

**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 January 11, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were: Elaine Jacoby
 Stuart Shayman

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner
 Matthew Rose, Village Attorney

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) Continued Public Hearing: Request for Approval to a Vacation of a Building Line at 755 Summit Drive

Petitioner Paul Suder addressed the Commission stating that he represents the land trust that owns the 755 Summit Drive property. Mr. Suder stated that they are seeking approval of vacation of a building line in the two-lot subdivision subject to the adjacent neighbor's signature of the waiver, which they anticipate will be signed in the next two to three weeks.

Mr. Suder stated that the building line was originally established for the property in 1991 when it was divided into two lots for two single-family homes. The building lines that were laid out by the developer and owner at that time were for the purpose of creating space between two houses to be built on the two-lot subdivision. The house at 755 Summit was then in a regulatory flood plain and the Village of Deerfield's continued participation in the flood insurance program was jeopardized and the property was given a violation. In July 2016, FEMA agreed to the revised floodway. Mr. Suder clarified that the vacation is for the north building line only, the south, east and west lines remain the same.

Commissioner Bromberg confirmed that the neighbor has not yet signed the waiver. Mr. Suder stated that they are in discussion with the neighbor and have received verbal agreement. The neighbor has agreed to sign the waiver when they present him with a plan and budget for landscaping on the 755 Summit Drive property. Commissioner Bromberg asked if they foresee any problems. Mr. Suder replied that they are confident the neighbor will sign.

Village Attorney Matthew Rose commented that the neighbors may include their own parameters on the agreement. Mr. Rose added that the Plan Commission and the Village Board can approve this item subject to the waiver being signed, but ideally the waiver will be signed before it goes through the Village Board for final approval. He stated that there is no deadline or timeline for the waiver, but the Commission can make a recommendation on this matter with a deadline as a condition.

Mr. Suder commented that the neighbor's concern is regarding landscaping. He would like a few trees to be added around the retention pond to screen it from the shared driveway.

Commissioner Goldstone asked the Mr. Rose what happens if the neighbor does not sign the waiver. Mr. Rose replied that the petitioner could then request it as a single lot subdivision, which would require a new legal notice. He added that the petitioners can proceed on both tracks at the same time. Mr. Suder stated that their engineer is working on this process as well just in case they have problems with the neighbor signing the waiver.

There were no comments from the public on this matter.

Chairman Berg asked for a motion to close the Public Hearing. He stated that the Plan Commission will now meet in an open workshop setting to consider their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will make the final binding decision on this matter. Commissioner Bromberg moved, seconded by Commissioner Forrest to close the Public Hearing. Said motion passed with the following vote:

Ayes: Bromberg, Forrest, Goldstone, Silva, Berg (5)

Nays: None (0)

(2) **Public Hearing: Request for Approval on the Redevelopment of the 99 S. Waukegan Road Property (former Office Depot property); a Special Use for a Chick-Fil-A Restaurant over 3,000 Square Feet with a Drive-Thru, and a Text Amendment for a Multiple Use Unified Development (Waukegan Lake Cook, LLC and Chick-Fil-A)**

Rich Klawiter, Attorney at DLA Piper, addressed the Commission. He introduced the development partnership of Brett Katz of Aries Real Estate and Josh Levy of Levco Development as well as Jason Hill representing Chick-fil-A, Mike Fitzgerald, Architect at OKW, Catherine Talte, Landscape Architect, and Luay Aboona, Traffic Engineer at KLOA.

Mr. Klawiter stated that they will not do a full recap of the plans presented at the Prefiling Conference but will give an overview and address concerns that were previously raised by the Commission. Mr. Klawiter reported that the property is 2.75 acres and is currently a vacant commercial building on the property. They are proposing to redevelop the site with two buildings consisting of an 8,000 square foot building, single-story multi-tenant building and a 5,000 square foot single-story Chick-fil-A restaurant with a double lane drive-thru.

Mr. Klawiter reported that the Village allows restaurants over 3,000 square feet as a Special Use, which is part of their application to the Plan Commission; however, they are not seeking a zoning change. They are also seeking a text amendment to identify the property as multi-use property. Lastly, they are seeking certain variations and exceptions as part of the plans. These requests include allowing for parking to be less than five feet from the west property line, to

waive the requirement for direct signalized access from the drive-thru operation, the reduction from the required 19 feet depth to 17 feet for certain on-site parking spaces, as well as other exceptions to be reviewed by the architect.

Mr. Klawiter stated that Chick-fil-A is requesting variations for signs to be above the roofline on two sides of the building as well as special use approval for the drive-thru and a Zoning Code text amendment. Mr. Klawiter commented that the purpose of the Zoning Code text amendment is complicated because of the historical relationship with the North Shore medical office building to the north at 49 S. Waukegan Road. It is a two-story professional medical office building and both properties together function as a PUD since the late 1980s. Under this PUD, there are shared vehicular access points on Lake Cook Road and Waukegan Road and easements for shared parking. Mr. Klawiter stated that they are working closely with Village staff and the Village Attorney to amend this as a PUD to address the current and proposed uses of the properties. The text amendment would authorize future amendments with Plan Commission review required, similar to the PUD review process.

Mr. Klawiter reported that they have been working in a coordinated way with the neighboring property owner and tenant to come up with solutions for both property owners. The petitioners believe they have the support of North Shore for their proposed plans. He stated that they have been discussing access, parking, circulation and operational needs of both properties. Mr. Klawiter reported that the easement agreement was established in 1989, which includes plans for future development that never came to fruition. The petitioners are making good progress in working with North Shore but are unsure when a new easement agreement will be finalized. A new agreement would not modify or supersede the zoning requirements and would not contradict any approvals they are seeking today from the Village.

Chairman Berg confirmed with Staff that the legal notice for this matter was published and that the petitioners had receipts for certified mailings.

Mike Fitzgerald, Architect with OKW addressed the Commission. He reported that he has been working on this project along with his colleague Jim Thormeyer who presented at the Prefiling Conference. Mr. Fitzgerald stated that this redevelopment as compared to the former Office Depot building on the site is a significant reduction in total square footage even though it proposes going from one to two buildings. The site plan will use the existing access points.

Mr. Fitzgerald reviewed the variance requests for setbacks and parking. He stated that the existing building has parking that fronts Waukegan Road which they plan to maintain and enhance with landscaping islands. This element is a variance request due to the setback of the parking spaces from Waukegan Road. Additionally, a variance is being requested for about half a dozen parking spaces that do not meet the 19-foot depth and are 17 feet deep because of the retaining wall along Waukegan Road.

Mr. Fitzgerald reviewed the proposed site plan stating that the two buildings facing Waukegan Road are in line with each other. He confirmed that the multi-tenant building on the north end maintains required setbacks along the rear property line.

Catherine Talte, Landscape Architect, presented on the landscaping plan. She stated that one variance request along Waukegan Road is affected by landscaping of the parking lot. The existing condition limits options and possibilities for landscaping along Waukegan Road. It is a narrow section with a steep grade change and a hostile environment for plants due to

Waukegan Road traffic. The petitioners are requesting a variation for the required landscape buffer because of these factors. Their intent is to add landscaping and beautify the main entrance area off Waukegan Road. They are also incorporated suggestions from the Appearance Review Commission (ARC) including landscaped parking lot islands and adding more landscaping material along the east property line.

Commissioner Bromberg commented that the Village received an email today from a resident mentioning that the fence along the east property line may not be in great shape. Ms. Talte reported that the petitioner agrees to maintain the natural cedar fence and sections will be replaced over time as it ages and fails. Commissioner Bromberg asked if some sections need replacing now. Ms. Talte replied that it is being evaluated; however nothing is to the point of disrepair as of now.

Mr. Fitzgerald reviewed the site lighting plan. He commented that the original lighting plans had a little bit of spillover onto the residents to the east. The plans have since been revised and the new layout, number and location of light fixtures, so that they meet Village requirements, and will create zero light at the east property line along the residential.

Mr. Fitzgerald shared that Building B elevations remain unchanged as they were presented at the Prefiling Conference. There will be several building materials used, all in earth tones. In addition, a parapet above the roofline will screen rooftop equipment.

Commissioner Bromberg asked the petitioners to review their ground sign variation requests. Mr. Fitzgerald stated that they are proposing two monument signs along Waukegan Road and Lake Cook Road. The existing sign on Waukegan Road is being repositioned closer to the south entrance. The sign depth was in excess of the 12 inches allowed by the zoning ordinance. Mr. Fitzgerald explained that the reason for this is that the sign manufacturing company requires a minimum depth greater than 12 inches for the sign to function and be internally illuminated on two sides. Commissioner Bromberg asked Village staff if they have granted other variations similar to this. Mr. Ryckaert replied that variations for sign depth have been granted in the past. Commissioner Bromberg confirmed with the petitioners that up to five tenants may be listed on the sign. Chairman Berg asked the petitioners if North Shore medical building will be on the sign. Mr. Fitzgerald replied that this has been offered up to them although it is not confirmed yet whether they will be on the sign or not.

Jason Hill, Architect representing Chick-fil-A addressed the Commission. He stated that he will be describing changes to the plans from what was presented at the Prefiling Conference for the Chick-Fil-A building. He stated that general theme of the building has not changed, however the footprint of the building has changed slightly in size after feedback from the Appearance Review Commission. The configuration of the drive-thru order canopy has been moved further off of Waukegan Road and the dining room now faces Waukegan Road. The signs on the building remain similar and will sit centered inside two-tone brick. There is a variation requested for the wall signs that sits slightly above the roofline due to the pitch of the roof for storm water drainage. The ARC gave a positive recommendation on this variance request.

Mr. Hill reviewed the building elevations stating that the materials will be all brick with signs on three sides of the building, two of which request variances for being above the roofline. There is no longer a sign on the east side of the building facing the residential neighbors. There will be metal awnings in a bronze color around the roofline. Mr. Hill showed the floor plan pointing out that the pick-up window and drive-thru have moved. He also pointed out the serving area and

the child play area in the northwest corner of the building. He added that there is also a secondary pedestrian entrance is along Waukegan Road.

Mr. Hill showed a rendering of the patio layout which has not changed. He commented that the tables will be bolted to the sidewalk and umbrellas are seasonally used. There will be a handrail around the patio for safety and to give it a defined area. Chairman Berg asked if there is a curb around patio. Mr. Hill replied that there is a 6-inch high curb around the entire patio. Mr. Hill pointed out that there will also be a bike rack along the patio.

Mr. Hill showed the trash enclosure which has been moved closer to the back of the building from the previous plans which will make trash removal easier for Chick-Fil-A staff members.

Commissioner Bromberg asked what is in the area between the building and the dumpster. Mr. Hill replied that there is a small landscaped area there. He also pointed out a sidewalk for customers who park behind the drive-thru lanes, which can also be used for pedestrian access from the North Shore property.

Commissioner Bromberg asked if the restaurant will be operated by a franchisee or by the corporation. Mr. Hill stated that the Chick-Fil-A corporation owns the land and assets, but all restaurants are run by an individual franchisee. Chick-Fil-A's business model is different than other franchises in that an individual franchisee can only have one store. The corporation wants that individual to be in their store every day and to focus on food quality and customer experience as well as building relationships in the community. Commissioner Bromberg asked if this person has been identified yet. Mr. Hill replied that no they have not, although they receive thousands of applications and look for franchisees to have a connection to the local community.

Commissioner Bromberg inquired about potential noise created from the drive-thru speakers. Mr. Hill stated that he speakers now face away from residents to the east, which has changed since the Prefiling Conference, which will greatly cut down on noise neighbors may hear. Additionally, the canopies will offer face to face ordering more often, which means the speakers will not always be used. There is also a switch that lowers the speaker volume at times of day.

Chairman Berg stated that the Commission had questions at the Prefiling Conference regarding the trash enclosure. Commissioner Bromberg commented that it is now more reasonably placed closer to the building and inquired about the safety and sanitation of it. Mr. Hill replied that brick walls enclose it and gates made of a hybrid wood product. He stated that their restaurants are diligent about maintenance and upkeep on the inside as well as the outside. Commissioner Bromberg asked how often trash will be picked up. Mr. Hill replied that it will likely be daily. Mr. Ryckaert stated that the Village's commercial waste hauler can work with the business regarding times and requery of trash pickup.

Chairman Berg asked the petitioners for more information on deliveries to the restaurant including time, location and frequency. Mr. Hill shared that deliveries will be received at the back of the building along the sidewalk next to the trash enclosure. Frequencies for large semi-trucks will be between three to six times per week depending on the store's volume. They take place at different times depending on the truck routes for the entire market but usually occur in the morning hours. Chairman Berg asked Village staff if there are any Village restrictions on delivery dates and times. Mr. Ryckaert replied that no there are not, but they can be added as conditions to a Special Use permit, if necessary. Commissioner Bromberg commented that deliveries may be an issue for residential neighbors if trucks are beeping in early morning hours. Mr. Ryckaert

stated for Cadwell's Corners, the Village has placed conditions on a special use permit to restrict deliveries to Monday through Saturday between 8:00 A.M. and 5:00 P.M. only. Mr. Hill commented that he believes the trucks do not beep while backing up or at any other time. Commissioner Goldstone asked if deliveries were restricted to after 8:00 A.M only if this would hinder their operations. Mr. Hill replied that yes, this would affect their operations and make scheduling deliveries more challenging.

Chairman Berg asked the Commissioners if there are any concerns on the building wall signs. Commissioner Bromberg clarified that the sign on the east side of the building has been removed. Mr. Hill added that in addition to this change, the sign over the main entrance was also lowered about six inches. Another building sign location changed slightly due to the pick-up window relocation. And the sign on the west side has a slightly different configuration to make it centered over the entrance door. The architectural theme and size of all signs has not changed.

Commissioner Bromberg stated that he has questions regarding the multi-tenant building. He clarified that the Petitioners are requesting a Special Use permit for the Chick-fil-A restaurant as well as approval of a multi-use building. Brett Katz added that they are not asking for a special use permit for an additional restaurant or drive-thru at this time as tenants are not confirmed. However, the plans show the potential for one more restaurant in the multi-tenant building. Mr. Katz reported that they are talks with potential tenants, but nothing can be disclosed yet. He added that the agreement with Chick-Fil-A states that a restaurant in this building cannot be greater than 2,500 square feet, which makes a restaurant drive-thru unlikely. However, a drive-thru could be requested if a financial institution becomes a tenant.

Chairman Berg asked the petitioners to present on parking and traffic. Luay Aboona, Traffic Engineer, stated that for access to the site, the Petitioners are making use of all existing curb cuts along Lake Cook Road and Waukegan Road. Access allows for a right in and right out onto Lake Cook as well as Waukegan Road from the north entrance, and full access from the southern entrance off of Waukegan Road. There is also an existing southbound left turn lane into the site from Waukegan Road. Mr. Aboona reported that they completed a traffic study looking at the morning, evening and lunch time periods. They concluded that access to and from the site as well can adequately serve traffic and will not be overloaded at any time. This also takes into account the existing traffic created by the North Shore medical building. All parking and traffic aisles inside the site provide two-way circulation, as well as stacking for over 20 cars, which is more than adequate to accommodate the uses peak demand. Mr. Aboona stated that the traffic flow will work well.

Mr. Aboona reported that they assessed parking to determine if it meets the Village code requirement and determined that the site provides enough parking to meet the requirement. Their parking study determined that there is adequate parking at the site for Chick-fil-A as well as the retail building.

Commissioner Bromberg confirmed that the left turn lane out of the site onto Waukegan Road is out of the southern access point. Mr. Aboona commented that this access point is considered acceptable however; it may occasionally back up some due to left turners. He added that they assessed the gaps in traffic on Waukegan Road and determined that there is often ample gaps in the traffic stream available to make the left turn out. The two traffic signals (to the north and south) work together to create sufficient gaps.

Commissioner Silva asked if there is any concern about cars speeding through the long drive aisle and whether speed bumps or another form of speed reduction should be considered. Mr. Aboona replied that this kind of drive aisle is common and is similar to the Chick-fil-A in Mt. Prospect, which is also between two busy roads. He stated that a speed bump can be added if speeding shows to be an issue, but he usually does not recommend speed bumps as they create other problems. He does not anticipate speeding being a problem as cars will have to slow down as they drive through with other cars pulling in and out of parking spaces.

Commissioner Forrest asked if they have met with residential neighbors to the east. Mr. Katz replied that they have not met with them but they did receive the public notice for this hearing.

Chairman Berg asked for comments from the public on this matter.

Brian Corbin addressed the Commission stating that he is a Wheeling resident and a local firefighter. He commented that he was also interested in purchasing this property and was curious to see the development plans. He commented that from a life safety perspective, it may be challenging to get fire trucks in and out of the site. Mr. Levy stated that the property is in the Northbrook Fire Department jurisdiction and the Northbrook Fire Marshal is currently reviewing the plans. Mr. Levy stated that there is a fire hydrant just north of the northern Waukegan Road entrance, another one near the southern Waukegan Road entrance and they will be adding one more between these two so that lines can easily reach every point in the buildings. Mr. Levy added that they anticipate receiving the Northbrook Fire Marshal's letter of approval soon.

Commissioner Bromberg clarified that the Plan Commission's recommendation would be subject to receiving the letter from the Fire Marshal as this letter is required for Village approval.

Kenneth Smith of 1802 Walnut Circle in Northbrook stated that he is the President of the property owners' association for the neighborhood that borders the site to the east. He stated that his questions regarding garbage, fencing, lighting, and access were adequately addressed by the petitioners. He commented that cars cutting through their neighborhood remains a concern, but he does not know how this could be improved as signage already exists. Mr. Smith concluded that he is confident the Village of Deerfield has adequate ordinances for signage and fencing and their neighborhood has a positive outlook for the development.

Jeremy Hawk stated that he is representing the neighboring North Shore medical office building. He stated that the petitioners have been good neighbors so far and they have been discussing how to improve the site for both properties. He shared that the only open item remaining is regarding the north entrance from Lake Cook Road. Mr. Hawk stated that North Shore is concerned with the overall circulation of the site and the potential for a bottleneck at this entrance. North Shore would like the petitioners to evaluate stacking at this entrance. Village Attorney Matthew Rose asked if signage could help address this. Mr. Hawk replied that they are discussing this and it is an open conversation.

Mr. Rose stated that he spoke to the legal counsel for the property owner at 49 S. Waukegan Road where North Shore is the tenant. He shared that they were unable to attend the meeting but are generally supportive of the development.

Commissioner Bromberg asked Village staff if the ARC review process is complete. Mr. Ryckaert replied that the petitioners will appear before the ARC for a final review. The petitioners have met twice with the ARC for a review of the preliminary plans.

Commissioner Bromberg asked the petitioners if the internally illuminated signs go off at night. Mr. Hill stated that the Chick-fil-A building signs are turned off at night when the last worker leaves and are also off on Sundays when they are closed. Mr. Katz reported that the monument signs will not project light further than to the street.

Mr. Nakahara reported for the record that the Village received two letters from residents with concerns about the project and these letters have been shared with the Plan Commission and the petitioners.

Chairman Berg asked for a motion to close the Public Hearing. He stated that the Plan Commission will now meet in an open workshop setting to consider their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will make the final binding decision on this matter. Commissioner Bromberg moved, seconded by Commissioner Forrest to close the Public Hearing. Said motion passed with the following vote:

Ayes: Bromberg, Forrest, Goldstone, Silva, Berg (5)

Nays: None (0)

There being no further discussion, the Public Hearing adjourned at 8:44 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 January 11, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were: Elaine Jacoby
 Stuart Shayman

Also present: Jeff Ryckaert, Principal Planner
 Daniel Nakahara, Planner
 Matthew Rose, Village Attorney

WORKSHOP MEETING

(1a) Discussion of Vacation of Building Line at 755 Summit Drive

The Commissioners agreed that a time limit on obtaining the signature on the waiver should be a condition of approval.

Commissioner Bromberg moved to approve the vacation of a building line at 755 Summit Drive subject to the adjacent neighbor signing the waiver by March 31, 2018. Commissioner Goldstone seconded the motion.

Commissioner Silva asked Village staff if this would provide for enough time if the petitioners needs to apply as a single-lot subdivision instead. Mr. Ryckaert replied that the matter is scheduled to be heard on February 8 as a single-lot subdivision, so this date will allow for enough time.

The motion passed with the following roll call:

Ayes: Bromberg, Forrest, Goldstone, Silva, Berg (5)

Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Village Board on February 5, 2018.

(2a) Discussion on Redevelopment of the 99 S. Waukegan Road Property

Chairman Berg asked Village Attorney Matthew Rose to explain the Zoning Code text amendment proposed for this development. Mr. Rose stated that the Plan Commission can recommend or not recommend that the Village Board amend the Zoning Code relative to this specific project. He explained that the purpose of the proposed text amendment is to allow these properties to develop as a Planned Unit Development (PUD) allowing multiple uses in multiple buildings on the property. The petitioners are seeking to become a PUD and be in

compliance with the Code. The proposed text amendment takes into account that the two properties functionally operate as a PUD. Mr. Rose explained that normally petitioners would need to have a development plan to show the traffic for the buildings and uses but they in theory already know this information for these two properties. So instead of going forth with initial development planning as a PUD would, the text amendment alleviates this.

Commissioner Goldstone asked if the text amendment would apply only to this property. Mr. Rose replied that it could in theory apply to other properties, but they must be zoned C-2 and be adjoining properties as these are but at this time this is the only location the text amendment applies to. Mr. Rose stated that the text amendment is written in a manner that will apply to these properties and Village staff do not believe it will apply to any other location in the Village. Mr. Rose explained that if the Plan Commission recommends approving the text amendment to the Village Board and the Board approves it, then it is an alternative process to the PUD process.

Commissioner Goldstone commented that she does not have a problem with the text amendment and she feels the petitioners did a nice job and addressed all of the Plan Commissioners concerns raised at the Prefiling Conference.

Commissioner Forrest commented that it is a nice redevelopment of a challenging site but he is still concerned about the drive-thru traffic without a dedicated traffic signal.

Commissioner Bromberg commented that the developers did a nice job and he is in favor of their plans.

Commissioner Silva commented that it is wonderful that the petitioners are working well with the North Shore building and he thinks they did a great job.

Chairman Berg stated that he believes the petitioners have been adequately addressed all Plan Commission concerns. He commented that any time a project borders a residential area there is extra consideration given for deliveries and anything else that can be disturbing to neighbors. As indicated, the Village did receive a letter from a homeowner concerning the fence at the back of the property and he impressed upon the petitioners to further evaluate the fence and replace any sections that need replacing. Chairman Berg stated that overall, this is a good project and he is impressed with the changes made to the plans after the Prefiling Conference.

Commissioner Bromberg moved to approve the Zoning Ordinance text amendment for the multi-use unified development and the Special Use Permit for Chick-fil-A along with all variances and exceptions requested, subject to receiving approval from the Northbrook Fire Department. Commissioner Forrest seconded the motion. The motion passed with the following roll call:

Ayes: Bromberg, Forrest, Goldstone, Silva, Berg (5)
Nays: None (0)

(3) Prefiling Conference for an Amendment to a Sign Plan to Allow a New Ground Sign for Caterpillar, Global Headquarters (Caterpillar, Inc. and Corporate 500)

Mr. Eric Nieu Kirk, Corporate Real Estate & Economic Development Manager, Caterpillar addressed the Commission. He shared that he is accompanied by Brian Newton from the sign manufacturing company and Marlies Hansen representing Corporate 500.

Mr. Nieu Kirk commented that Caterpillar is very pleased to be a new member of the Deerfield community and that they appreciate all of the support they have received from Village staff. He shared that Caterpillar headquarters moved to their new home at 510 Lake Cook Road in mid-December. When this location was selected, executive staff and board members at Caterpillar indicated that branding is important to them. As such, they are asking for their own monument sign at Corporate 500. At Corporate 500, branding and signage has been a challenge and before settling on this site, Caterpillar worked with Corporate 500 and to write into the lease that Caterpillar could have their own separate monument sign along Lake Cook Road. They also met with the Deerfield Mayor and Village Manager to learn the process of getting the monument sign approved.

Mr. Nieu Kirk shared that they have about 300 employees and estimate 30 to 50 visitors a day at this location who would be viewing the sign. They also foresee visitors increasing given proximity to O'Hare as compared to their Peoria location.

Mr. Brian Newton of Parvin-Clauss Sign Company in Carol Stream addressed the Commission. He showed the location of the new proposed sign commenting that a sight line test was completed to determine the best location for the monument sign. He stated that the proposed ground sign will be close in line to the existing telephone pole. The sign will have the same setback as the other Corporate 500 signs along Lake Cook Road and will be located 116 feet to the west of the current Corporate 500 ground sign.

Mr. Newton displayed a rendering of the sign and shared samples of the sign material. The background will be slate that is thinly sliced and applied to fiberglass, which enhances the rigidity of the product, as slate is a brittle material. Mr. Newton stated that the sign is five feet ten inches tall and 13 feet wide. The letters are stainless steel and will be one foot nine inches tall. The sign will be internally illuminated with LED lights. The lighting will project into the slate and give a halo effect. The sign will have a masonry base with a concrete foundation and walls with the face stone on them.

Mr. Newton showed renderings of the ground sign in daylight and lit at night. He showed the view of the sign from all elevations and pointed out where it will be located relative to Lake Cook Road and relative to the Corporate 500 sign.

Commissioner Bromberg asked the petitioners if the leasing sign shown in the images will be removed. Mr. Newton replied commenting that the elevation is important to make the sign visible while driving in either direction and as such the phone pole will be removed from the viewing path. He reviewed where the leasing sign sits and introduced Marlies Hansen representing Corporate 500 to discuss the relocation of this sign.

Ms. Hansen stated that she is with Lincoln Property Company, which manages and handles leasing for the Corporate 500 corporate development. She stated that the existing leasing sign will be moved and will likely be pushed further back from Lake Cook Road or placed in another alternate location. Ms. Hansen also shared that the design package from Caterpillar was

presented to the Corporate 500 owners and all were in agreement that they approve of the design.

Mr. Niekirk reviewed the landscaping plan around the sign. He stated that they are planning simple, low plants and prairie grass around the sign to keep it visible.

Mr. Niekirk also pointed out that the width of the sign is greater than the height due to the length of the Caterpillar name. He indicated the corporate branding department determines the letter sizing and spacing.

Mr. Niekirk then showed an alternate sign currently being reviewed at Caterpillar that may come to fruition. The alternate sign has the added text "Global Headquarters".

Commissioner Goldstone commented that she likes the Caterpillar sign but does not think the leasing sign looks good. Ms. Hansen stated that it is a typical broker branded temporary leasing sign and that ideally it will go away when all space is leased. She added that it will not obstruct the Caterpillar sign.

Commissioner Bromberg commented in support of the Caterpillar sign.

Chairman Berg asked the petitioners to inform Village staff of which sign version they decide on.

Mr. Ryckaert reported that the Public Hearing on this matter will be February 22, 2018.

(4) Prefiling Conference for Class A Special Use for a Proposed Massage Establishment to be located at 711 Waukegan Road (Massage Heights and Deerfield Village Centre)

Petitioner Eric Carlson of ECA Architects in Geneva addressed the Commission. He stated that on behalf of franchisee Carole Holland, they are requesting a Special Use Permit for a massage establishment. Massage Heights is a nationally recognized massage establishment with 150 locations across the U.S. and adding 25 more this year. The proposed location is in the building at the corner of Waukegan Road and Deerfield Road next to the bicycle shop, which is all part of a larger development with shared parking.

Mr. Carlson reported that will be taking over a former Mattress Firm store. He stated that there is shared parking for the building with about 35 to 40 spaces located behind and adjacent to the store that would be the primary parking for their customers. Chairman Berg asked if the parking is shared with the neighboring bank. Mr. Ryckaert replied that parking in the Deerfield Centre development is shared with some designated spaces. Mr. Carlson showed a map highlighting some parking that is designated as bank parking and some spaces that are designated for an office building in the back of the development with the rest being open shared parking.

Mr. Carlson reviewed the interior floor plan layout with a reception area and about 15 private massage rooms for individuals and couples' massages. The establishment will hire 20 to 25 state licensed professional massage therapists.

Mr. Carlson stated that the petitioners are also seeking approval on signage and will go before the ARC soon. He commented that their signage plans are different than previous businesses at this location. They hope to get better visibility from traffic with a sign set back on a wall panel

rather than a sign on the corner canopy. They will comply with all required sign elevations and roof deck requirements. One additional change to the exterior of the building will be adding opaque glass to the windows for privacy, which will be reviewed for the ARC. Mr. Carlson showed an image of the planned signs as viewed from the parking lot. Commissioner Bromberg confirmed that the awnings shown currently exist.

Franchisee Carole Holland addressed the Commission stating that she currently operates a Massage Heights in Naperville. At this store they applied blackout paint to the windows and then covered them with a mesh mural, which created privacy and helped beautify the windows. Mr. Carlson added that there will be a logo and store hours on the entry doors in small graphics.

Natalie Kubik of Walker Parking Consultants stated that they completed a shared parking study. She showed the shared parking map and pointed out the spaces designated for the bank and for the office building with the rest being shared. The development has an 87 percent drive ratio, which means that 87 percent of patrons drive there. This also accounts for those who drive and visit multiple places at one time. Ms. Kubik stated that normally they review the ratio of cars per square foot but this development peaks at different times with the multiple uses. Some uses may be taking up no parking while others are in full swing. They projected that Massage Height's peak time will be 12:00 P.M. during the week. At this time there are typically 217 parking spaces in use in Deerfield Centre with a surplus of 39, which is adequate.

Chairman Berg asked if any parking is designated for employee parking for Massage Heights. Ms. Kubik replied that none is specifically designated as employee parking and this is not recommended as it can hinder other parking. She stated that they believe that customers will park adjacent to the building and behind the building where there are plenty of spaces. Mr. Carlson added that employees will be asked to park further from the entrance to leave closer spaces open for customers.

Ms. Holland provided an overview of the business. She stated that they offer custom therapeutic massages and aim for quality and not quantity. Massages are customized for the needs of the client and clients are not charged extra for deep tissue, maternity or other special needs. She stated that all hired massage therapists will be licensed by the State of Illinois and required to complete continued education to maintain their licensure.

Ms. Holland reported that they do not service minors under the age of 11 and from the age of 11 to 16, a parent must be present in the room the entire time and the therapist must be of the same gender as the client. Over the age of 16, a parent can choose to sit in the room or sign a release.

Ms. Holland stated that their business mission is to serve customers. She has 350 members at her Naperville location with all five-star reviews online. She added that they also hire licensed aestheticians for facials and sell a small retail product line consisting of oils, body butters and bath salts.

Commissioner Bromberg asked if the size of this location is consistent with other Massage Heights locations. Ms. Holland replied that this location is larger than their Naperville location and they will have more space in each private room.

Ms. Holland shared that the business offers memberships but is open to the public at all times and a customer's first session is at member pricing. After this they can chose to purchase a membership at one of the three levels of membership with competitive pricing.

Chairman Berg asked staff if Deerfield has any specific regulations on massage businesses. Village Attorney Matthew Rose stated that Deerfield does not have any specific regulations, which means they default to the State of Illinois regulations, which requires professional licensing to be renewed annually. Ms. Holland added that she also completes annual background checks on employees and purchases additional insurance for protection for all parties involved.

Mr. Nakahara asked Ms. Holland to clarify what the bar counter shown in the plans is used for. Ms. Holland replied that it is used for customer service and clarified that no alcohol will be served at any time.

Chairman Berg commented that this building is a focal point in downtown Deerfield and he is unsure how the opaque windows will look. Ms. Holland reported that Naperville was pleasantly surprised with the outcome of the opaque window murals in place there. She added that she will show specific plans for the windows at the Public Hearing. Commissioner Bromberg suggested they also review the window plans in detail with the ARC.

Mr. Ryckaert asked if the window murals will be non-commercial in nature as this would make it exempt from Village regulations. Ms. Holland replied that they will adapt the murals to be within Village requirements.

Mr. Rose asked what percent of income is generated from retail product sales. Ms. Holland replied that it is around five percent.

Chairman Berg asked about the hours of operation. Ms. Holland shared that hours will be 8:00 A.M. to 10:00 P.M. Monday through Friday, 8:00 A.M. to 8:00 P.M. on Saturdays and 9:00 A.M. to 9:00 P.M. on Sundays.

Mr. Ryckaert asked Chairman Berg if he is suggesting that the Village have its own regulations on massage establishments in addition to state regulations. Mr. Rose stated that the Village could not require less than what the State requires but they could add more regulations, which would be laid out in its own section in the Municipal Code.

Ms. Holland added that she requires all massage therapists to have their own liability coverage and in turn, Massage Heights requires customers to sign a clause protecting the therapists.

Chairman Berg reminded the petitioners to finalize plans for the windows and show examples at other locations for the ARC and at the Public Hearing.

Mr. Ryckaert reported that the Public Hearing for this matter will be on February 22, 2018.

Document Approval

The Commission approved the minutes from the December 14, 2017 meeting.

Comments from Staff

Mr. Ryckaert reviewed items for upcoming Plan Commission meetings.

Adjournment

There being no further discussion, Commissioner Silva moved, seconded by Commissioner Bromberg to adjourn the Workshop Meeting at 9:52 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll