

**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 March 15, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Sean Forrest
 Jennifer Goldstone
 Elaine Jacoby
 Stuart Shayman
 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.

PUBLIC HEARING

- (1) **Public Hearing: Request for an Amendment to the Deerbrook Shopping Center Planned Unit Development for a Transit Oriented Development in the Rear Portion of Deerbrook Shopping Center Consisting of an Apartment Rental Community; a Text Amendment to the C-2 Outlying Commercial District; and an Amendment to the Deerfield Comprehensive Plan (Gateway Fairview, Inc. – Property Owner and Reva Development Partners LLC)**

Chairman Berg reported that this item has been continued to April 26, 2018 at the petitioner's request.

Commissioner Bromberg moved to continue this item, the motion was seconded by Commissioner Forrest. Said motion passed with the following vote:

Ayes: Bromberg, Forrest, Goldstone, Jacoby, Shayman, Silva, Berg (7)
Nays: None (0)

- (2) **Public Hearing: Request for an Amendment to the Walgreens Planned Unit Development to Allow Changes to the Parking Lot to Add Parking, a New Skywalk Connecting the Buildings, and Signage Amendments, Change the PUD Boundaries, Approval of a Preliminary and Final Development Plan, and an Amendment to the Existing Annexation Agreement. (Walgreens Co.)**

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 27, 2018. The petitioners provided the certified mailing receipts to the Commission.

Mr. Bernard Citron, attorney with Thompson Coburn LLP addressed the Commission. He reported that he represents Waltrust property owner and the Walgreens companies. They are here for a Public Hearing for physical changes to their property including the addition of a skywalk, new parking and signage requests. They are also requesting to remove a parcel of property that they have owned for many years from the neighboring Tollway North Planned Unit Development and have all Walgreens properties under the Walgreens PUD. There are no changes to the buildings or to the parking in the Tollway North PUD but there are additional requests caused by the PUD boundary changes. Due to this, they are asking relief on some items on behalf of the Tollway North PUD so that they are not out of conformance.

Mr. Citron reported that the site was annexed in 2000 and some of the petitioners' requested items require an amendment to the Annexation Agreement. They are seeking to change how the parking ratios are calculated. Mr. Citron reported that their traffic consultant says that they generally meet Deerfield's parking standard of four spaces per 1,000 square feet of the office buildings. However, the Walgreens Annexation Agreement had a different way of measuring parking which they are seeking to amend based on how the campus is used today.

Eric Friedman, Sr. Manager Development, Architecture, Walgreens, addressed the Commission. He reported that he will present on the three primary physical changes to the Walgreens campus being requested which include adding new parking, the addition of a skywalk and updating branding and signage.

Mr. Friedman showed the overall site plan and pointed out the area where a new parking lot will be added at the west end of the 200 Wilmot building along the Tollway. This area is currently a grass field. Mr. Friedman pointed out where the new skywalk will run, connecting the south buildings to the middle building and then to the north buildings. He also pointed out where the new signs will be located.

Mr. Friedman showed a map outlining the requested PUD boundary changes. There are two buildings in the Tollway North PUD (Hyatt and 1650 Lake Cook Road office building) that are not Walgreens buildings and all four 100 series Wilmot buildings that are Walgreens buildings. They are seeking to have these four buildings join the Walgreens PUD to have all buildings under one ownership. Commissioner Bromberg confirmed that Walgreens owns all of the buildings in their proposed new PUD. Mr. Friedman stated that Waltrust Properties, a parent company of Walgreens, owns all Walgreens campus buildings.

Mr. Friedman stated that changing the PUD boundaries changes the math for lot coverage and open space ratios. The remaining properties in Tollway North (Hyatt and 1650 Lake Cook Road office building) are not changing what they currently have for parking and green space, but the new boundary creates new numbers for these PUD statistics.

Mr. Friedman reported that the first physical change he will review is the skywalks. They are seeking to physically connect the campus to allow mobility of team members from the southern buildings to the middle building and then to the north buildings with an elevated walkway. The skywalk keeps people in an enclosed environment and no longer walking across traffic aisles. It is a safety feature and also conducive to their new way of working at the corporate campus. Walgreens is moving to a more open and flexible working environment with open work stations which requires more mobility of employees and this proposal will help make the connections safer and more convenient.

Mr. Friedman reported that at the Prefiling Conference, the Commission asked to see the view of proposed changes from Wilmot Road. Mr. Friedman showed this vantage point pointing out the skywalks and new signage. He reported that the skywalks will connect between 106 and 108 Wilmot on the south, enters 200 Wilmot and go into the building and then off the north end and connect between 304 and 302 Wilmot on the north. Mr. Friedman showed additional drawings of the overall connecting skywalk. He reported that it will have stair towers required by code and egress points out of the skywalk will occur after the connecting points at the north and south ends. Mr. Friedman showed the elevation views of the scale and distance across the campus of the skywalk as well as the clearance. He commented that the largest size fire engine used by the Fire Department easily clears under the skywalk.

Mr. Friedman reviewed the next physical change they are seeking is adding new parking. The new parking lot will wrap around the 200 Wilmot Road building along the Tollway ramp and connect existing parking lots to the east and north. Cars currently must go around the building to get from one lot to the other. Mr. Friedman reported that they are also seeking to reconfigure existing parking at the 200 Wilmot building main entrance where there is currently visitor parking and a turnaround/drop off area. The reconfiguration will maximize parking there, and eliminate the turnaround. They plan to make the main entrance of the building another current employee entrance and will no longer need the turnaround. Commissioner Jacoby asked where the new main entry will be located. Mr. Friedman reported that it will be a current entry off of Wilmot. Mr. Friedman noted that the landscape and photometrics plans were included as part of their submittals and asked if there were any questions on these plans.

Mr. Friedman stated that during their review of new PUD boundaries and parking requirements, they looked at their parking requirements. Per the PUD and annexation agreement, their parking is calculated in terms of employees on campus, or parking spaces per seats in the building which is different from the standard of 4 parking spaces per 1000 square feet of building space. With the new PUD boundaries and the addition of the new parking proposed, they will have a parking ratio of about 4.5 parking spaces per 1000 square feet and without the additional parking they would be at 3.71 parking spaces per 1000 square feet.

Mr. Friedman reviewed the proposed signage changes. They are seeking to add wayfinding signage inside the campus and exterior branding signs. Mr. Friedman reported that they have plans to replace the existing Walgreens corporate campus monument sign at the main entry drive on Wilmot Road and also include a new sign for Walgreens Boots Alliance global headquarters. Mr. Friedman showed renderings of the new proposed signs commenting that they are at the same location of the existing monument sign and flagpoles.

Commissioner Shayman asked how these signs will be illuminated. Mr. Friedman replied that they will be internally illuminated and will not have the spotlights or floodlights that are used today.

Mr. Friedman described the new sign along the Tollway. Currently the 200 Wilmot building has a large Walgreens logo on the building's long white wall with a floodlight pointed at it for illumination. This sign will now be in the way of the planned parking expansion and they have identified that a new internally illuminated monument sign along the Tollway at the edge of the new parking area will be added for branding. The new sign will have bright edges with the W logo lit from within. Mr. Friedman showed renderings of the size and scale of the new sign.

Mr. Friedman reported that they also plan to update existing signage throughout the campus. The campus has multiple existing navigational signage at entry points and in the parking areas. These signs are not up to current branding standards and they would like to reface the existing signs. The signs have metal panels that would be refaced with new graphics that are in line with current branding standards. The size and locations of the signs will remain the same.

Mr. Friedman stated that when cars enter the campus at the location of the new monument signs where the flag poles currently exist, they will drive and reach the T intersection which will be created by removing the turnaround and reconfiguring the parking area. They are seeking to add directional signage at this location to point visitors towards Walgreens and Walgreens Boots Alliance as well as add a sign with the word Welcome. The Welcome sign was originally proposed to be out on Wilmot with the monument signs but has now been relocated to inside the campus and scaled back from 20 feet long to 8.5 feet long. The petitioners feel it is still an arrival point and visible for visitors as well as an appropriate message to exhibit.

Commissioner Goldstone asked where on the site this sign will be located. Mr. Friedman showed the overall site plan and pointed out the locations of the new signage at the entrance as well as the new directional signs and Welcome sign at the T intersection.

Commissioner Bromberg asked how far in from Wilmot the Welcome sign will be. Mr. Friedman replied that it is set back about 600 or 700 feet from the Wilmot entrance. Commissioner Bromberg commented that he appreciates that the petitioners moved this sign off the road and made it smaller. The changes to this sign alleviates his concern about this sign.

Mr. Friedman stated that on the 200 Wilmot building itself an applied red vinyl mounted sign will be added. They plan to apply this sign on the ribbon of glass that is the face of the skywalk. From the inside looking out you would be able to see through this sign. Chairman Berg asked if this sign will be lit. Mr. Friedman replied that it will not be lit.

Mr. Friedman reported that with these campus updates, another new element to help generate attention at the building entry point is the addition of a red metal frame around the entry door. This architectural element which wraps around the existing exterior doors gives a sense of entry and arrival.

Mr. Friedman reported that the final update to the campus relates to the visual presence of the buildings on the campus. They are seeking to make the buildings feel more consistent relative to colors. The campus has different properties that were purchased by Walgreens over time but were originally built for different businesses and purposes. By updating the exteriors with similar colors, they can have a better sense of continuity throughout the campus. These updates include painting wood on exteriors and removing old benches and planters that exist as an architectural element but are not functional and block views out windows. Mr. Friedman showed examples of how matching colors might change the visual impact of buildings to be more consistent.

Eric Russell of KLOA addressed the Commission and reported that he completed the traffic and parking study and will review the petitioners proposed parking ratio amendment. Mr. Russell reported that the original parking requirement for this PUD was 0.8 spaces per employee and they are proposing to change it to 0.7 spaces per workstation seat. It is a similar ratio but a different relationship. The rationale for this comes out of the parking analysis they completed. Activities on campus will result in employee density changes on campus as not all employees

can be on campus at the same time. Mr. Russell stated that in their analysis they wanted to understand the current situation today. They inventoried all parking on campus and completed an occupancy survey where they counted the number of parked cars at peak times during mid-morning and mid-afternoon hours and then averaged the data. They found that parking occupancy peaked at 65% of all available spaces. There were 1,900 spaces filled out of 3,000 total, leaving a surplus of about 1,100 spaces. Mr. Russell related this to employees and workstation seats. In the old working format there were as many employees as there were seats and the previous PUD parking ratio related to number of employees and made sense. Walgreens has since changed its format to open seating and not all employees will be there at the same time. With this change, the old parking ratios no longer make sense and they are proposing to base it on workstation seats instead.

Mr. Russell stated that they took the old ratio of 0.8 spaces per employee and compared this to the number of employees that are currently on campus today and found that they had a surplus of 400 spaces. They propose to amend the PUD to be 0.7 spaces per seat. When they completed the parking survey they found that 0.65 spaces were used per workstation seat. They propose 0.7 spaces per workstation to be on the safe side and have a cushion from what was observed to be in use.

Commissioner Bromberg commented that the general standard is 4 spaces per 1,000 square feet but this PUD was different with 0.8 spaces per employee. He asked Mr. Russell for further explanation as they are well ahead of 4 spaces per 1,000 square feet of building space. Mr. Russell replied that the PUD requirement of spaces per employee does not make sense any longer and their proposal is most comparable with spaces per workstation which is why it is proposed as the amendment.

Mr. Citron added that it is not their position to tell the Village which ratio is better, and their suggestion is for the Walgreens campus to be spaces per workstation instead of the current spaces per employee, as it is most comparable to the current measure required for this site.

Commissioner Forrest commented that the proposed change of parking spaces per workstation seems logical but asked why they are going down from 0.8 to 0.7. Mr. Russell replied that 0.7 is based on what is used today with a slight cushion.

Commissioner Bromberg commented that he agrees with the recommendation in the traffic study of no left turn onto Wilmot Road from the exit at the 102-108 buildings aligning with Gordon Terrace. Mr. Russell added that there are already no left turn signs at other exits on Wilmot Road and that their study recommends adding an additional one at this exit. A question arose regarding enforcement. Mr. Ryckaert reported that this left turn restriction would need to be added to the Municipal Code so tickets could be written by the Police Department. Commissioner Bromberg asked the petitioners if Walgreens would agree to this. Mr. Friedman replied that he believes they would.

Mr. Citron reported that the petitioners' formal presentation has been concluded.

Chairman Berg asked what the skywalk clearance will be. Mr. Friedman replied that the clearance will be 14 feet which is above the maximum height of a fire truck. Chairman Berg asked if there are delivery vehicles that frequent the campus as well. Mr. Citron reported that there are not a lot of deliveries and they are comfortable that the clearance height will not be an issue. Mr. Friedman added that the tallest vehicles on campus are the waste haulers which are

higher than semi-trucks, and they confirmed with the waste company that the clearance height works with their trucks.

Chairman Berg asked if the work will be completed in phases. Mr. Friedman replied that with Village approvals, they expect to start construction this summer and complete the skywalk by the end of 2018. They are still working through a final method but anticipate that the majority of the skeleton of the skywalk will be prefabricated and installed in pieces. They will then be fitted out with lighting, finishes and windows. This will minimize the impact to campus team members.

Commissioner Bromberg asked if they will lose parking while work is being done. Mr. Friedman replied that yes, they will lose some. However, they intend to take the turnaround off use early and use this for construction staging and materials and complete this new parking area last.

Commissioner Goldstone asked what the green space is currently being used for where the new parking lot will be located. Mr. Friedman replied that there is a walking path through the green space however the grass area is not heavily utilized. Mr. Friedman added that the walking path will be reconnected outside of the new parking field, so people can still walk around the campus.

Commissioner Shayman asked the petitioners if they have any other long-term plans for additional buildings on the campus. Mr. Friedman replied that there are none at this time and that in the Annexation Agreement from 2000 they had approval to add a building, however they with retract this with proposed amendments being made and do not plan to add a building.

Commissioner Silva asked if the skywalk with 10 feet of exposed glass will be lit at night. Mr. Friedman stated that they understand that the Annexation Agreement and PUD include language about the illumination of the offices at night and they will use the standards for skywalk lighting as well. The requirement states that after 6:00 P.M. lights must be turned off unless the space is in use. He added that the skywalks will not look brighter than the office windows but will have more glass and more transparency.

Commissioner Shayman asked if the glass will be clear or tinted. Mr. Friedman replied that it will be clear glass and showed a glass sample to the Commission.

Commissioner Bromberg asked if there will be motion sensed lighting in the skywalk. Mr. Friedman stated that after the lights go off at 6:00 P.M. there will be motion sensors in use to light the skywalk. Mr. Friedman added that some lights will stay on for safety at all times so that it is not dark at any time. These night light circuits are already in use in the offices.

There were no further comments from the Commission and there were no comments from the public on this matter.

Mr. Citron thanked Village staff and the Commissioners. He summarized the requested changes, and to have all Walgreens parcels under one PUD. He commented that Walgreens has been a good corporate neighbor and wants to continue to be one as they update the campus. He stated that the parking amendment is very well intended and in line with how the campus is currently being operated. And lastly, they feel that all signage requests are appropriate.

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

Public Hearing
March 15, 2018
Page 7

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, Jacoby, Shayman, Silva, Berg (7)

Nays: None (0)

There being no further discussion, the Public Hearing adjourned at 8:34 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 March 15, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Sean Forrest
 Jennifer Goldstone
 Elaine Jacoby
 Stuart Shayman
 Justin Silva

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

WORKSHOP MEETING

(2a) Discussion of Walgreens Amendment to the Walgreens PUD, Skywalk, Additional Parking, and Signage Changes

Commissioner Shayman commented that he thinks the PUD modifications are reasonable and make sense to be under one ownership. He also has no issue with the monument signs and the Welcome sign is well within the property which is appropriate and works well. Regarding parking, Commissioner Shayman commented that they are the single user of this parking and have figured out what they need, and it seems reasonable to go with their proposal.

Commissioner Silva agreed that the PUD changes makes sense. He added that he had concerns about the lighting in the skywalk which was addressed by the petitioners. Commissioner Silva also agreed that he has no issues with the parking ratio proposal.

Commissioner Jacoby agreed with the comments from Commissioner Shayman and Silva.

Commissioner Goldstone asked the Commission if there is still any concern with adding the word Welcome to a sign and asked about zoning conformance. Mr. Ryckaert added that a word such as this is not allowable as a business sign and there could be others who come forward with signage requests. The sign was made smaller and moved further into the campus and off the street. Chairman Berg commented the sign is so far back from the street and homes that he is fine with allowing it. Commissioner Bromberg agreed that the sign was made a lot smaller than first proposed and liked that the sign is 600 to 700 feet off the road. Commissioner Goldstone commented that she has no issues with the petitioners requests except that the updates leaves less green space, but this seems appropriate for their use.

Commissioner Forrest commented that he has no issues with the plans either. He added that he is glad that a large corporate neighbor is making an investment in their property and that the improvements are all positive and will have no negative impact on the neighbors.

Commissioner Bromberg agreed and added that relative to parking, if there is not enough parking, Walgreens will be the ones that will have a problem in the future as they are the only user of this campus.

Chairman Berg agreed and commented that this is a great example where a good plan was proposed, the Plan Commission gave recommendations and the petitioner came back with a better plan and he commended them for doing so.

Commissioner Bromberg moved to approve an amendment to the Walgreens Planned Unit Development to allow changes to the parking lot to add parking; a new skywalk connecting the buildings on the campus; and signage amendments; change the PUD boundaries; approval of a Preliminary and Final Development Plan; and an amendment to the existing annexation agreement. He also recommends adding a no left turn out onto Wilmot Road from 108 Wilmot Road drive that is aligned with Gordon Terrace between the hours of 4:00 P.M. to 5:00 P.M. The motion was seconded by Commissioner Jacoby. The motion passed with the following roll call:

Ayes: Bromberg, Forrest, Jacoby, Goldstone, Silva, Shayman, Berg (7)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Village Board on April 16, 2018.

(3) Prefiling Conference: Request for an Amendment to a Sign Wall for New Wall Signs for Oracle at 1405 Lake Cook Road

Douglas Tarabini of Harkess-Ord in New York, NY addressed the Commission. He reported that Oracle wishes to add two new wall signs on their building. Oracle purchased the building at 1405 Lake Cook Road in April of 2016 and they are currently seeking to add exterior building signage. He reported that the signs will be compliant with the code for square footage and maximum height. The letters will be internally illuminated and made of steel. The plans to affix the letters will be reviewed by a certified engineer.

Commissioner Bromberg commented that this request seems straight forward.

Mr. Ryckaert asked if the sign's electrical components will be behind the sign. Mr. Tarabini replied that the electrical components will be minimal. The signs will need to be anchored to the building and power can likely be hidden as well.

Mr. Ryckaert added that this request is code compliant, but whenever signage is added to a PUD, the signage plan must be amended as a new sign has visual impact.

Chairman Berg commented that he has no problem or concerns with this request.

Commissioner Bromberg asked if the signs will be visible along Lake Cook Road. Mr. Tarabini replied that the sign will be more visible from the Tollway than from Lake Cook Road.

Mr. Ryckaert reported that the Public Hearing on this matter will be on April 26, 2018.

Comments from the Staff

Workshop Meeting
March 15, 2018
Page 3

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Jacoby moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:53 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll