

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on February 8, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were:           Sean Forrest  
                              Elaine Jacoby  
                              Stuart Shayman

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

**WORKSHOP MEETING**

Chairman Berg swore in all who planned to testify before the Commission.

**Public Comment on a Non-Agenda Item**

There were no comments from the public on a non-agenda item.

**(1)   Prefiling Conference for the Request for an Amendment to the Walgreens Planned Unit Development to Allow A Skywalk to Connect the Office Buildings; Create Additional Parking Adjacent to the 200 Building; and Install New Branding and Directional Signage on the Corporate Campus; Including Necessary Exceptions (Walgreens Co.)**

Bernard Citron, Attorney with Thompson Coburn, LLP representing Walgreens addressed the Commission. He reported that they are seeking to amend two Planned Unit Developments as the Walgreens campus is part of two PUDs. The northern most piece was annexed in 1972, the middle section annexed in 2000 and southern part which includes the 100 series buildings is part of the Tollway North PUD. In 2000 the Plan Commission recommended that they all become one PUD called the Walgreens PUD, however this did not occur. Mr. Citron stated that they are first seeking to put all of the Walgreens campus into one PUD.

Commissioner Bromberg inquired to Village staff if this PUD request requires that it benefits Walgreens and the Village. Mr. Jeff Ryckaert explained that the rationale for putting the Walgreens buildings in one PUD is logical for both the Village and Walgreens. Mr. Citron added that it makes sense for all so that if there are issues or changes to the property they can work with one owner. Additionally, all parking is being dealt with under the same characterization.

Chairman Berg asked if all Walgreens buildings are currently under one ownership. Mr. Citron replied that yes, all Walgreens buildings are owned by Waltrust, and there are some buildings not used by Walgreens that are under different owners in the Tollway North PUD along with Walgreens buildings. Since the newly proposed skywalk is coming into the Tollway North PUD,

the petitioner would have to amend the PUD, which is why they are seeking to have the Walgreens 100 series buildings taken out of the Tollway North PUD and added to a existing Walgreens PUD.

Mr. Ryckaert reported that there have been previous cases in the Village of a property being taken out of a PUD and PUD boundaries being changed. He added that in 2000, the western most part of 108 Lake Cook Road was taken out of Tollway North PUD and put into the Walgreens PUD. At this time there was supposed to be an office building built as part of the plan for annexation in 2000, but it never materialized.

Commissioner Bromberg asked if there would be any challenges in selling a building in the future, under one PUD. Mr. Citron replied that they would likely craft a zoning control agreement to allow for this with less confusion. He added that a PUD is ideally all under one ownership and currently Tollway North is not.

Mr. Citron reported that the second part of the petitioners application before the Plan Commission is to connect these properties with a skywalk. He commented that the plans to do this make the most sense with how these properties are currently being used. They also plan to add parking and seek to change how the Village's parking ratio is applied for these properties. Mr. Citron reported that Eric Russel from KLOA is in attendance to answer any specific questions on this. Mr. Citron explained that the Zoning Code requires 4 spaces per 1,000 square feet of office building space. Walgreens currently has 3.58 spaces per 1000 square because of the way the two PUDs are calculated together. With the additional parking added they will be just shy of the required 4 spaces per 1,000 square feet. However, they are proposing to not calculate required parking on this ratio, nor on the .8 spaces required per employee. Mr. Citron explained that Walgreens has changed the way that their corporate campus is used as there are no longer offices, just open workstations. There are less workstations than there are employees and employees are required to work off-site two days per week. Mr. Citron stated that the petitioners propose .65 to .7 parking spaces per workstation because this is how the property is being used today with not every employee on-site every day. He added that they have submitted a draft parking study detailing this. He noted that they will be close to the 4 spaces per 1,000 square feet, however they believe they have sufficient parking with 0.65 to 0.7 spaces per workstation. They request this as part of the changes made under the newly proposed PUD. Additionally, they are requesting variations for perimeter setbacks for the newly added parking.

Mr. Citron reported that the last part of the petitioners application is relative to the Walgreens branding on the campus. He stated that there are currently three signs along Wilmot Road, one sign for Walgreens and two flags. They are now proposing three signs and the same two flags. One sign will be for Boots Alliance, one for Walgreens and a Welcome sign which is part of the Walgreens branding. These three signs would replace the existing ground sign.

Chairman Berg asked what is currently located where the new parking area will be. Mr. Citron replied that there is grass where the new parking will be. He added that they are not adding any square footage of building space.

Eric Friedman, an architect on staff at Walgreens addressed the Commission to review the plans. He stated that the parking expansion is planned to take place in a grass field around two sides of 200 Wilmot building. They have existing parking to the north and south that stops there, and they are proposing to connect to both existing lots and fill this in with additional parking. He

stated that they will also obtain additional parking spaces by reconfiguring one existing parking lot as part of these plans. He explained that the current primary entry point to the campus is a small component of the 200 building which serves as the reception building. When visitors enter from the main entrance off of Wilmot, the drive brings them straight through to the circle drive in front of this building which is the main visitor entry. As part of the new plans, they are seeking to no longer use this as the main entrance and to use the east entry, which is currently an employee-only entry, as the main entrance for both visitors and employees. In this reconfiguration, there will be a new visitor parking area and new internal directional signage.

Mr. Friedman provided an overview of the skywalk plans. He reported that the skywalk is a curving element that will connect the 100 buildings to the south into the 200 building, continue inside through the 200 building, and connect to the 300 buildings. The skywalk will be at the second floor elevation of each building. However, these elevations are not all the same, so some skywalks will ramp. The skywalks will be secure and not accessible from the ground level.

Mr. Friedman showed images of the site plan with the new parking. He reported that the layout is within the Village's standards for parking drive aisles, however they are seeking an exception for parking in the required setback. He showed the reconfiguration of the parking where the current visitor entry and roundabout are located.

Mr. Friedman showed the plans for and images of the proposed skywalk. He commented that the skywalks will include a way to get down and out in case of an emergency. He showed a diagram of the elevations commenting that it gives a feel for the distance between buildings on the campus. He stated that employees often have meetings in different buildings and the skywalks will help to get across the campus in an enclosed environment. He shared that the 200 Wilmot building sits at the center of the elevations and that in addition to adding the glass enclosed skywalk, they will also be changing the entire east elevation of this building to be glass matching the skywalk and the building will no longer be a solid white color. This will give the feel of a continuous look of the skywalk throughout. Mr. Friedman then showed renderings of the skywalk and the views from ground level. He commented that the curve of the skywalks helps to break up the weight of it and makes it look less heavy.

Mr. Friedman provided an overview of the proposed signage. He reported that the flag poles exist already and currently with a sign that says Walgreens Corporate Campus. The petitioner is now proposing to change this to reflect that the campus is also the Boots Alliance Global Headquarters, which is the Walgreens parent company, and to add the Welcome logo which is an important part of Walgreens branding. The existing Walgreens Corporate Campus sign would be removed and replaced with a new one in addition to the Boots Alliance Global Headquarters and the Welcome sign for a total of three signs and the two flag poles which is considered five signs. Chairman Berg asked what the height is of the existing sign. Mr. Ryckaert stated that it is six feet in height.

Mr. Friedman displayed images of the proposed signage and a depiction of the size and arrangement of the new signs. Commissioner Bromberg confirmed with Village staff that the Zoning Code allows only the name of the company and no other messaging. Mr. Ryckaert clarified that the name of a company, development, or tenant are allowed on the signage. He added that two signs are allowed per frontage and for Walgreens a total of four signs were allowed in 2015 when the two flag poles were added, and they are now seeking to add Welcome which will be a fifth sign. Commissioner Bromberg confirmed that the number of signs

and the nature of the sign stating Welcome all require approval and that the ARC has no jurisdiction in these approvals.

Commissioner Bromberg commented that he is not in favor of approving the Welcome sign as it is a significant departure from what is allowed in the Code and it opens up the potential for other companies to add words that are not part of their name.

Commissioner Goldstone asked if they can add the word welcome to an existing sign. Mr. Ryckaert replied that they could request this, but the code does not allow for this and any words that are not the name of the development, building or company would be a sign exception.

Commissioner Bromberg asked about the dimensions of the signs. Mr. Friedman reported that they are 19 feet wide total with the three signs combined. He added that they are staggered with the Boots Alliance sign sitting further back and are at different heights. They are not planning to use internal illumination and are proposing an illuminated glow edge band around the Walgreens and Boots Alliance signs that give it a colored halo glow around the edge. Mr. Friedman showed images of the lighting on the signs. Commissioner Silva asked if the Welcome sign would also be lit. Mr. Friedman believes it is proposed to be lit.

Chairman Berg asked if there are currently spotlights on the flag poles. Mr. Friedman confirmed that they received approval when the flags were added to light the flags upward facing east, away from Wilmot. He added that currently the full face of the Walgreens sign is lit up at night and with the new signs only the edges will be lit.

Chairman Berg asked if there will be anything on the back side of the signs. Mr. Friedman replied that the back sides will be solid panels since they face parking.

Mr. Friedman reviewed the signage visible from the tollway. Currently there is a long wall sign of the company name Walgreens on the 200 building which will remain. Beyond this will be the new parking area and they are proposing to add a new monument sign with a red W installed on a parking island. The new W sign will have a red edge detail. Commissioner Goldstone asked why this sign will not have the same style as the new signs at the entrance. Mr. Friedman stated that the full Walgreens name is better served on the building where it is today due to scale. The petitioner would like to incorporate the W inside the square logo on campus as this is a primary brand mark separate from the full name.

Mr. Friedman showed images of the size and scale of the monument sign. He added that they raised a large flag in this location and took video from tollway to determine the best location for visibility and that is how they determined this proposed scale and positioning.

Mr. Friedman reviewed the last sign in the petitioner's application which is a vinyl applied sign on the glass of the skywalk as it passes through 200 Wilmot. It is an identifying sign on the glass on the building at the main entry. The large Walgreens name above the main entry will help identify as well as be visible from Wilmot Road. This applied vinyl on glass sign has no illumination and is not three-dimensional.

Commissioner Silva asked if the skywalk will always remain illuminated. Mr. Friedman replied that they will have a small pattern of lights on all the times for safety. Mr. Friedman invited feedback from the Commission.

Commissioner Silva suggested that it would be helpful to see images of the Walgreens sign on glass of the building/skywalk to see what it would look like from Wilmot Road. This will give a sense of the scale of the sign.

Commissioner Bromberg commented that the directional signage they are proposing is larger than what the Village Code allows for and he would like to see pictures of these proposed signs. Mr. Friedman showed one new directional sign directing visitors to the new main entrance. He added that two new directional signs will be slightly larger than the existing signs. The rest of the directional signs that are existing will remain the same size and in the same locations and will be refaced to match the new Walgreens branding.

Mr. Citron reported that relative to parking, Eric Russel from KLOA is in attendance if the Commission wishes to have a review of the draft parking study. He stated that the parking ratio proposed is based on the way the campus is currently being utilized. They will be close to the required 4 spaces per 1000 square feet of the building. They are proposing 0.65 to 0.7 spaces per workstation.

Commissioner Bromberg confirmed that they are not adding more office space but are adding more parking.

Chairman Berg asked if they are adding more employees to the corporate campus. Mr. Citron replied that yes, they have recently added more employees to this location as satellite offices have closed. However, not all employees can come to the campus at the same time as there are not workstations for every employee who works in the Walgreens corporate offices.

Commissioner Goldstone asked if they are losing any parking due to the new skywalk. Mr. Citron stated that they are losing a few spaces but it is not substantial. He added that they are adding 260 new spaces including the few spaces lost due to the skywalk.

Commissioner Bromberg commented that the skywalk looks good and he has no problems with the proposed parking.

Chairman Berg inquired that with the removal of green space are the petitioners planning to add any green space. Mr. Citron stated that they do not plan to add any new green space and they are within the minimum requirements for lot coverage and green space. Chairman Berg asked if there will be any enhanced landscaping. Mr. Citron stated that they will clean up all existing landscaping and add landscaped parking islands throughout the campus.

Commissioner Bromberg commented that overall this looks like a very nice project, however he is not in favor of the Welcome sign.

Commissioner Silva confirmed with the petitioners that all buildings in the proposed new PUD would be under Walgreens ownership.

Chairman Berg commented that he agrees with Commissioner Bromberg that the Welcome sign would set a precedent if allowed and he is not prepared to approve this if it is not allowed per the Zoning Code. He encouraged the petitioners to revise their signage plans or come up with alternative plans. Chairman Berg also encouraged the petitioners to include photographs showing all new signs, parking and skywalks from across the street near the neighboring residential so that the Commissioners can see these perspectives.

Mr. Nakahara asked the Commission if they would like for the petitioners to meet with the neighbors. Chairman Berg asked if they did when they added the flags in 2015. Mr. Friedman stated that they did not meet with the neighbors at that time. In the mailing to neighbors they offered to meet if there were any inquiries and they received no responses. Chairman Berg asked if the new skywalk will be visible by the neighbors. Mr. Friedman replied that they will be visible from across Wilmot Road. Chairman Berg encouraged the petitioners to meet with the neighbors.

Mr. Nakahara asked the petitioners if they are requesting any waivers in their application. Mr. Citron reported that they are requesting to waive the fiscal study and market study and combine the Preliminary and Final Development plans at the Public Hearing.

Commissioner Goldstone asked if the homes in the new development on Samantha Way would be able to see any of the new signage. Mr. Friedman stated that it is not directly across from the signs and is a few properties away.

Mr. Nakahara reported that the petitioners are scheduled on March 8 for the Public Hearing. Mr. Citron requested the Public Hearing be on March 15 instead. March 15 was agreed upon by the Commission and staff.

### **Document Approval**

The January 25, 2018 Workshop Meeting minutes were approved.

### **Items from the Staff**

Mr. Ryckaert provided an overview of upcoming Plan Commission meeting agenda items. Caterpillar will hold a Public Hearing for their proposed monument sign. Tennaqua Club will come back for a Public Hearing on their 10-year master plan. Commissioner Goldstone commented that she thinks 10 years is too long of a timeframe to approve these kind of improvements. Commissioner Silva suggested that they come back in five years for approval again. Mr. Ryckaert reported that he will pass these comments along to the Petitioners.

Mr. Ryckaert added that another upcoming item is a Prefiling Conference for a new parking deck at an office building as well as the Public Hearing for the massage establishment at 700 Waukegan Road.

### **Adjournment**

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Silva to adjourn the Workshop Meeting at 8:36 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,  
Laura Boll