

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing Meeting at 7:30 P.M. on April 28, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Bob Benton
Larry Berg
Al Bromberg
Elaine Jacoby
Jim Moyer
Stuart Shayman

Also present: Jeff Ryckaert, Principal Planner
Dan Nakahara, Associate Planner

Public Comment on a Non-Agenda Item

No public comment.

- (1) Request for a Special Use for a Portillo's Restaurant with Drive Thru at 700 Lake Cook Road (former On the Border Restaurant)

The petitioner provided proof of mailing and the legal notice was published on April 7, 2016 in the Deerfield Review.

Dan Uebelhor, Project Manager, InSite Real Estate, gave a general project overview: the lot size is approximately 2.3 acres; the zoning is the C-2 Outlying Commercial District with surrounding zoning being I-1 Office Research Restricted Industry to the north, south and west and C2 Outlying Commercial District to the east. The formal request is for a Special Use approval for a Portillo's Restaurant, and to allow for a drive thru operation. The building currently residing on the 700 Lake Cook Road property (the former On the Border Restaurant) will be demolished, and a new Portillo's Restaurant building will be built. The proposed site plan has the following boundaries: Estate Drive to the north; Lake Cook Road to the south; and direct access to Deer Lake Road to the east. The proposed restaurant is consistent with the commercial and restaurant context within which it's located in the C-2 Outlying Commercial District.

Mr. Uebelhor explained that traffic patterns within the existing site have not drastically changed. The site will maintain the existing ingress and egress access point. Internal pedestrian circulation is being supplemented with crosswalks and sidewalks which lead to adjacent parking lots and businesses. Careful consideration has been given to the

drive thru as this element is critical to the restaurant's operation and provides customers with a high level of service which is a hallmark of Portillo's. The proposed restaurant dual lane drive thru will be designed to provide for stacking for 40 cars.

Mr. Uebelhor noted that the initial traffic study was done by KLOA in 2014 and KLOA is currently near completion of updating the traffic study. The petitioner will provide the final traffic analysis as soon as it is completed. Mr. Uebelhor introduced Luay Aboona, Principal and Traffic Engineer with KLOA to answer any questions on the parking and traffic analysis. Mr. Uebelhor commented that the traffic and parking analysis will indicate that volume of traffic generated by this type of restaurant can be accommodated by this roadway system without significantly impacting delays.

The proposed building footprint is about 9,318 square feet on the ground level with a 1,514 square foot mezzanine level for an extended kitchen, storage and mechanical area. This is a 60 square foot increase from the floor plan presented at the pre-filing conference meeting. The change was due to an additional bump out on the south wall for the extra cooler and storage space. The total area of 10,832 square feet with a total of 124 parking spaces exceeding the 117 required parking spaces. Mr. Uebelhor noted that this was a recent design change that was not reflected in their submittal for the public hearing. He also noted that this does not change the site plan.

Mr. Uebelhor explained that the outdoor patio is located on an expanded sidewalk in colored concrete to compliment the building color and is located directly on the north side of the building near the main entrance. The outdoor area is planned for 11 tables (five with umbrellas) with 44 chairs total. The umbrellas will be red to match the signage on the building and the tables will have a decorative black aluminum base with a sand mix resin table top. The chairs will be aluminum wrapped in beige PBC type basket weave. The area includes a painted, decorative concrete block and rod iron fence frames anchored by painted 4' by 4' steel posts for safety purposes. Mr. Uebelhor commented that the outdoor area will be fully enclosed as required per the regulations and rules stipulated by the liquor license, as well as for safety. The area is only accessible from the inside of the building but there will be 2 gates for emergency exit only as required by Fire Code.

Mr. Uebelhor commented that the proposed landscape plan creates a variety of shade and ornamental trees which diversifies the site against future disease and anticipates future weather conditions by using more salt resistant hybrids. The landscape design included the consideration of multi-seasonal blooming, attractive focal points, deciduous and broad leaf mixtures, and hardscape softening and screening in the layout to compliment the building and overall site. The landscape plan incorporates several native plant species from the Conserve Lake County preferred species list. The landscape plan is fully compliant with Village ordinance and provides screening around the trash enclosure and the parking lot perimeter areas.

The proposed Portillo's building elevations, design and character of the building embodies a 70's theme and building has a variety of building elements that create a variety of interests. The structure will be wrapped in brown on brown horizontal brick bands broken up with cultured stone. The main entry is on the north side of the building and defined by a green soffit vestibule with a mural over the front door evoking a 70's theme going on inside the building. The outdoor seating area will be fully enclosed with a retro style decorative concrete block panel inset in a wrought iron fence frame. Gold LED accent bands at the top of the building walls are shielded by view and will cast a subtle glow along the edge of the roof.

The east and west elevations of the building have a Portillo's sign and the diamond-shaped building elements and introduce shutter windows elements to break up the wall massing. The south elevation moves up to 25 feet on a ledge stone building wall element with a Portillo's sign. The south elevation also includes 3 diamond building elements and faux shutter window elements to break up the façade along Lake Cook Road. The trash enclosure will be full brick and match the brick color of the building. The trash enclosure will have flower planters at the top of the enclosure and additional landscaping at the base.

There will be 3 different colors of face brick: cinnamon colored brick for the main field, darker colored brick for the horizontal banding, and a basic brown colored brick for the lower main fields. There will be sledge stone manufactured cultured stone on the south and north sides of the building and a variety of shades of artichoke green for the decorative window shutters.

The petitioner commented that they are seeking various sign variations. On the east elevation they are proposing an 84 square foot trademark Portillo's wall sign which exceeds the 69 square foot allowable sign area or 4% of the wall area. Mr. Uebelhor commented that this sign was reduced from the originally proposed 122 square foot sign. This wall sign is also proposed at a height greater than allowed based on the height of the roof deck. The diamond shaped cabinets are still proposed on the east elevation but the text has been removed from the diamond cabinets. The petitioner noted that these cabinets should be considered building elements as opposed to signs. The petitioner is proposing the same Portillo's sign and diamond elements on the west elevation as the east and the sizes and heights are the same as well. Mr. Uebelhor commented that in their discussions with the Appearance Review Commission (ARC) the ARC would be in support of the 84 square foot signs and the height variation as long as the sign is centered vertically between the top of the lights and the bottom of the roof structure.

The north elevation proposes an identical trademark Portillo's sign size as the east and west elevations. The sign will require a variation due to the height of the sign at the roof deck. The ARC was in favor of granting a height variation as long as the sign was centered vertically within the brick banding. The wall sign does not require a variation for size and the previously proposed text on the front entrance awning "A Chicagoland

Tradition” has been removed so a variation is no longer needed for a second sign on the north elevation. On the south building elevation bump out, an 84 square foot sign Portillo’s sign with an additional sign panel below has the text “ Beef Burger Salads” is being proposed. The “Beef Burgers Salads” text is prototypical of Portillo’s trademark. The addition of this panel increases the size of the sign to 112 square feet. The wall area of this south building elevation allows for a sign of 56 square feet. The petitioner would like the Plan Commission to consider the entire south facade in the calculation of the allowable wall sign for this elevation. If the entire south elevation is considered a wall sign of 172 square feet would be allowed and the proposed 112 square foot south wall sign would be in compliance.

Mr. Uebelhor noted that the ground sign is 42 square feet exceeding the allowable 32 square feet. The petitioner is requesting this variation due to the increased setback from Lake Cook Road and due to the grade change from where the sign is located to Lake Cook Road. The petitioner is also seeking a variation for the depth of the ground sign. The depth of the proposed ground is 25 inches (18 inch sign cabinet) exceeding the 12 inches allowed. Additionally, he noted that it is critical to Portillo’s that the business be visible and noticeable from nearby intersections at Pfingsten to the west and beyond Deer Lake Road to the east. The petitioner feels that this variation is necessary for the adequate advertising of the business and they feel strongly that the size that they are asking for is within reason and the sign is proportionately sized for this proposal. The last variation is to illuminate the directional signage due to the high volume of drive-thru traffic and night business. The petitioner also feels that illuminating the directional signs will increase the safety of their drive-thru operation.

Mr. Uebelhor went through the elevations drawings with the Plan Commissioners and clarified that the small outdoor fenced area to the west of the main entrance will remain for safety purposes but will not be used as an outdoor seating area.

Mr. Uebelhor thanked the Plan Commission for their time and hoped that they have given reasonable explanation and justification for the variations they are seeking. The petitioner noted that hope that they can find a home in Deerfield and that they are very excited to have the opportunity be here.

Chairperson Oppenheim asked the petitioner if there are any other changes besides the 60 square foot increase on the first floor that was not in the submitted material. Commissioner Bromberg noted that the text “A Chicagoland Tradition” was also removed from the front entrance awning. Mr. Uebelhor confirmed that the text was removed and these were the changes made to the public hearing plans.

Chairperson Oppenheim asked the petitioner when the updated traffic and parking study would be completed. Luay Aboona, Principal Traffic Engineer, KLOA, noted that the traffic study will be finalized by early next week. Mr. Aboona clarified that they have taken new traffic counts based on current conditions and have found that there is a slight increase in lunch hour traffic on Lake Cook Road at Deer Lake Road but nothing

to the extent that would change their recommendations from what their findings were in original 2014 traffic study. Mr. Aboona noted that their conclusions remain the same from the previous study in that their findings with access, circulation, drive-thru usage, roadway system, stacking, etc. and are all consistent with the previous study. Mr. Aboona commented that the study will show that their findings will be the same but they did want to take a fresh look at the area with current data as opposed to the 2014 data. Mr. Aboona noted that the slight increase in traffic during the lunch hour on Lake Cook Road is attributed to activity in the area and daily fluctuations. The evening peak traffic is not much different from 2014 data. Commissioner Moyer asked if there would be a need to bring in traffic control during peak hours. Mr. Aboona noted that the stop signal at Lake Cook Road and Deer Lake Road can handle the additional traffic and they don't see any issues at the Pfingsten Road and Estate Drive intersection. He added that they don't see any issues at the site access points and the close proximity of the office buildings will allow people to walk to the restaurant. Commissioner Moyer asked that if traffic were to become an issue would Portillo's participate in traffic control. Sherri Abruscato, Chief Operating Officer with the Portillo Restaurant Group commented that Portillo's does participate in traffic assistance as needed. She noted that at their Schaumburg location they do pay for the police to assist in directing traffic. Commissioner Berg asked if there were any differences in traffic counts on Deer Lake Road or Estate Drive.

Commissioner Bromberg asked for clarification that the ARC will issue their final report after this petition goes to the Board of Trustees. Mr. Ryckaert confirmed that this petitioner will go to the ARC after it has gone to the Board. The Board will get the Plan Commission recommendation and the ARC minutes/memo and the Board will decide which variations to grant and then this petition will go back to the ARC for a final review. Commissioner Bromberg asked if the ARC is in agreement with the petitioner's current proposal. Mr. Ryckaert noted that the petitioner has made a lot of favorable changes. Chairperson Oppenheim noted that since the pre-filing conference meeting there have been a lot of movement on the petitioner's part. Commissioner Berg felt that there have been significant changes made to this point. Commissioner Berg asked Mr. Ryckaert what would be left for the ARC to review if the Board votes on the variations. Mr. Ryckaert commented that there will be a final review by the ARC including final design elements. Chairperson Oppenheim noted that this process is the normal review process.

PUBLIC COMMENT

Rick Hiton, Manager, Leasing Agent and Part-Owner of 770 Lake Cook Road/Flodstrom Investments and Deerfield resident, would like to know what the restaurant will look like on the west elevation that faces the 770 Lake Cook Road property. He is concerned that the height of that sign on the west elevation will be glaring into their second floor of their building and would like to know what the illuminated directional sign will look like. Mr. Hiton commented that the 770 Lake Cook Road building is 100% leased and he has had to deal with a lot of traffic complaints. He would like to know how traffic will impact

his office building especially if the restaurant uses their property as a cut through to get to Estate Drive. Mr. Hiton commented that when the subject property was used as a staging area during the Lake Cook Road project and dirt was stored on the site, a lot of silt and dirt flowed into their retention pond (the retention pond on 770 Lake Cook Road captures all of the storm water for the 700, 770 and 800 Lake Cook Road properties). Mr. Hiton noted that the pond has lost 4 inches in depth due to the dirt, silt and erosion over time and the fish and frogs that used to live in the pond have all perished. He is wondering how the storm water will be handled. Mr. Uebelhor commented that restaurant is set back 50 feet from the west property line and the existing building is setback approximately 41.7 feet from the west property line. Mr. Uebelhor commented that the height of the building will be 35 feet from the curb on Lake Cook Road but the actual height of the building is 30 feet while the top of the west wall sign is approximately 25 feet high. Commissioner Bromberg asked the petitioner to confirm that the sign facing the property to the west would not cast light onto the adjacent property. Mr. Uebelhor noted that the signs are internally lit with LED lights and give off a subtle glow. Chairperson Oppenheim commented that the Engineering Department will have to review the engineering plans to make sure that the pond will be of sufficient depth to handle the retention. Mr. Uebelhor commented that the improvements will greatly improve the grading and any erosion that was occurring in its current state. Mr. Uebelhor noted that they will not be changing any ingress or egress or access points on the subject property and the only site improvements will be to the parking lot reconstructing the existing curbs. The primary access from the subject property will have direct access to Estate Drive and their customer will not have to use the 770 Lake Cook Road property.

There being no further discussion a motion was made and seconded to close the public hearing.

(2) Request for a Special Use for a New Outdoor Patio for Menchie's at 775 Waukegan Road, Unit 170A in Deerfield Village Centre (former Orange Leaf space)

Mark and Linda Berlin, owners of Menchie's Frozen Yogurt, are requesting outdoor seating at their frozen yogurt store. The petitioner would like to put three tables and nine chairs at the east (storefront) elevation facing the parking lot. The distance between the store pillars is approximately 20 feet and the distance from the store window to the curb is approximately 11 feet. The petitioner is also requesting to put four tables and 12 chairs at their south building elevation. The distance between the brick pillars is approximately 25 feet, and the distance from the window to the curb is approximately 18-1/2 feet. The petitioner provided specifications of the tables, chairs and trash receptacles and noted these are the same tables and chairs that they use in the store. Mr. Berlin displayed a site plan with the placement of the tables, chairs and the trash cans. The petitioner plans to store the tables, chairs and trash cans in the store each night when the store closes and put them back out each morning when they open. Commissioner Benton asked how many tables and chairs would be covered by

the building's awnings. Mr. Berlin noted that they plan to place all of the table and chairs under the awnings. Mr. Berlin noted that their goal is to have their staff monitor the outside area to make sure the outdoor area is kept clean and all trash is removed. Chairperson Oppenheim noted that she is concerned about safety and the proximity of the outdoor seating area to the moving vehicles. A discussion ensued about the proximity of the outdoor seating area to the moving vehicles. Mr. Berlin noted that there is approximately 14-15 feet of pavement area between the tables and chairs to the road at the south elevation and on the east elevation parking stalls there is a curb and an 11 foot sidewalk. He noted that they are not sure if they will have one or two trash receptacles and this will depend on how much trash is being collected each day.

Mr. Berlin commented that they have been very appreciative of the business that they have received since opening on February 25th.

Chairperson Oppenheim asked staff if it was typical for outdoor furniture to be brought in and stored each night. Mr. Ryckaert said a lot of furniture stays out over night, but at the end of the season is removed. Mr. Berlin's concern for leaving the outdoor furniture out each night is that they don't have a way to secure them overnight. Some outdoor seating at other restaurants are secured with locks. Chairperson Oppenheim noted that there is no stipulation that the outdoor furniture must be stored indoors during the spring and summer months.

Commissioner Berg asked the petitioner why the window shades in the store are down most of the time. Mr. Berlin commented that they make it a point keeping the shades up but they are in a balancing act of keeping the store cooler while the warmth of the sun tends to melt the yogurt.

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,

Dan Nakahara

PLAN COMMISSION
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The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on April 28, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Bob Benton
Larry Berg
Al Bromberg
Elaine Jacoby
Jim Moyer
Stuart Shayman

Also present: Jeff Ryckaert, Principal Planner
Dan Nakahara, Associate Planner

(1) Discussion of Special Use for a Portillo's Restaurant with Drive Thru at 700 Lake Cook Road (former On the Border Restaurant)

Commissioner Berg feels that the petitioner has made a lot of significant changes since they first came before the Plan Commission for the pre-filing conference meeting and commends the petitioner for making the changes most of which were recommended. He does not really see any problems with the petitioner and thinks the petitioner is willing to address any potential concerns such as traffic flow. Commissioner Berg has seen other Portillo's operations and thinks they run a top-notch operation with traffic control, service and being kind to their neighbors. He applauds the changes they have made.

Commissioner Moyer thinks that they have made vast improvements and likes the relationship they have with the ARC and working through signage issues. He looks forward for them to become a part of the community.

Commissioner Benton noted that this is popular restaurant and they are looking forward to Portillo's being in the community. With the changes that have been made, he thinks they have done a marvelous job and he is looking forward this business opening in Deerfield.

Commissioner Bromberg, Jacoby and Shayman were fine with plan and thought this would be a nice addition to the community.

Chairperson Oppenheim noted that a couple of changes were made to the plans and that when they go to the Board of Trustees they should have these changes in the final plans. She feels that the 60 square foot increase (south elevation bump out) is

relatively minor and is comforted by the preliminary traffic information provided by Mr. Aboona. She feels it is extremely important that they received a traffic study update even though the previous traffic study was relatively recent. As for the sign variations, she feels that the rationale given for the variations for the size and placement on the building makes sense. She understands that Lake Cook Road is a very busy road and realizes the importance of placing signage so that it can be seen. Commissioner Oppenheim finds the variations reasonable and is encouraged with the discussions that are happening with the ARC. She would love to see that the mural on the front of the building remains. She commented that it is extremely exciting to have this property developed and this will be an enhancement for the neighbors and she sees this as a positive for them.

Commissioner Jacoby motioned to approve a Special Use for a Portillo's Restaurant with Drive Thru at 700 Lake Cook Road (former On the Border Restaurant) which includes the south bumpout, the sign variations and a variation from Zoning Ordinance Article 5.02-C,1,k which requires that a drive-thru has "direct signalized access to an existing right-of-way." Commissioner Benton seconded the motion. The vote was as follows:

Ayes (7):Berg, Benton, Bromberg, Jacoby, Moyer, Shayman, Oppenheim
Nays (0):None

The item will be on the Board of Trustees agenda on May 16, 2016

(2) Discussion of a Special Use for a New Outdoor Patio for Menchie's at 775 Waukegan Road, Unit 170A

The Commissioners were in favor of the outdoor seating area for Menchie's and thought that this use is appropriate and reasonable for a yogurt store, and a nice amenity.

Commissioner Bromberg motioned to approve the Special Use for a New Outdoor Patio for Menchie's at 775 Waukegan Road, Unit 170A. Commissioner Berg seconded the motion. The vote was as follows:

Ayes (7):Berg, Benton, Bromberg, Jacoby, Moyer, Shayman, Oppenheim
Nays (0):None

The item will be on the Board of Trustees agenda on May 16, 2016

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,
Dan Nakahara