

**PLAN COMMISSION
Village of Deerfield
Agenda**

August 8, 2019

**Deerfield Village Hall, Franz Council Chambers
Workshop Meeting 5:30 p.m.**

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

Document Approval

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Adjournment

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: July 25, 2019

RE: Public Hearing on the Request for an Amendment to the Bartaco Special Use and an Amendment to the Deerfield Square Commercial Planned Unit Development to Permit Changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.)

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for an amendment to the Bartaco Special Use and an amendment to the Deerfield Square Commercial Planned Unit Development to permit changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.). The Plan Commission held a public hearing on July 25, 2019. 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.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of the Deerfield Square planned unit development, which is bounded by Deerfield Road to the north, Waukegan Road to the east, Osterman Avenue to the south, and the railroad tracks to the west. The subject building at 711 Deerfield Road was redeveloped in 2018 (Ordinance O-17-25, dated November 6, 2017) as a multi-tenant building replacing the former Biaggi's Italian restaurant, which was torn down. The Bartaco Special Use was approved on December 4, 2017 under Ordinance O-17-29. The setbacks, access points, lot coverage, open space, site landscaping, parking lot lighting, sign criteria, and storm water management for this Planned Unit Development were previously approved.

Proposed Plan

Bartaco restaurant opened in February 2019 in Unit A (west endcap space) of the redeveloped 711 Deerfield Road building. The restaurant was purchased by the Del Frisco's Restaurant Group and are seeking new architectural changes for the 4,228 square foot, casual dining Bartaco restaurant concept. The restaurant also has a 735 square foot outdoor patio.

The petitioners would like to add the following items:

- Install blue awnings to the north and south wall;
- Paint the white brick borders blue on the existing north and south elevation wall sign;
- Add a second wall sign with a blue border to the west elevation;
- Add gooseneck lighting to the west elevation to illuminate the proposed west wall sign;
- Add a sconce lighting to the main entry;
- Add a retractable insect screening on the overhead doors at the outdoor patio area; and
- Add six portable outdoor heaters.

The petitioner has indicated in their material that the west elevation signage will play an important role in the restaurant's exposure.

Zoning Conformance

The proposed use is a Special Use in the C-1 Village Center District. The petitioners are seeking an amendment to the Deerfield Square PUD pursuant to Article 12.09-G of the Deerfield Zoning Ordinance and exceptions to the established sign criteria for the 711 Deerfield Road building. Attached are the Special Use criteria.

Signage

Wall signs

Number:

Permitted: For each use occupying a ground floor, one (1) sign facing a public street, public right-of-way or parking area.

Proposed: One (1) new wall sign on the west wall. The west wall sign will be painted directly on the white brick façade and read "bartaco" with their dragonfly logo in white with a blue background. The petitioner is seeking an exception from the Zoning Ordinance for the proposed west sign as this will be a second

wall sign on the west elevation. The petitioner is also seeking an exception from the Zoning Ordinance for the sign to be painted on the façade surface.

Previously granted in 2017: Three (3) wall signs were approved for Bartaco – one (1) wall sign on the north (front) wall, one (1) wall sign on the south wall and one (1) blade (projecting) wall sign located off the wood trellis at the southwest corner of the outdoor patio. At the time of approval, the blade sign was considered a west wall sign. The approved wall signs on the north and south walls were painted directly on the brick façade and read “Bartaco” with a white brick border around the text. The painted “Bartaco” wall sign is externally illuminated with gooseneck lights. These signs required exceptions, as signs are not allowed to be painted on a façade surface. The petitioner was also granted an exception for the blade (projecting) west wall sign, as blade signs are not allowed.

Area:

Permitted: The Zoning Ordinance allows 8% of the area of the wall or 80 square feet for a front and rear wall sign whichever is greater, and 4% of the area of the wall or 40 square feet for a side wall sign, whichever is greater. Permitted sign area is not a given, signs must be in proportion to the wall and reflect the high standards of visual quality and compatibility that the Village strives for.

Proposed: The new west (side) wall sign is 43.56 square feet in area (6.6' X 6.6') when a box is placed around all of the sign elements, as ordinance requires. 4% of the west wall is 61.18 square feet

Previously granted in 2017: The north (front) wall sign and south (rear) wall sign are both 77.3 square feet in area (19.3' x 4.0') when a box was placed around all of the sign elements for each sign, as the ordinance requires. 8% of the north wall and 8% of the south wall is 100 square feet. The west blade (projecting) wall sign is 10.4 square feet when a box is placed around all of the sign elements, as ordinance requires. An exception was granted for the blade (projecting) wall sign, as they are not allowed.

Location:

Permitted: Wall signs may be located on the outermost wall of the principal building fronting a public street, public right-way, easement for access or parking area.

Proposed: New wall sign located on the west wall of the building.

Previously granted in 2017: Located on the north and south walls of the building and blade (projecting) wall sign located off the wood trellis at the southwest corner of the outdoor patio.

Height:

Permitted: Wall signs may not project higher than the parapet line of the roof or more than 30 feet above curb level, whichever is lower.

Proposed: The proposed west wall sign is 2.66 feet above the roof deck. The Appearance Review Commission (ARC) can approve a sign up to 3.0 feet above the roof deck. The ARC approved the height of the sign.

Previously granted in 2017: The north wall sign, south wall sign and west blade (projecting) wall sign are all below the roof deck.

Illumination:

Permitted: Any illuminated sign located within 120 feet of a residential district shall be extinguished at the close of business or 11:00 p.m. whichever is later.

Proposed: The new west wall sign will be externally illuminated by gooseneck light fixtures.

Previously granted in 2017: North and south wall signs will be externally illuminated by gooseneck light fixtures. The blade (projecting) wall sign is externally illuminated. No wall sign is located within 120 feet of a residential district.

711 Deerfield Road Building Sign Criteria

Deerfield Square has an approved sign criteria for the 711 Deerfield Road building that the petitioners are required to follow. (See attached). The petitioner's will be seeking approval of the following exceptions to the established sign criteria for the 711 Deerfield Road building:

1. To allow the west wall sign to be painted on the west façade.
2. To allow the west wall sign to not be made of three-dimensional fabricated channel type individual letters.
3. To allow the west wall sign to have gooseneck light fixtures for illumination.
4. To allow the west wall sign without a backer panel.
5. To allow the west wall sign height to be 80 inches (6.6') exceeding the maximum sign height of 42 inches.
6. To allow the west wall sign letter height to be 64 inches in lieu of 36 inches allowed in two lines.

7. To allow the Bartaco letters to be 25 inches in height for the “b” ascender letter only in lieu of the 24 inches maximum letters height allowed.

Appearance Review Commission

The Appearance Review Commission (ARC) held a meeting on June 24, 2019 for the proposed Bartaco exterior changes. A summary of the meeting is below:

1. North/South Sign Changes & Awnings – The ARC liked the idea of painting the brick border around the existing north and south wall signs and adding awnings. The Commission’s concern about the awnings is that the color presented at the meeting did not match the signage. Bartaco agreed to match the awnings to the sign and will bring color samples of the selected color when they return to the ARC.
2. The ARC is in favor of approving the request for six (6) portable outdoor heaters, a wall sconce near the door and a retractable bug screen.
3. The proposed west elevation wall sign and lighting is outside of the Deerfield Zoning Ordinance and 711 Sign Criteria and would require several exceptions (variations) granted by the Board. Aside from the exceptions, the ARC was not in favor of the west wall sign for the following reasons:
 - Adding an additional element would add to an already overcrowded elevation. The Commission feels that the west has a lot of elements already (electrical boxes, patio heaters, blade sign) that are a distraction.
 - The ARC does not like that the design of the sign is different than the north/south painted wall signs. One Commission member noted that the dragonfly is so big that it makes the sign hard to read.
 - The ARC believes that the changes to the north/south elevations would help give the restaurant the visibility that it is seeking. An additional sign on the west elevation is unnecessary.

The ARC did not discuss the exceptions in detail, because they were not in favor of the sign and therefore not in favor of any of the exceptions.

CONCLUSIONS

Compatible with Existing Development

The Plan Commission finds the proposed changes to the exterior of the building for this tenant are appropriate and aesthetically pleasing, and will fit well in this location. The Plan Commission is in favor of amending the previously approved plans for the Bartaco restaurant as shown on the petitioner’s plans. The Plan Commission reviewed the proposed signage, they find the proposed exceptions to the zoning ordinance, and the exceptions to the sign criteria are acceptable and appropriate. The Plan Commission believes the proposed signage will not detract from the appearance of the shopping

center, is not excess, has character, and will help create a fun and exciting environment. The Plan Commission believes the west wall of the building can accommodate the proposed wall sign as there is a large area of the wall where there is not much on this wall, and they believe the new wall sign would be appropriate in the proposed location. The signage also accommodates the tenant's branding and keeps a desirable appearance that fits in well at Deerfield Square.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the use. The Plan Commission believes the property is suitable for the use and will not create a negative impact on surrounding properties.

Traffic

The Plan Commission believes that the proposed changes should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties.

Parking and Access

The petitioner's plans for changes to Unit A (west end-cap space) in the 711 Deerfield Road building does not impact parking as the same amount of parking is provided after the proposed changes to the Bartaco restaurant.

The existing access points to the property on Waukegan Road and Deerfield Road will not be changed. The Plan Commission finds these access points work well and are well distributed throughout the site

Effect on Neighborhood

The Plan Commission finds the proposed amendments to the previously approved plans to allow the changes to the 711 Deerfield Road building should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to other property or improvements in the neighborhood, nor should it diminish or impair property values in the surrounding area. The Plan Commission finds the proposed changes will not have an adverse impact on surrounding properties. The Plan Commission believes the renovations will work well and the changes to the building are aesthetically pleasing. The Plan Commission finds the changes to the building will be an asset to the Village Center.

Adequate Facilities

Adequate facilities (utilities, access roads) are being provided on the subject property.

Adequate Buffering

The Plan Commission finds that the existing buffering on the subject property is adequate.

Not Injurious to the Character of the C-1 Village Center District as a Retail Center

The Plan Commission finds the proposed changes to the Bartaco restaurant should not be injurious to the character of the C-1 Village Center District as retail center. The restaurant generates sales tax for the Village, and customers for Deerfield Square and the downtown as a whole. The Plan Commission finds the changes to the restaurant are a good fit, and will continue to bring customers into the Village Center.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request for an amendment to the Bartaco Special Use and the Deerfield Square Commercial Planned Unit Development to permit changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square, including the sign exceptions to the Zoning Ordinance and exceptions to the sign criteria, be approved.

Ayes: (4) Bromberg, Silva, Goldstone, Berg
Nays: (0) None

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: July 25, 2019

RE: McDonald's Restaurant Request for an Amendment to Their Special Use for New Menu Boards, and Approval of New Menu Boards Pursuant to Article 9.02-B, 14(a) of the Deerfield 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 an amendment to the Special Use for McDonald's Restaurant at 50 N. Waukegan Road. The Plan Commission held a public hearing on July 25, 2019. 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.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of McDonald's Restaurant, which is located at 50 N. Waukegan Road. In 1977, McDonald's was granted permission to construct the restaurant as a Special Use (Ord. O-77-08). In 1982, McDonald's was granted an amendment to the existing Special Use to allow a drive-thru (Ord. O-82-50 and Ord. O-82-51) and in 1991; McDonald's amended their Special Use to add a second drive-up window used for cash/transactions (Ord.O-91-27). In 2012, McDonalds was granted an amendment to the existing Special Use to allow changes to the Special Use including dual menu board lanes at the west side of the building to replace the single drive-thru lane (Ord. O-12-23 and O-12-24). The subject property is zoned C-2 Outlying Commercial District. A restaurant is a Special Use in the C-2 Outlying Commercial District.

Surrounding Land Use and Zoning

North: C-2 Outlying Commercial District – Firestone

South: C-2 Outlying Commercial District – Parkway Bank, Luna Flooring and Carpets, Top Fitness Store, Charles Ifergan Salon and Rainbow Cleaners (this property is commonly referred to as the Atrium/Golden Bear PUD)

East: (across Waukegan Road) C-2 Outlying Commercial District – Cadwell’s Corners
West: C-2 Outlying Commercial District – medical office & professional office building

Proposed Plan of Development

Franchise Realty Investment Trust – IL (a Maryland corporation), property owners of the 50 Waukegan Road property, are proposing to amend their existing Special Use for the restaurant to allow two (2) new dual panel digital menu boards. McDonald’s franchises are eliminating their existing menu boards and upgrading to digital menu boards in all of its locations. The Deerfield McDonald’s currently has two (2) drive-thru lanes, each lane with its own three (3) panel, 43 square foot menu board. The dual panel digital menu boards are proposed to each be 20 square feet and able to change several times a day as the menu changes. The digital menu board will dim automatically as the ambient light lessens and switch to “night mode” during evening hours that will be controlled by an internal photocell. The “night mode” replaces the black font/white background with a white font/black background.

The petitioner is proposing to set the brightness level for the new menu boards between 500 minimum NITs to 1,500 maximum NITs. There will be no flashing, moving or bright images on the new digital menu board. The existing speaker posts will remain for audio, but the confirmation screen on the existing post is being eliminated because the order confirmation will be viewed on the new digital menu boards. No additional sound or speakers are being proposed with these digital menu boards. No preview boards are being proposed as part of this plan. The new digital menu board location will remain behind the restaurant and concealed from view to Waukegan Road. The existing yellow canopies under which the vehicles place their order will remain unchanged and the proposed digital menu boards will be programmed to shut down during the drive-thru non-business hours. Nothing will change to the plans regarding traffic, circulation or parking.

In 2014, the Plan Commission explored the issues of menu boards and sent a recommendation to the Board of Trustees. The Board of Trustees passed Ordinance O-14-13 regarding drive-thru menu boards. The outcome was that the Village would review menu boards of all types in the C-2 Outlying Commercial District on a case-by-case basis. Any new menu boards would be evaluated based on the number, area, location, height and lighting.

Zoning Conformance

The petitioners are seeking approval of an amendment to a Special Use, and review of their proposed menu boards by the Plan Commission pursuant to below Article 9.02B.14 (a) of the Deerfield Zoning Ordinance. Attached are the Special Use Standards.

Article 9.02B.14 -Restaurant Drive-Thru Menu Board Signage in the C-2 Outlying Commercial District (Ordinance Number 0-14-13)

- a. Number, Area, Location, Height and Lighting- The number, area, location, height and lighting of a restaurant drive-thru menu board sign shall be determined by the Corporate Authorities following review and consideration of a recommendation from the Village Plan Commission. (Ord. 0-14-13)

Landscaping Plan

The petitioner plans to maintain the existing landscape plan (the location of the proposed menu boards will remain the same).

Menu Board Brightness

At the June 27, 2019 Plan Commission pre-filing conference meeting, the petitioner noted that they would keep the brightness level for the proposed menu board between 500 – 2,500 nits. A nit is a unit of measurement of luminance, or the intensity of visible light. Nits are used to describe the brightness of computer displays, such as LCD and CRT monitors and in this case a digital menu board. *Luminance* (measured in nits) quantifies surface brightness, or the amount of light an object gives off. *Illuminance* (measured in foot-candles) quantifies that amount of light, which falls onto an object.

Appearance Review Commission (ARC) – Brightness Condition

The petitioners met with the ARC on June 24th. The ARC reviewed the proposal for two (2) new digital menu boards at the McDonald’s drive-thru. The Commission was pleased that the size of the new menu boards were smaller than the existing boards (20 SF vs 43 SF) and that they would look cleaner in appearance. They also liked the fact that no advertisement toppers are allowed on top of the boards.

The ARC was not comfortable approving the menu boards at their June 24th meeting because LED lighting reads differently to the eye than other types of lighting. Staff researched the illumination level and the ARC scheduled a field visit meeting on July 10, at the McDonald’s located at 188 E. Dundee Road in Wheeling to view their digital menu boards, which are the same menu boards proposed for Deerfield. The purpose of the meeting was to view the menu boards in the daylight and at night and to vary the brightness levels of the menu board during those times.

The ARC viewed the Wheeling McDonald’s drive-thru menu board at various ambient lighting levels. A remote control was used to vary the brightness of the screen during the viewing. The ARC determined that the upper limit of brightness (2,500 nits) proposed by McDonald’s at the June 24, 2019 ARC meeting (and June 27 Plan Commission pre-filing conference) was too bright. After their on-site viewing of the menu boards at the Wheeling McDonalds, the ARC determined that keeping the brightness between 500-1,500 nits throughout the day would be more appropriate for the Deerfield location. This information

was passed on to the Deerfield McDonald's property owner and the petitioner has revised the proposed menu board brightness to 500 – 1,500 nits. See attached ARC summary and minutes from their July 10th field visit meeting.

CONCLUSIONS

Review of New Menu Board Per Ordinance O-14-13 Dated July 7, 2014

In 2014, the Village Board approved Ordinance O-14-13, which created a category for restaurant drive-thru menu board signs in the Zoning Ordinance. The ordinance did not place specific restrictions on menu board signs, but rather allowed each menu board sign to be evaluated on a case-by-case basis. The Village Board believed that each site is unique and they should have the flexibility to evaluate what is a suitable and appropriate in regards to number, area, location, height and lighting of a restaurant drive-thru menu board sign at each site. The Plan Commission reviewed the number, area, location, height, and lighting of the McDonalds drive thru menu board sign and find the proposed new menu board sign for McDonalds should be approved. They believe the petitioners have demonstrated the need for the new menu board signs and that it will help improve the drive-thru operations.

Compatible with Existing Development

The Plan Commission finds the proposed amendment to the restaurant Special Use will be compatible with existing development and should not impede the orderly development and improvement of surrounding properties. The Plan Commission was pleased that the size of the new menu boards (20 square feet) were smaller than the existing boards (43 square feet), and decreased from three panels to two panels for each drive-thru lane. The Plan Commission finds the proposed menu boards will be compatible with the existing development in the area and that the restaurant will continue to be an asset to the Village. The Plan Commission finds the proposed renovations are well planned and will be a benefit to the area. They believe the proposed amendment to the Special Use will not have an adverse impact on surrounding properties.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the proposed menu boards. The Plan Commission finds the property is suitable for the proposed menu boards and they will not create a negative impact on surrounding properties but will be a major benefit to them.

Traffic

The Plan Commission finds that the proposed changes should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties.

Parking and Access

The Plan Commission finds that parking will be adequate for the proposed menu boards. Most of the business (70%) is done through the drive-thru, which will be made more efficient with the proposed menu boards. They believe the updates to the restaurant menu boards should not create a parking problem in the area or adversely impact parking. The petitioner's plans for the menu board changes does not impact parking as the same amount of parking is provided after the menu board updates.

The existing access point to the property on Waukegan Road will not be changed as a result of the proposed renovations to McDonald's. The existing Lake Cook Road driveway/access point to the Atrium PUD to the south will remain and there will be no signage for McDonald's placed at this existing access point. The Plan Commission believes these access points work well and are well distributed throughout the site

Effect on Neighborhood

The Plan Commission finds the proposed renovations to the restaurant should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to other property or improvements in the neighborhood, nor should it diminish or impair property values in the surrounding area. The Plan Commission was pleased that the new menu boards will be in the same location as the existing menu board and will not face Waukegan Road as they are located at the rear of the building. The Plan Commission finds the new menu boards will not have an adverse impact on surrounding properties. The Plan Commission believes the restaurant has been an asset to the Village, and the digital menu board will make it an even more viable commercial property.

Adequate Facilities

Adequate facilities (access roads, utilities, etc.) are already provided on the subject property and will not change as a result of the menu board update.

Adequate Buffering

The Plan Commission finds that existing buffering on the subject property is adequate.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request for amendments to McDonalds Special Use for new menu board and approval of new menu boards pursuant to Article 9.02-B, 14(a) of the Deerfield Zoning Ordinance with the condition that the signs be in compliance with the Appearance Review Commission approval that McDonalds would keep the brightness level for the proposed menu board between 500 minimum NITs to 1,500 maximum NITs, be approved.

Ayes: (4) Bromberg, Silva, Goldstone, Berg

Nays: (0) None

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing at 7:30 P.M. on July 25, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Justin Silva

Absent were: Elaine Jacoby
 Blake Schulman

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner

Chairman Berg 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 an Amendment to the Bartaco Special Use and an Amendment to the Deerfield Square Commercial Planned Unit Development to Permit Changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.)**

Chairman Berg asked for proof of publication from the Petitioner. Certified mailing receipts were provided to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on July 4, 2019.

Chris Siavelis of Kirby Limited Partnership representing Deerfield Square management addressed the Commission and introduced Amanda Stengel of Del Frisco's Restaurant Group. Mr. Siavelis reported that Bartaco opened in Deerfield Square in February and has been well received by the community. Del Frisco's Restaurant Group has recently acquired Bartaco's holding company and as part of this acquisition, there is a new team of marketing professionals and architects. New ownership has their own views and thoughts about Bartaco's branding and concept at all Bartaco locations and are requesting the proposed changes that have been submitted to the Plan Commission. Mr. Siavelis commented that Bartaco has been very successful and is an asset to Deerfield's downtown. He added that they are asking for a favorable recommendation with respect to changes to Bartaco that Del Frisco's would like to make. Mr. Siavelis added that Deerfield Square ownership agrees with proposed changes.

Mr. Siavelis reviewed all of the requested changes. The first change involves adding two blue awnings that will match the existing blue painted wall signs on the north and the south elevation of the building. Also on the north and south elevations the petitioner is requesting to paint the

existing brick detail that surrounds the Bartaco wall signs from white to the the same blue that exists on the wall signs. Mr. Siavelis showed images of the proposed updated wall signs. In addition to these changes, they would also like to add heaters and lighting to the outdoor dining area. There would be hanging and freestanding wall signs. These additions will make for a more enjoyable outdoor dining experience that can be used as many months of the year as possible.

Mr. Siavelis continued stating that they would like to add a sconce light at the main entry, pointing out the location to the main entrance to the restaurant. He added that the specifications for all new proposed lighting fixtures were included for the Commission in the packets. The next proposed change is the addition of a retractable insect screen for the outdoor dining area, which would prevent insects from entering the restaurant. The screen is also requested by the Lake County Health Department.

On the west elevation, the petitioner would like to add a new Bartaco wall sign with the dragonfly logo. Mr. Siavelis showed an image of the logo and the proposed sign for the west façade. The wall sign would be illuminated with gooseneck light fixtures that will match the north and south elevations wall sign gooseneck light fixtures. In summary, their requested changes include awnings, lighting and heating, signage, light fixtures, a retractable insect screen, and painting brick borders blue on existing wall signage. Mr. Siavelis stated that Bartaco's operators feel that these changes will enhance the branding of Bartaco and increase exposure to cars driving on Deerfield Road. He commented that there is currently only a small hanging blade sign that is for entry identification and the new wall sign on the west elevation will help make Bartaco visible to eastbound traffic on Deerfield Road. Mr. Siavelis added that they feel these requests do not violate any codes, have no negative affect on the community and enhance the branding of a successful restaurant.

Chairman Berg commented that several months ago, garbage in the corral behind Bartaco was far exceeding the height of the corral and he wants to be sure this issue is handled adequately as this is not in a back alley and is in a visible location in downtown Deerfield. Mr. Siavelis agreed this has been an issue and shared that he has worked with Bartaco and Café Zupa's to address this. He noted that they have increased refuse pick-ups to seven days a week and added a Keep Gate Closed sign to the garbage corral. He shared that he checks it five days a week and has recently seen great improvements. He added that he also suspects that Lakeshore Recycling Services (the garbage and recycling waste hauler), has failed to pick up at times and that the property owner tries to stay on them as much as possible. He added that they are sensitive to this issue and will continue to monitor the situation with their tenants and waste hauler.

Chairman Berg asked if there are specifications about this for tenants in lease agreements at Deerfield Square. Mr. Siavelis replied that yes, there are rules and regulations in the lease agreements. He added that management handles garbage and recycling pick-ups, not individual tenants, and if Lakeshore Recycling Systems (LRS) continues to miss pick-ups they will work with the Village Manager's Office to improve the situation as they pay a premium for weekend pick-ups.

There were no comments from the public on this matter.

In closing, Mr. Siavelis commented that they feel the requested changes will be beneficial and are not harmful in any way to the center of the downtown. Bartaco has been a good neighbor and a successful business and will continue to be with these changes.

Chairman Berg stated that the Plan Commission will conclude public testimony and meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. This portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

(2) Public Hearing: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road (Franchise Realty Investment Trust-IL)

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on July 4, 2019.

Michelle Freeman with Keyser Industries provided an overview of the scope of this project. McDonald's in Deerfield is looking to replace existing manual changeable copy menu boards in their dual lane drive-thru operation with new digital menu boards. The new menu boards are 40 percent smaller in square footage and have ambient lighting. Ms. Freeman reported that she met with the Appearance Review Commission (ARC) in June and July and they have approved the request with the agreement that the minimum brightness of the screens will be 500 NITs and the maximum brightness will be 1500 NITs. McDonald's has accepted these conditions and will meet this restriction.

Ms. Freeman stated that the menu boards turn off at the end of the business day and are programmed to shut down during non-business hours. The canopies and the speakers in the drive-thru will remain unchanged except for the confirmation screen on the speaker posts. The confirmation screens will be covered up if the new menu boards are approved. Orders will now pop up on the menu boards and then go back to the menu for the next customer.

Ms. Freeman commented that the change to the drive-thru menu boards is being implemented at McDonald's nationwide. 70 percent of their business goes through the drive-thru operation and it is important to be consistent with the indoor menu boards, which are already digital. The digital menu boards are more environmentally friendly and no longer use paper. The lighting is less harsh and does not give off additional glare. The menu boards are static and will only change as the menus change from breakfast to lunch and lunch to dinner or if menu items or pricing changes. There will be no video or animation or flashing on the screens. Ms. Freeman stated that the new menu boards will be visually cleaner, more harmonious, in accordance with the Master Plan and are a nice upgrade from the current menu boards. Additionally, the existing menu boards are no longer being manufactured, and replacement parts would not be available. Ms. Freeman stated that the new menu boards will not create any additional public cost.

Commissioner Bromberg confirmed that the only change since the Prefiling Conference is that the brightness will be limited to 1500 NITs. Ms. Freeman replied that the brightness will be set to have a minimum of 500 NITs to and a maximum of 1500s NITs as agreed upon with the ARC and the McDonald's operators.

There were no comments from the public on this matter.

Public Hearing
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Chairman Berg stated that the Plan Commission has concluded public testimony and will meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action 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.

There being no further discussion, the Public Hearing adjourned at 7:52 P.M.

Respectfully Submitted,
Laura Boll

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on July 25, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Justin Silva

Absent were: Elaine Jacoby
 Blake Schulman

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner

WORKSHOP MEETING

(1a) Discussion of exterior changes to Bartaco restaurant

Commissioners Bromberg and Goldstone commented that they are fine with this proposal. Commissioner Silva commented that he defers to the Appearance Review Commission for their recommendation on this matter and otherwise has no issues with the changes.

Commissioner Bromberg added that he agrees with the petitioner that the existing blade sign is not noticeable from the west side and the addition of a new west wall sign will improve this.

Commissioner Goldstone moved, seconded by Commissioner Bromberg to approve the request for an amendment to the Bartaco Special Use and an amendment to the Deerfield Square Commercial Planned Unit Development to permit changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.). The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Berg (4)
Nays: None (0)

Mr. Nakahara reported that this matter would be on the August 19, 2019 Village Board Meeting agenda.

(2a) Discussion of McDonald's restaurant menu boards

All commissioners present agreed that they are fine with this request and had no issues with the request.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the request for an amendment to their Special Use for approval of new menu boards pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road (Franchise Realty

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Investment Trust-IL) with the Appearance Review Commission recommendation of limiting NITs. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Berg (4)
Nays: None (0)

Mr. Nakahara reported that this matter would be on the August 19, 2019 Village Board Meeting agenda.

Document Approval

The Commission approved the documents.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:04 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll