: That a modification from the regulations set forth in Article 9, Signs, of the Zoning Ordinance of the Village of Deerfield is hereby approved for the Subject Property to permit said Directional Ground Signage to exceed two (2) square feet in area, all in accordance with the plans, drawings and exhibits listed on Exhibit B attached hereto.

SECTION 4: That the approval and authorization of said amendment to the approved signage plan for the Subject Property is hereby granted subject to the following additional conditions, regulations and restrictions: (i) that the construction, maintenance and use of the unlit directional ground signs hereby approved shall be in accordance with the supporting documents, materials and exhibits attached hereto and made a part hereof as Exhibit B; (ii) except as otherwise provided herein, the construction, maintenance and use of the Subject Property shall be in accordance with the Final Development Plan heretofore approved as a Special Use Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District, including the signage plan for the Subject Property as hereby amended; (iii) continued compliance by the Petitioner with all other applicable provisions of the Zoning Ordinance of the Village of Deerfield.

SECTION 5: That the amendment to the approved signage plan for the Subject Property hereby approved and authorized as an amendment to the Special Use Planned Unit Development of the Subject Property shall be binding upon and inure to the benefit of Petitioner and Petitioner's successors, grantees, transferees and assigns, and any violation of the conditions hereinabove set forth by Petitioner or its successors, grantees, transferees or assigns shall authorize the revocation of the amendment Special Use hereby authorized.