

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on August 11, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Bob Benton
Al Bromberg
Stuart Shayman

Absent were: Larry Berg
Elaine Jacoby
Jim Moyer

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

Public Comment on a Non-Agenda Item

No public comment on a non-agenda item

- (1) Substantial Conformance: Request for Finding of Substantial Conformance for Approval of Changes to the Previously Approved Plans for 3 Parkway North Parking Structure Expansion (Fulcrum Asset Advisors, LLC)

Steven Wright, Principal, Wright Heerema Architects, introduced The Lakota Group as the landscape architect, V3 as the civil engineer, Walker Parking Consultants as the parking garage designers and, Fulcrum Asset Advisors (new owners of buildings 3, 6 and 9 Parkway North). Peter Broccolo, Principal at Fulcrum Asset Advisors, commented that Fulcrum is excited to be a part of the Parkway North Center and the ownership there, as it's one of the premier commercial business parks in the Village. Fulcrum feels that there is a tremendous opportunity to enhance the Parkway North Center while staying with the character of the Center. Mr. Broccolo commented that the tenant roster and the recent long term commitments that tenants have made in the office park is really exciting and a testament to the corporate identity of the Parkway North Center. Mr. Broccolo reiterated that Fulcrum Asset Advisors acquired the 3, 6 and 9 Parkway North properties, and that they are currently working with Steven Wright and his firm to develop plans, including the parking lot expansion in order to enhance some of the amenities there, and offer contemporary amenities and a premier tenant experience that Fulcrum believes will accelerate the leasing and maintain the long-term image that belongs in the Parkway North Center. Mr. Broccolo mentioned that in the process of acquiring the property Fulcrum has met with all the other land owners in the park as part of bringing together the Association, and the feedback on the supportive relationship

that they've had with the Village of Deerfield has really been testimony to how great it's been to work with the staff and the team here, and Fulcrum is looking forward to participating in that and living up to their end of that relationship as well.

Mr. Wright explained that the addition of the Marriott Hotel between 1 and 3 Parkway North was a modification to the original Masterplan, which changed the parking lot layout of 1 and 3 Parkway North in order to accommodate the hotel and its parking. Mr. Wright explained that times have changed over the years, and the Center's new tenants are interested in more density. Part of Mr. Broccolo's idea to update the tenant spaces to today's standards was to add more parking, and the most efficient way to utilize the existing space on the 3 Parkway North site was to add on to the existing parking garage. Mr. Wright explained that the design team was sensitive to fit the extension of the parking garage onto the site in a way that would not diminish the arrival sequence of the 3 Parkway North Building. The design of the parking garage addition does not extend north entirely, but rather is turned 90 degrees, instead of going just east-west like the existing parking garage, so that it would not be as intrusive on the existing building. By slightly turning the parking garage addition 90 degrees, the design team was allowed to create a forecourt for visitor parking at the entry to the building, which is an upgrade to the existing parking situation.

He explained that there will be a change in the building materials for the parking garage addition. The existing parking garage structure is constructed of a cast-in-place concrete with a precast façade; however, the parking garage extension is going to be constructed of precast concrete, which is currently the most popular and cost effective construction method. The parking garage extension is going to have different characteristics than the existing parking garage, as the concrete is structured differently. Due to the changes in construction methods for creating concrete structures, the design team was not able to simply continue the façade of the existing structure to add on the parking garage extension. The method used for the design of the parking garage extension is inherently different from the design of the existing parking garage, including deeper spandrels and different characteristics to the concrete. In order to unify the parking structure, as well as increase the greenery on the property, the design team is proposing placing a "Green Screen" on the west elevation of the new structure to create a softer, more natural façade. A "Green Screen" is a new product that consists of a mesh lining on the side of the building that receives the vines, allowing the vines to grow up the mesh and cover the wall to create a greener image. The goal is to visually separate the two parking structures, so that it's not one large mass of concrete, but rather two separate structures separated by the natural greenery of the "Green Screen".

Commissioner Bromberg asked if the proposed parking garage extension was at the front of the 3 Parkway North building. Mr. Wright responded that the parking garage extension is located at the corner of the 3 Parkway North property towards the south-east and the mesh screen (the "Green Screen") is located on the west elevation. Mr. Wright reiterated that the mesh screen is designed to have vines grow up the screen (eventually covering the entire west elevation), and explained that to stimulate the vines

to grow more quickly there are planter boxes located behind the screen at the second and third level, so that the vines fill in more quickly than would be expected if grown from the ground up. Chairperson Oppenheim asked if there would be an irrigation system connected to the planter boxes. Mr. Wright confirmed that there would be a drip irrigation system for the vines planter boxes, and explained that their landscape architects (The Lakota Group) were selecting plants that are more drought resistant and sustainable, as it's imperative to select plants that are resilient to the extreme weather conditions of the Midwest seasons. Mr. Wright explained that during the winter season, the vines covering the wall are going to be less full than in the spring and summer seasons when the leaves fill in; however, the design team feels that the changing appearance of the wall throughout the seasons is part of the interest of the walls design.

Mr. Wright explained that the parking garage extension is going to utilize the ramping in the existing garage, so that the entrance is through the existing garage and the ramps transition into the new garage on the upper levels, which is more efficient so that parking spaces are not eliminated by the addition of a second ramp. The forecourt in front of the 3 Parkway North Building is going to be slightly modified to include additional parking (including additional handicap spaces). The parking south of the garage is also going to be extended along Hawthorne Lane to include a double isle (currently a single isle) that opens up off of the parking garage. The new design also includes an additional connection to Hawthorne Lane on the east side of 3 Parkway North (similar to the Hawthorne Lane connections for 1 & 4 Parkway North & the Marriott Hotel). The new design has vehicles exiting from the parking garage, making their way between the garage and the 3 Parkway North building and accessing Hawthorne Lane to exit the property, which is more efficient for traffic flow as vehicles exit the property; it also serves as a safety outlet since it is an alternate access point to and from the property.

There will also be parking spaces added to the west in the southern field between the 3 and 4 Parkway North properties. The southern field is currently an underutilized part of the site, because traffic flows around the fountain (avoiding the south), which in turn allows that area to be a good place to capture a few more parking spaces. Additional handicap spaces are going to be included on the inside of the east-west road on the north of the building to allow for easier access to the front of the building. The handicap spaces are currently in the field of parking to the north of the east-west drive, so moving the handicap spaces closer to the building is a more advantageous area for those spaces. Commissioner Oppenheim asked if the area of parking in the southern field opened up to Hawthorne Lane. Mr. Wright explained that the access point to and from the parking area itself is off of Hawthorne Lane (but not the individual parking spaces). Mr. Wright commented that with the parking garage extension and addition of parking spaces in the parking field that an additional 170 parking spaces would be gained for the property, which would meet the demand of today's corporate tenants. Mr. Wright noted that the landscape design is consistent with the character of the entire property (as portrayed on the Masterplan for the Center), and the engineering was thoroughly discussed with the Village. The design team is excited that the design has both new,

unique additive features, as well as complementary features that are consistent with the overall character of the Parkway North Center.

Chairperson Oppenheim commented that the Village is delighted to be able to offer the petitioners the opportunity to meet with the Plan Commission to request their approval for Substantial Conformance, rather than going through the Public Hearing process, which would take longer. Chairperson Oppenheim pointed out that the original plan for the 3 Parkway North site included an additional parking garage structure; however, that parking garage was not constructed. Since an additional parking garage was on the original approved plans for the 3 Parkway North site, the petitioners are able to request approval for the proposed parking lot extension as Substantial Conformance. Chairperson Oppenheim commended the Parkway North Center and its planned coordination for developing the property. Chairperson Oppenheim commented that the landscape plan is consistent with the character of the entire property, and fits in both conceptually and visually with the existing landscape. Chairperson Oppenheim commented that it may be difficult to grow vines on a west facing wall; suggesting that Porcelain Vine which is a hardier, more prolific plant, may be a better option than English Ivy, since Porcelain Vines are more resilient and would be able to better endure the severe weather of the different Midwest seasons.

Commissioner Bromberg inquired about the time line that the petitioners have for the parking garage extension. Mr. Wright responded that if they receive a favorable recommendation from the Plan Commission and approval from the Board that they would submit their drawings for permit directly, and start on the project as soon as the permit was issued. Mr. Broccolo commented that Fulcrum has tenant space available to lease in the 3 Parkway North Building, and their plan is to construct the parking garage extension as soon as all the necessary approvals and permits are received, so that the space is more appealing to potential tenants looking to locate their corporations in a building with a denser, more modern space to fit their needs. Commissioner Bromberg inquired about the construction process for constructing the new parking garage extension, and asked if the existing parking garage would be unusable for a period of time during the new construction. Mr. Wright confirmed that part of the existing parking garage at the transition to the new parking garage extension will be unusable for a period of time; however, there is temporary parking available in the far north-east corner, and the construction should be performed without disrupting operations on the property. Chairperson Oppenheim reiterated that the new construction is going to be a temporary inconvenience where the parking is going to be temporarily shifted to a different location on the site. Chairperson Oppenheim commended the petitioners for the addition of the new forecourt area between the parking deck and the existing building, as its layout appears to be creating a much safer situation for pedestrians walking across the parking area and entering the building; especially for accessibility. Chairperson Oppenheim also commented that the parking study determined that the proposed addition and changes would not have more impact going out onto Hawthorne Lane and exiting from the Center.

Commissioner Benton commented that it appeared that there are lots of available handicap spaces on the main floor, but that he was concerned that there is not elevator access for handicap accessibility on the upper floors of the parking garage extension. Mr. Wright commented that the upper floors of the existing garage are not handicap accessible, and since the new parking garage extension is going to utilize the existing ramps for access to the upper levels that the new design has all of the handicap accessible spaces on the ground floor. Mr. Wright commented that the parking lot design restricts their ability to provide handicap accessibility to the upper floors, but the design is an improvement to the current situation in that all the handicap accessible spaces are on the ground level, which are closer to the building. Chairperson Oppenheim asked for confirmation that there won't be any handicap accessible spaces on the upper levels of the parking structure, but rather all of the handicap parking is going to be located on the ground level. Mr. Wright confirmed that all the handicap accessible spaces were on the ground level, both outside in the new court and inside of the first level of the new structure. Commissioner Benton noted that there appears to be plenty of accessible spaces included in the plans for the new design. Chairperson Oppenheim confirmed that the number of accessible spaces included in the plans were consistent with the required number of handicap accessible spaces according to the Village's Code.

Chairperson Oppenheim commented that the petitioners are proposing to add 170 spaces to the parking structure, and asked if they felt like that more accurately reflected the needs of modern corporations in terms of reconfiguring the tenant spaces in the Parkway North Center to achieve a more contemporary office situation. Mr. Broccolo confirmed that Fulcrum is confident that their proposed changes to the property are going to attract more potential tenants; explaining that tenants are now densifying their spaces and the ratios that were appropriate when the site was originally constructed with the existing parking garage is just not very competitive in today's market. The competitive set of the buildings in the area that the 3 Parkway North Building competes with are a little higher. The current parking ratio for the 3 Parkway North Building is about 3.1 per 1000 sf, and the proposed parking plans are going to increase that ratio to 3.8 per 1000 sf, so that 3 Parkway North can be on a competitive level with most of their competitor properties.

Commissioner Shayman asked if there would be any changes to signage due to the proposed parking garage extension. Mr. Wright confirmed that there would be some additional directional signage; however, the new signage that 3 Parkway North recently added just a few years ago is going to remain in the same places, and the new directional signage is going to be consistent with the existing sign typology. The new signage is going to consist of visitor parking and directional signage to the parking garage, but there is not going to be any major changes to the signage. Chairperson Oppenheim asked if the parking lot extension would change the flow of the traffic in the parking lot anywhere other than in the immediate vicinity of the additional parking deck. Mr. Wright confirmed traffic would only change in the immediate vicinity of the 3 Parkway North parking lot.

Chairperson Oppenheim advised the petitioners that they would need to have a discussion with the Village in terms of their use of Hawthorne Lane. Mr. Ryckaert advised that the Board would want a formal agreement in terms of the use of Hawthorne Lane. Mr. Wright commented that an agreement between the Village and 3 Parkway North already exists. Chairperson Oppenheim clarified that the agreement may need to be reexamined in the near future to ensure that everything is properly covered in terms of the use of Village property for parking.

Commissioner Benton motioned to approve changes to the previously approved plans for 3 Parkway North Parking Structure Expansion and found the changes to be in Substantial Conformance. Commissioner Bromberg seconded the motion. The vote was as follows:

Ayes: Benton, Bromberg, Shayman, Oppenheim
Nays: None

The motions passed and will be on the September 6th Village Board of Trustees Meeting agenda.

Respectfully Submitted,
Mary Glowacz