

**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 February 22, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were:           Sean Forrest  
                              Stuart Shayman

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.

**PUBLIC HEARING**

**(1)   Public Hearing: Request Approval of an Amendment to a Sign Plan to Allow a New Ground Sign for Caterpillar Global Headquarters (Caterpillar, Inc. and Corporate 500)**

Chairman Berg asked for proof of publication from the petitioners. Principal Planner Jeff Ryckaert reported that the legal notice was published in the Deerfield Review on February 1, 2018 and the petitioner provided certified mailing receipts.

The petitioner Eric Nieukirk of Caterpillar addressed the Commission. He reported that they would provide a brief overview of their signage plans and changes made since the Prefiling Conference. He stated that Caterpillar is excited to be a newer resident of Deerfield and that they appreciate the assistance they have received from Village staff. As background, Mr. Nieukirk explained that Caterpillar chose Deerfield as the location for their new headquarters last year, and prior to this decision they held a meeting with the Mayor and the Village Manager to discuss signage, as branding is very important to them. Corporate 500's signage opportunities were limited, and they identified this as an issue and decided to meet with Village officials before moving forward with lease agreements. Caterpillar's agreement with Lincoln Properties then included the addition of a monument sign pending final approval from the Village.

Mr. Nieukirk reported that he is accompanied by Brian Newton from Parvin-Clauss Sign Company and Marlies Hansen representing Corporate 500 management Lincoln Properties.

Mr. Niekirk shared that Caterpillar has about 300 employees at their headquarters in Deerfield and visitor traffic is fairly heavy given the proximity to O'Hare. Signage from the street is important in directing visitors to the property since it is tucked back off of Lake Cook Road. Mr. Niekirk stated that at the Prefiling Conference he presented a possible alternate sign with the addition of the words "Global Headquarters" at bottom of the sign and that was the version of the sign chosen by the executive team.

Brian Newton of Parvin-Clauss Sign Company in Carol Stream gave an overview of the signage plans. He reported that the proposed new monument sign location is 116 feet away from the existing tenant monument sign for Corporate 500 and that the nearby leasing sign will be relocated. He stated that they are proposing a double-faced fabricated illuminated cabinet with a slate background. The sign will be on a masonry base of natural stone which will be a stone veneer on a concrete foundation. The letters in Caterpillar will be illuminated and the words Global Headquarters will not have illuminated letters but will be lit from the ground up, so the words are still visible at night. The sign will also have a stone planter wall with landscaping plan around it. Mr. Newton stated that the inside of the sign body will contain the electrical components.

Mr. Newton showed the materials that will be used in the sign as well as renderings of views of the sign in daylight and at night and from different elevations from inside Corporate 500 and from the street. Mr. Newton added that the relocation of the leasing sign is part of the signage plans.

Marlies Hansen of Lincoln Property Company stated that she represents the Corporate 500 ownership. She reported that Corporate 500 ownership approves of the sign package presented by Caterpillar and they feel it is aesthetically pleasing and enhances the look of the office park. She added that Caterpillar requested that the leasing sign be relocated out of the line of sight of their new monument sign which has been approved.

Mr. Niekirk stated that landscaping around the new sign will be minimal and will be consistent with the rest of the corporate park. They are planning low profile planters that do not interfere with sight lines of the sign. Plantings will include short prairie grass on the sides and other small plantings in the front. Mr. Niekirk reported that this concludes their presentation.

There were no comments from Commission and there were no comments from the public.

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 Jacoby to close the Public Hearing. Said motion passed with the following vote:

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

Nays: None (0)

**(2) Public Hearing: Request for Approval for a Class A Special Use for a Proposed Massage Establishment to be Located at 711 Waukegan Road (Massage Heights and Deerfield Village Centre)**

Chairman Berg asked for proof of publication from the Petitioners. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on February 1, 2018. The petitioner reported that certified mailing receipts were left at his office. Chairman Berg asked that they be provided to the Village by Monday.

The petitioner Eric Carlson of ECA Architects in Geneva addressed the Commission. He stated that he is accompanied by Carole Holland, Manager for Massage Heights. Mr. Carlson stated that Massage Heights is a therapeutic massage center that provides various services to clients to help relax and de-stress including massage and facials. He displayed the site plan and stated that the site is located in a shopping center, but it is a standalone building that was formerly a bedding store and is next door to a bicycle shop. He added that the center has shared parking throughout and they have completed a parking study with Walker Consultants analyzing the current parking availability based on the projected needs for this business.

Mr. Carlson showed the floor plan stating that there are 16 private massage rooms and they plan to have 16 certified massage therapists working at a time. There will be an additional four staff members at the front during peak times. Mr. Carlson reported that the completed parking study assesses parking with a projected demand of 24 spaces. However, during peak times, they expect to require more than 24 spaces. With customers and staff, they expect to need 40 or more spaces during peak times. Peak times are expected to be 10 A.M. to 2 P.M. and 7 P.M. to 9 P.M. weekdays and on weekends during business hours. Hours will be 8 A.M. to 10 P.M. Monday through Friday, 8 A.M. to 8 P.M. on Saturdays and 9 A.M. to 5 P.M. on Sundays.

Mr. Carlson provided an overview of signage and window plans. He reported that they plan to comply with signage height and size requirements. At the Prefiling Conference, there was discussion regarding possible window graphics as the north side of the space will have private massage rooms and the windows to the street need to be blacked out for privacy. Mr. Carlson showed images of the Naperville Massage Heights location's window graphics but added that they do not comply with what Deerfield requires. He then showed some possible options of window graphics that they were given from Massage Heights corporate that they feel are not business signage. Mr. Carlson reported that they are going before the Appearance Review Commission on February 26 and are prepared to discuss options further at that meeting. Commissioner Jacoby asked if the window graphics will block all light. Mr. Carlson responded that yes, they will be entirely opaque. Mr. Carlson showed the door signage graphics which will list business hours.

Regarding parking, Mr. Carlson stated that they anticipate having available the parking area directly behind the building and the area across the lot behind the bank. Mr. Carlson reported that as they looked at parking demand and compared numbers to the Naperville store, they anticipate requiring more parking than what the parking study projected.

Ms. Holland added that she has driven by the site several times recently and has observed that the lot is often over half full even though the proposed site is currently a vacant building. She stated that this is a huge concern because parking is already a huge challenge at the Naperville location and it can be a deterrent to customers. Mr. Carlson commented that the Plan Commission knows the area best and that as petitioners they want to make sure their proposed

use is right for this site. He added that they feel that peak time parking demand will be more than what the Walker Consulting study projected.

Commissioner Bromberg confirmed that the petitioners have seen the parking lot behind the site half full and added that the previous use of a mattress store generated little parking demand compared to this use. Commissioner Bromberg commented that the petitioners raise a valid point, but it is a decision that they (the petitioner) will need to make as business operators.

Mr. Carlson reported that there are 52 parking spaces behind the site and that on an average basis this will likely be sufficient but during peak times it could be challenging.

Commissioners Bromberg and Jacoby suggested that if their employees are required to park further away this could help their situation.

Commissioner Goldstone commented that the petitioners bring up a valid point and it is a concern to her. She added that the bank's parking is currently being used for restaurant parking when the bank is closed.

Mr. Ryckaert stated that like most PUDs, this PUD has shared parking where the various uses in the development are busier at different times of the day. For example, the office use has a heavy demand during the weekdays, but not in the late evenings or weekends. The traffic study indicates there is adequate parking available on the weekdays and weekends, but the applicant is now indicating there will be more parking demand than the study showed as there is overlap when clients are coming and going for appointments. Mr. Ryckaert asked if they can space out their appointments to alleviate parking concerns. Ms. Holland replied that it would be too costly to space out appointments.

Mr. Nakahara asked if these concerns have been raised to their parking consultant who completed the study. Mr. Carlson stated that the consultant completed the study based on standards that the Urban Land Institute uses, and the consultant is fairly comfortable with the numbers and assessment. Mr. Carlson stated that study determines that there is a comfortable surplus of parking even with a weekend peak of 40 spaces required however the consultant admitted that their study was done in a limited amount of time and it is not a large window.

Mr. Carlson stated that although they want to open this business at this location, they do not want to be a nuisance to the community. He added that the Plan Commission knows the area better than a traffic study and they are open to the Commission's feedback on parking.

Commissioner Bromberg commented that he does not have much experience in this lot and that as a Plan Commissioner he forms an opinion based on the parking study and other materials provided by the petitioners. Chairman Berg informed the petitioners that it is a business decision that they will have to make.

Chairman Berg commented that regarding the window coverings, the Petitioners chose a challenging location. There are three sets of windows, each with a separate awning, and several of the options suggested are clearly advertisements which are not allowed to cover more than 20% of the windows. Chairman Berg suggested that the petitioners consider flipping the floor plan so that rooms are on the interior and a hallway can be along the windows so that they do not have to be covered and they can eliminate the problem of covering windows with an advertisement.

Ms. Holland replied that the designs came from Massage Heights corporate offices and they did not have any say in its layout. Mr. Carlson commented that he can look at floor plan options. Chairman Berg reiterated that he anticipates the ARC will have issues with the window coverings too.

Commissioner Silva suggested that they consider an alternative to window graphics such as frosted glass.

Commissioner Bromberg commented that the biggest concern he had with the petitioners plans was the window signs, but he now has the added concern of parking as well.

Chairman Berg reiterated that commercial advertisements cannot cover more than 20% of windows. Mr. Carlson stated that they are comfortable to work with the ARC further on this matter and that they may consider frosted glass or another alternative.

Commissioner Jacoby asked the petitioners to explain the wall signage plans. Mr. Carlson reported that signs will be in the same locations as the previous use except for the front elevation where it has been slightly moved for better visibility. All signage will be in compliance with height and size requirements. Mr. Ryckaert stated that the wall sign over the door is outside of the sign criteria for this PUD.

Commissioner Jacoby asked if they will have an entrance for the public in the back. Mr. Carlson replied that the back entrance will be for employees and the public will use the front entrance.

Commissioner Bromberg asked the petitioners if they are asking for Plan Commission approval or if they are reconsidering their plans. Chairman Berg informed the petitioners that they can request a continuance on this matter. Mr. Holland stated that they are asking for guidance from the Commission regarding parking. She added that if parking is going to be a major issue they do not want to make a bad decision for their business as well as the community. Ms. Holland stated that they are looking to move forward with a recommendation to carry forward to the Village Board.

Commissioner Bromberg commented that employees of other businesses may be parking at the site.

Commissioner Jacoby commented that the Village cannot say whether a business will be successful or not. She added that if a parking consultant's report indicates that parking will be adequate for a given use, the Plan Commission weighs that heavily when voting on a petition.

Commissioner Goldstone commented that she frequents this center and she is concerned because parking in this lot is already half full most of the time with a vacant building because it is used as overflow parking for neighboring restaurants. She added that she thinks the entrance being in the front is a far distance from parking in the back. She suggested that if an entrance in the back can be provided for customers, that would be better.

Commissioner Silva suggested that the petitioners talk to the neighboring apartment building and see if there is an opportunity for extra parking there. Commissioner Silva suggested that if the petitioners are not confident with the parking study they should go back to the traffic engineer and get more information.

Chairman Berg asked the petitioners if they would like more time to reassess their plans or if they would like the Commission to proceed with a vote. Mr. Carlson responded that they would like to proceed.

Mr. Ryckaert reported that the Plan Commission's input regarding the windows should be taken into consideration as part of the Special Use and this input will be provided to the ARC.

Chairman Berg commented that proposed images are advertisements and he is not in favor of the window graphics.

Commissioner Bromberg commented that he agrees that simple frosted window would be better than the graphics.

Commissioner Jacoby asked for clarification on the window sign regulations. Mr. Ryckaert reported that the Ordinance states that if windows will be made opaque, then ARC approval is required, and additionally a variation is required (by the BZA) for any window coverage of more than 20%. At this time, staff is asking the Plan Commission to weigh in on this window issue as a part of the Special Use.

Commissioner Bromberg commented that he is not in favor of varying from the 20% requirement so significantly.

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 Jacoby moved, seconded by Commissioner Bromberg to close the Public Hearing. Said motion passed with the following vote:

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

**(3) Public Hearing: Request for an Amendment to a Special Use to Allow Renovations to Tennaqua Swim and Racquet Club (Tennaqua Inc.)**

Chairman Berg asked for proof of publication from the petitioners. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on February 1, 2018 and the petitioners provided certified mailing receipts.

Nick Alex addressed the Commission and stated that he is the Board President of Tennaqua Club and is also a long-time resident of the Village. He stated that Tennaqua has been in the community since 1958 and they are here to talk about their assets and the need to reinvest. Mr. Alex stated that the Club is at a bit of a crossroads as the pool, clubhouse, and most tennis courts are original to the 1958 opening of the Club. Membership is at about 200 families, the vast majority of which are Deerfield residents. The Club's membership is stepping up to raise the capital necessary to complete renovations to the Club.

Mr. Alex stated that they are asking the Village to consider their Master Plan which covers renovations to tennis courts, the clubhouse, pool, and the paddle courts. He added that the reason for this approach is so that they can report to their members and potential members what the members will get for their money. They wanted to provide a complete vision of what they will get for their money over time. Mr. Alex stated that without these renovations, the Club has a short lifespan left. Membership has been waning slowly and the number one reason new members don't sign up is the age of the assets and that there is no Master Plan to update.

Mr. Alex stated that there are some neighbors in attendance and that Tennaqua has always had an understanding that they sit in the middle of a residential neighborhood and they try to be a good neighbor at all times and be responsive to neighbor concerns. He added that as part of this process, they invited neighbors to a question and answer session. Four neighbors came to ask questions about the plans and another two emailed questions that were responded to.

Mr. Alex provided an overview of the Master Plan stating that they are essentially trying to adhere to the Club's existing footprint. They plan to move a small tennis gazebo from the western side to a central area of the tennis courts and push one tennis court out further east, but not further than the existing farthest east court. They are also looking at the replacement of the clubhouse building which has been cobbled together over several decades and is aging facility. They plan to replace the existing 2,000 square foot clubhouse with a new building close to 6,000 square feet. The expansion of the clubhouse will be mostly further west towards the 294 tollway, with the exception of four feet closer to the neighbors to the east, but the building will still have a 150-foot setback. Mr. Alex added that the pool will also be replaced and changed from an L shape to a square. A new pavilion between the pool and the paddle area will be added for sun shade and connectivity from the pool to the paddle area.

Mr. Alex continued stating that in addition to the existing four paddle courts, two additional paddle courts will be added to support the expanding paddle program. He added that they want to be good neighbors and keep significant buffers between the new courts and their neighbors. They also have some considerations for additional parking to accommodate these expansions.

Doug Mosser, Architect with HKM Architects in Arlington Heights stated that he is also a Club member. He reported that they have worked to consolidate the original eight to ten-year plan, to a six to seven-year plan. The first projects to be completed in the plan will be tennis court renovations, relocation of the tennis pavilion and the addition of pop tennis courts. These are expected to be completed in year one.

Commissioner Jacoby asked if they will lose any trees with the additional parking. Mr. Alex replied that no trees will be lost, the additional parking will be added to an open grassy area that is already currently used for overflow parking. Mr. Alex added that they plan to add trees in several locations as part of this plan as their members love the grounds and landscaping at the Club.

Commissioner Jacoby asked if there will be lighting added in the new parking lot. Mr. Mosser replied that no, lighting will only be added on the new paddle courts and two additional tennis courts.

Commissioner Jacoby asked if the shortened time frame was the only change to their plans since the Prefiling Conference. Mr. Mosser replied that yes, this was the only change. He explained that after the year one projects, year two will be for fund raising, year three will be

renovations to the pool and the addition of bocce courts, year four will be additions to the paddle courts, and years six and seven will be the new clubhouse.

Commissioner Bromberg confirmed that all work will be done Labor Day through Memorial Day in the Club's off season.

Commissioner Bromberg asked the petitioners plans to manage storm water. Mr. Mosser replied that storm water plans are not complete, but they will work with an engineer on this now that they have a timeframe in place.

Commissioner Bromberg asked Village staff about the process the petitioners will follow should the Village approve the Master Plan. Mr. Ryckaert stated that the petitioners will work with Village staff on each phase of the Plan and if there are significant changes then they must come before the Plan Commission for approval. Mr. Ryckaert stated that the petitioners will submit their plans to the Village for each phase, and if plans are similar to the Master Plan the plans can be approved administratively and if not, the petitioners must come back to the Village for approval.

Mr. Alex explained that for their membership it is very important to complete the work in a fiscally responsible manner and they are trying not to access debt instruments but instead raise the capital through membership dues and assessments. He added that he is trying to sell a vision to members who are signing up for increased dues and fees.

Commissioner Jacoby asked what year the parking will be added. Mr. Mosser replied that they are anticipating that membership will increase with the new clubhouse and at this time they will require more parking to accommodate the increase.

Commissioner Bromberg asked at what point the petitioners must come back should they exceed their expected timeline. Commissioner Bromberg asked if the Plan Commission is being asked to approve the Master Plan and the time frame. Chairman Berg stated that the Village is being asked to approve the Master Plan along with the time frame and that approvals will expire at the end of the timeline and any work not completed would come back before the Village for approval.

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

Kevin Beauseigneur of 370 Castlewood Lane stated that he has resided there for over 20 years and been a long-time neighbor to Tennaqua Club. He appreciates the efforts in the plans and the intentions to make renovations not intrusive. However, he has concerns about the long-term timeline which seems excessive for the neighbors to endure construction. He also has concerns regarding sound and lighting. He stated that the lighting is noticeable three quarters of the year and the sound from the paddle courts is an annoyance. He stated that there is lots of yelling and robust language and there seems to be no governance on hours of play which goes past 11 P.M. at times and sometimes close to midnight.

Nancy Feldman of 380 Castlewood Lane stated that she also has concerns with the paddle courts lighting and noise. She attended the Club's question and answer session and asked if they could add more landscaping at the south end of the Club to help give neighbors more of a barrier to keep some light away, as well as lowering the lights so that they don't have as much glare into their bedrooms. She stated that she also discussed water issues and Tennaqua

indicated that it would be taken care of by engineers. And lastly, she is concerned about the use of the word substantially when staff discusses possible changes to the Master Plan. She stated that this can be a loose term and what the Village considers unsubstantial could be huge to neighbors. She added that if approved, there should be certain parameters placed in the recommendation to the Village Board to see that the plan is followed.

Tatyana Paler of 390 Castlewood Lane stated that resides closest to the paddle courts and her main concern is the expansion of the paddle courts. She stated that noise is a huge concern as her kids' bedrooms are in the back of her home facing the paddle courts and play sometimes goes past 11 P.M. She is worried that with more courts and moving closer their home, the noise will be an even bigger issue. She added that you can clearly hear everything word for word from the paddle courts in her children's bedrooms and noise and lighting is a very big concern for her.

Commissioner Bromberg asked the petitioners about hours of play allowed and lighting on the paddle courts. Mr. Alex stated that there are no specific hours adhered to, but they go by the Village noise ordinance. He added that he has already sent a club-wide email asking members to pay attention to excessive shouting and language since their meeting with neighbors. Mr. Mosser replied that the lights are on a switch that can come on anytime. He added that paddle usually starts around 6 P.M. and is usually done by 10 or 10:30 P.M. but sometimes goes later, but lights are always out by midnight.

Commissioner Bromberg asked staff if there was a time limit to play with the approval of new paddle courts at Briarwood Club a few years back. Mr. Ryckaert stated that he will look into this and that the Commission can restrict hours of lighting and noise as part of a Special Use. Commissioner Bromberg suggested that Sunday through Thursday play a 10 P.M. cut off time is reasonable and Fridays and Saturdays until 11 P.M.

Mr. Alex reported that paddle is their highest revenue generating activity and that they also make the paddle courts open to all Deerfield residents through a Park District program. He stated that they want to balance what members want with being respectful to neighbors. He added that leagues run at night and sometimes go past 10 P.M. He noted that they are open to adding more landscaping to alleviate neighbor concerns.

Chairman Berg asked if other clubs with paddle adjacent to residential have hours restricting play. Mr. Alex responded that Lake Bluff has a 10:30 P.M. shut off time but other clubs in the area do not seem to have time limits.

Commissioner Goldstone asked staff about the parameters of the Village noise ordinance. Mr. Ryckaert responded that the noise ordinance for yelling, shouting, etc. is in affect from 11 P.M. to 7 A.M. every day.

Chairman Berg asked the petitioners to consider adding landscaping near the paddle courts which may help with lighting and noise. Mr. Alex replied that they will investigate this to add a buffer for sound, however lights are higher than landscaping will grow.

Commissioner Silva asked if there are any measures they can take now with existing lights. Mr. Alex stated that the lighting is focused on the courts and do not face neighboring properties. He added that new lights will comply with photometric plans and lights will be on posts facing down onto the courts, but neighbors will be able to see them when they are on.

Mr. Alex thanked the neighbors for sharing their concerns and stated that at Tennaqua they want to continue to be a fixture in the community and without these renovations they will not be able to do that. He added that if they cannot make these renovations and get new members, at some point they would have to consider selling the land.

Chairman Berg asked if it is possible to shorten the timeframe further. Mr. Alex replied that they may not know if it can be shortened until membership increases. He stated that they must be fiscally responsible, and they think five to seven years is reasonable. However, if they see an influx in members they can move it up a year. Five years would be the quickest possible timeframe but seven years is more reasonable.

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 Silva to close the Public Hearing. Said motion passed with the following vote:

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

Nays: None (0)

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 February 22, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were:           Sean Forrest  
                              Stuart Shayman

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

**WORKSHOP MEETING**

**(1a)   Discussion of Caterpillar Ground Sign**

All Commissioners commented that they are in favor of the proposal. All agreed the proposed ground sign is an attractive, first class sign.

Commissioner Bromberg asked about the exceptions for the sign. Mr. Ryckaert replied that exceptions are for height, area, sign width and location of the sign.

Commissioner Bromberg moved to approve an amendment to a sign plan to allow a new ground sign for Caterpillar Global Headquarters. The motion was seconded by Commissioner Jacoby. The motion passed with the following roll call vote:

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

This matter will go before the Village Board on March 19, 2018.

**(2a)   Discussion on Massage Heights Special Use**

Commissioner Jacoby commented that she is fine with parking based on what the petitioners presented and that she agrees that they cannot have more than 20% commercial advertising covering the windows.

Commissioner Bromberg commented that he agrees with the suggestion to change the floor layout to not have to cover the windows and that he has no issue with use of the space as a massage establishment.

Commissioner Goldstone agreed that she has no issue with the use but stated that she has concerns about parking and the windows.

Commissioner Silva commented that he is fine with the use and that his preference is clean, simple windows without graphics. Commissioner Goldstone agreed. Commissioner Silva suggested that the petitioners ask their parking consultant for more information if they are concerned about their parking situation.

Chairman Berg stated that this building is a major focal point in the downtown district and that he does not want to do anything to damage that appearance. He added that some options shown are not compliant and it would be a mistake if the window coverings were permitted. He commented that if the Commission votes in favor of the establishment, he would like to add to the recommendation that windows are not to be billboards and must be done tastefully.

Commissioner Jacoby moved to approval a Class A Special Use for a proposed massage establishment to be located at 711 Waukegan Road. The motion was seconded by Commissioner Bromberg. The motion passed with the following roll call:

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

Commissioner Jacoby moved to approve signage for the massage establishment that is in compliance with the ordinance of no more than 20% window covering and to be kept clean and simple without graphics. The motion was seconded by Commissioner Goldstone. The motion passed with the following roll call:

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

This matter will go before the Village Board on March 19, 2018.

### **(3a) Discussion of Tennaqua Master Plan Special Use**

Commissioner Bromberg commented that the neighbors brought up issues he was not anticipating. He added that is happy they shortened the timeframe and added some specificity to the plan. He thinks the main issue is the hours of paddle play. He asked Village staff to find out if there were hours of play specified when Briarwood's paddle courts were approved.

Commissioner Goldstone commented that she is also happy with the shorter timeframe at the end of which approvals expire and that she agrees that there needs to be parameters on hours of paddle play.

Commissioner Jacoby agreed and added that she would like for play to end at 10 P.M. every night. She encouraged the neighbors in attendance to call Tennaqua and the Village to report noise complaints late at night. Commissioner Jacoby also asked if lights added can have a design with blinders on the sides. Mr. Mosser replied that they have not selected a specific type of light fixture yet as this will be done a few years, but they will look into lighting facing straight down or with blinders.

Commissioner Jacoby suggested that paddle leagues that begin at 7 P.M. on weekdays could begin at 6 P.M. instead so they can end earlier.

Commissioner Goldstone asked how often play goes past 10 P.M. Mr. Mosser replied that leagues are 18 weeks long in the winter season and are on Tuesdays, Wednesdays and Thursdays. He stated that they are usually done by 10 P.M. but do occasionally run later.

Mr. Alex added that they are trying to balance the fact that the Club is there with being a good neighbor, and the existing Village noise ordinance is a good proxy to balance this. The noise ordinance goes into effect at 11 P.M. and he would like Tennaqua to be required to comply with this and not sooner. He stated that they would like to further investigate other ways to abate sound and will continue to abide by the Village noise ordinance.

Commissioner Silva agreed that he is concerned with the sound and suggested that a 10:30 P.M. cut off time would be more appropriate.

Commissioner Bromberg stated that the petitioner brings up a good point and he may not be in favor of enforcing a time earlier than the Village ordinance.

Mr. Ryckaert suggested continuing this matter to a future date so that the petitioners are able provide more detail about landscaping and light fixtures. Staff can determine if Briarwood had restricted hours of paddle play included with the Special Use approval of their paddle courts. Mr. Ryckaert suggested that this matter be continued to the next Plan Commission meeting on March 8 and still go before the Village Board as planned on March 19. Mr. Ryckaert commented that a neighbor asked what would be considered substantial similar to the Master Plan. He stated that substantial similar parameters would include the building footprint and appearance so changes such as adding another court or making a structure bigger would not be substantially similar to the Master Plan.

The petitioners agree to this suggestion and asked for a continuation of the Public Hearing to March 8, 2018.

Commissioner Silva moved to continue this matter to March 8, 2018. The motion was seconded by Commissioner Jacoby. The motion passed with the following roll call:

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

Chairman reported that this matter will be continued on March 8, 2018 and the neighbors are welcome to attend.

**(4) Prefiling Conference: Prefiling Conference on the Request for an Amendment to a PUD to Permit A New Parking Garage to be Constructed to the South of the 1717 Deerfield Road Office Building.**

Attorney Liz Butler of DLA Piper stated that she represents the petitioner and introduced Mike O'Malley of Hudson Advisors. She added that they are joined by consultants working on this project with Gewalt Hamilton, Walker Consultants, WHA Architects, and the Lakota Group.

She reported that the property is located at 1717 Deerfield Road adjacent to the Tennaqua Club. It is 9.25 acres in size and has a three-story office building with surface parking lots to the

north and south of the building. They are proposing to add a parking structure to the site on an existing surface lot. The site is zoned I-1 and would require an amendment to the Special Use PUD.

Mike O'Malley stated that he is the Chicago Asset Manager with Hudson Advisors. They have owned this property since May of 2015 and today the building is 68% leased. Two of their current tenants are companies with about 200 employees. They are seeking to add a parking garage due to significant pattern of changes by offices and to accommodate future occupants. He stated that there is a trend in the office space real estate market of more employees per square feet and they want to react to this and accommodate future tenants.

Don Matthews of Gewalt Hamilton in Vernon Hills stated that his firm serves as the traffic and civil engineers for this project. He stated that the site as represented has two surface parking lots to the north and the south of the main building. The new parking structure is proposed to be in the footprint of the south parking lot. He reported that they collected a great deal of traffic data and a final report will be given to the Village within the next week. They took traffic counts on six nearby intersections and will estimate additional trips in and out of the site at full occupancy. They will test traffic in both directions and identify worst case scenario trip information.

Commissioner Bromberg confirmed that the data already provided to the Commission is not the final report. Mr. Matthews confirmed this and asked the Commissioners to review the final report instead once received.

Mr. Matthews provided an overview of the project stating that there will be a net increase of 265 spaces anticipated with a total of over 400 new spaces in the garage. He showed images of the south entrance of the building and the footprint of the garage in the existing parking lot footprint. He stated that the existing parking lot had storm water management built into it and they will be accommodating this by adding an underground vault. There will also be water and sanitary utilities below the garage.

Mr. Matthews reviewed the grading plan stating that the structure will be at the same elevation as the existing parking lot grade. There are accessible spaces on the first floor of the garage and there will be gentle ADA compliant grade to accommodate this. He reported that they submitted plans to the Village engineer and the Fire Department. They have not received feedback from either but will be happy to make any changes requested. The project is expected to be within all Village standards.

Gary Koch of Walker Consultants in Elgin addressed the Commission. He reported that the structure is reusing the existing slab and will have the same basic raise. Entrance and exit to the parking will be the same as is currently done right now. Currently there are four rows of parking in this lot. Three rows will have the garage built above and one row will remain surface parking. The garage will be 25 feet above grade with one level at grade and two more levels above this. There will be a stair tower, which in one corner will raise ten feet higher and come to 31 or 32 feet above grade. In the opposite corner, there will be an elevator tower that will come to 34 or 35 feet. Mr. Koch reported that there are currently 445 parking spaces. They will be adding 448 but taking out 75. The new total will be 710 parking spaces including the surface spaces and the new garage structure.

Commissioner Bromberg asked where people will park during construction. Mr. Koch replied that there may be eight to nine months of parking management required and off-site parking and shuttles may need to be considered.

Commissioner Jacoby asked about the height of the structure. Mr. Koch reported that the highest parking level is 25 feet high, but stairs in the corners will be around 32 feet high and the elevator in one corner is 35 to 36 feet high. He added that the center bay contains a ramp that connects floors and that the structure has a horizontal facade to look like a building and will not appear sloped.

Mr. Koch continued stating that accessible parking stalls will be relocated closer to the building entrance and will have ADA compliant grades. The parking stalls in the garage will be 8.5 feet deep although the Village Zoning Ordinance requires nine feet. Mr. Koch pointed out that these spaces are intended for long-term parking and not frequent in and out and that nine-foot stalls would make the structure 14 feet longer.

Chairman Berg asked about the length and width of the parking aisles. Mr. Koch replied that the parking spaces will be 18 feet in length with 24 feet wide drive aisles. He added that this matches another project they completed in Deerfield at Three Parkway North. He also reported that there will be no changes to the existing building.

Project Architect Chris Malensek of WHA Architects addressed the Commission. He reported that the appearance and aesthetics mirror other jobs completed in Deerfield, most recently at Three Parkway North. Mr. Malensek reviewed the elevations stating that there will be a band around the building hiding all sloped elements. The stair towers and elevator tower will have an aluminum and glass front with natural light coming into the stairwells and there will be a smaller band of windows to mirror the existing structure, as well.

Mr. Malensek commented that they understand the proximity to residential in this project and the efforts currently in place to screen the office building to residential properties. At the edge of the surface lot there is a lot of low underbrush screening but there is not a berm in all portions. They propose adding a series of 10-foot pine trees to screen the parking lot and structure.

Commissioner Bromberg asked how long it will take a 10-foot tree to get 30 feet tall. Landscape Architect Jonathan Smith of the Lakota Group replied that it could take up to 30 years for these new trees to reach the height of the existing trees. He reported that they are not proposing to remove the existing trees and berm and that they want to supplement. He added that a 10-foot tree is easier to transplant, as taller trees often do not survive and are at a premium.

Mr. Smith stated that they propose to enhance what is already there. He commented that when driving down Tennaqua Lane adjacent to the residential, you see the berm and the transition to a forested deciduous area. They anticipate that about eight months out of the year the view of the parking structure will be blocked with the existing landscaping and berm and the new evergreen material.

Commissioner Silva asked about the height of the berm. Mr. Smith replied that he estimates that the berm goes up to around 12 feet and slopes down in areas. Commissioner Silva suggested that the petitioners add to existing berm instead of planting trees that will take 30 years to grow tall enough to shield the view.

Mr. Smith replied that to add to the berm they may have to remove larger trees, some of which are 50 feet tall, which could be an issue for neighbors. He stated that they determined that the best alternative is the proposed evergreen screening as a supplement.

Mr. Smith reported that the interior landscape plan is supplemental in nature and introduces new trees and lower level evergreens and perennials around pedestrian walkways.

Ms. Butler reported that this concludes their presentation.

Chairman Berg commented that the existing berm seems higher than 12 feet and asked Village staff for exact data on this. Mr. Matthews reviewed the site topography on the plan and noted that the highest point of the berm is 17 feet and it goes down to 14 feet closer to Tennaqua Lane.

Chairman Berg commented that often a parking structure is straight forward, but he has issues with this proposal. He stated that when the office building was built in 1984 the berm was added for the purpose of shielding office to residential. And now, not only is there a 17-foot berm, there are also 30-foot-tall evergreens along the entire portion. The petitioners are now proposing a three-story parking garage close to the berm making the neighbors view a commercial structure. He commented that the supplement of 10-foot trees will not shield the view.

Chairman Berg stated that he understands the petitioners do not want to remove existing trees, but he thinks there may also be a lot of buckthorn and that a parking structure is much more difficult to shield than a surface parking lot. He commented that this view is offensive for neighbors.

Chairman Berg commented that there was no information provided by the petitioners on sound amplification and possible noise generated by engines and key fobs in the garage and would like this to be investigated. He stated that there was no information provided on lighting on the garage that may be visible to neighbors. He commented that sight lines are a critical issue, and this includes lighting at night which may be offensive.

Commissioner Bromberg asked the distance to the closest home. Mr. O'Malley replied that they are about 100 feet away from the neighboring homes across the street. Commissioner Bromberg recommended having detailed data on this for the Public Hearing.

Mr. O'Malley added that he does not expect that the building will be used at night time hours. He expects typical office day time hours.

Commissioner Bromberg asked if the parking consultant can speak about sound and if a parking garage is expected to be noisier than surface parking. Mr. Koch replied that the garage will be an open structure with flat floors and neighbors may hear some car noise but nothing unusually loud. He stated that there will be timers on lights and sensors for motion detection after lights go off for the night. Lighting on top of the garage will be shielded.

Commissioner Jacoby asked how many offices are located in the building. Mr. O'Malley replied that there is 100,000 square feet of built out leased office space. But utilization at Siemens is quite low. Commissioner Jacoby suggested that a two-level parking structure may suffice for their needs.

Mr. O'Malley commented that their parking ratio is 2.85 spaces per 1000 square feet and they would like to increase this to attract tenants.

Commissioner Silva suggested that they investigate going below grade for parking to lower the structure height.

Chairman Berg asked about the height of the existing office building. Mr. Malensek replied that the building is 32 feet from grade to the top of the parapet and that the majority of the parking garage will be 25 feet tall. The stair towers will be about the same height as the building.

Commissioner Jacoby commented that she has issue with the height of the garage and the lighting on the garage.

Commissioner Silva suggested that the petitioners shift the structure toward tollway instead of closer to the neighbors.

Mr. Malensek showed an image with aerial sight lines scaled from the closest resident. He showed sight lines from at grade and from the second story of a house. The image indicated that the berm and trees currently screen the building and additional trees will be added for the garage.

Commissioner Bromberg commented that Chairman Berg brings up good points and agrees with his perspectives.

Chairman Berg stated that this design goes against the spirit of the original office building project, which was to shield the office building from the community, and that ten-foot tall trees will not do the job for another 30 years. He wants the petitioners to comply with how the building was originally built and feels that the berm must be continued, and lighting and sound need to be addressed as well.

Ms. Butler thanked the Commission for their comments.

### **Document Approval**

There were no comments from the Commission on the minutes.

### **Comments from the Staff**

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

### **Adjournment**

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Jacoby to adjourn the Workshop Meeting at 10:07 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,  
Laura Boll