

**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 14, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Blake Schulman
 Jennifer Goldstone
 Elaine Jacoby
 Justin Silva

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

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

Public Comment on a Non-Agenda Item

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

WORKSHOP MEETING

(1) Relocation of the Stop Sign on the Site Plan for the Proposed Panera Bread Restaurant in Outlot Retail F Building in Deerbrook Shopping Center (Mid America Asset Management & Chicago Bread LLC)

Javier Millan of KLOA Traffic and Michelle Panovich of Mid-America Asset Management addressed the Commission. Mr. Millan reported that they are here to review the location of a stop sign on the site plan for the proposed Panera Bread in outlot F in Deerbrook Shopping Center. Mr. Millan displayed the site plan pointing out Lake Cook Road to the north, and the right in right out entrance and exit to Lake Cook Road. Mr. Millan stated that the original site plan had a crosswalk that was moved to the west per Plan Commission feedback. When the crosswalk, was moved to the west so was the stop sign, which should not have been moved. The stop sign sits further west, creating a new traffic flow and confusion for drivers. The stop sign should be moved east instead of being at the crosswalk as this will create what drivers are expecting. Mr. Millan added that in order to communicate better to drivers there should also be an eastbound sign stating that traffic from the left does not stop and a westbound sign stating traffic from the right does not stop.

Commissioner Goldstone commented that her original concern was not about the stop sign but only the crosswalk location and she wanted to confirm that the crosswalk will stay in the updated location. Mr. Millan confirmed that the crosswalk will stay set further back (west) and only the stop sign will be relocated. He stated that they incorrectly moved both the crosswalk and the stop sign, when only the crosswalk should have been moved west. He agreed that the crosswalk makes the most sense in the revised location and the stop sign should be moved back to the original (east) location.

Chairman Berg commented that on the plan, the crosswalk from the parking lot to the restaurant appears to run into a curb and grass area. Mr. Millan stated that when it is built, they will incorporate ADA compliant access at this location and there will be a ramp and pavement and not a curb or grass area.

Commissioner Schulman asked if a stop sign is also needed in front of the crosswalk. Mr. Millan replied that no, per state law there is no requirement to have a stop sign for a pedestrian crosswalk. He added that to keep traffic moving efficiently, they do not recommend placing one there and having traffic stop twice.

Commissioner Jacoby commented that this stop sign is to stop traffic headed east and asked about traffic heading west. Mr. Millan confirmed that there is also a stop sign on the other side stopping traffic in both directions.

Mr. Millan showed an image pointing out all inbound movements within the lot. He stated that cars can enter through the right in right out from Lake Cook Road and go to the first or second drive aisle or can continue and turn further in. Cars can also go further south to park or turn around. Traffic can be dispersed on many different possible routes. He added that if cars miss the right in right out, vehicles can also enter by Jewel and can turn into the parking area for Panera from the other side. Mr. Millan also showed an image of possible outbound movements stating that there are many different ways of getting out depending on where a car may be parked. Cars can exit at the right in right out or can go west through Deerfield Park Plaza and turn left onto Lake Cook Road at the traffic light.

Commissioner Schulman asked if westbound traffic on Lake Cook Road must turn left into Deerfield Park Plaza to enter the site. Mr. Millan replied that it is legal to make a U-turn on Lake Cook Road at this intersection, as there are no signs prohibiting it.

Mr. Nakahara reported that Chairman Berg had emailed and asked about the placement of a stop sign for northbound traffic toward the south end of Jewel, which stops cars directly in front of a drive aisle. Mr. Millan agreed that this stop sign does stop cars in front of a drive aisle. He shared that the the original plan contemplated having the striped area for pedestrians go all the way across the front of Jewel to where this stop sign is located, however it created too wide of an area for walking. The striped area was then condensed into two shorter areas to coral people to cross there. However, they never moved the stop sign to match the striped area and it does stop vehicles in a drive aisle and not at the striped pedestrian area. He recommended that this stop sign be moved and placed in front of the striped area which will stop cars by an island. He added that the stop sign on the other side (southbound) of the striped area is also not at the front of the striping and should also be relocated.

Commissioner Goldstone commented that the existing stop signs line up with the doors and she crosses there and not in the striped area as many others also do. Mr. Millan stated that the main doors come out in front of the striped area and they want to coral people to walk there if possible. He recommended that the stop signs by Jewel be moved to be in front of the striped area to line up with the pedestrian crosswalk.

Mr. Nakahara stated that Chairman Berg also inquired about a stop sign in front of the new Office Depot site. Mr. Millan stated that this stop sign was supposed to be removed and it was an oversight that the stop sign is still there. The intention was always to remove it and it is a simple fix.

Mr. Ryckaert stated that the Commission should make two motions, one for the Panera stop sign relocation, and one for the other misplaced stop signs in front of Jewel and Office Depot raised by Chairman Berg in his email.

Ms. Panovich stated that she has been in contact with the Deerfield Police who would like to walk the property with them in the spring to review the traffic flow and placement of stop signs and make recommendations at that time. Ms. Panovich stated that on the spine road through the center they have made changes over the years and will now have a drive back to the proposed residential area. The Police suggested that together with the property managers they walk the property and determine where to slow down traffic on the spine road and where stop signs should be placed. Ms. Panovich stated that this topic may be part of a larger discussion in the future. Mr. Ryckaert stated that the Commission could vote on these stop signs raised by Chairman Berg now and future stop signs at Deerbrook be discussed with the Police in the future. Ms. Panovich agreed.

Commissioner Jacoby moved, seconded by Commissioner Goldstone, to approve the relocation of the stop sign on the site plan for the proposed Panera Bread in Outlot Retail F Building in Deerbrook Shopping Center. The motion passed with the following vote:

Ayes: Silva, Bromberg, Schulman, Goldstone, Jacoby, Berg (6)
Nays: None (0)

Commissioner Silva asked if the stop sign in question in front of the new Office Depot appears on the site plan. The stop sign by the new Office Depot was not on the original plans, this stop sign can be removed, and no vote is needed. The Jewel stop signs are a change and the Plan Commission should vote on this matter raised by Chairman Berg.

Commissioner Silva moved, seconded by Commissioner Schulman to amend the site plan to relocate two stop signs in front of Jewel as discussed. The motion passed with the following vote:

Ayes: Silva, Bromberg, Schulman, Goldstone, Jacoby, Berg (6)
Nays: None (0)

Chairman Berg reported that this matter will go before the Village Board on Tuesday, February 19, 2019.

Document Approval

The Commission approved the draft recommendations with a minor change and also approved the minutes from the last meeting.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

There being no further discussion, the Workshop Meeting adjourned at 8:06 P.M. with a unanimous voice vote.

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Respectfully Submitted,
Laura Boll