

**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 April 26, 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

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 the petitioner is requesting that their Public Hearing be continued to May 24, 2018.

Commissioner Bromberg moved, seconded by Commissioner Silva to continue the Public Hearing to May 24, 2018. Said motion passed with the following roll call:

Ayes: Bromberg, Goldstone, Silva, Berg (4)
Nays: None (0)

- (2) **Public Hearing: Request for an Amendment to the Oracle Sign Plan for Two New Wall Signs at 1405 Lake Cook Road (Oracle)**

Chairman Berg asked for proof of publication from the Petitioners. The petitioners provided the certified mailing receipts to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on April 5, 2018.

The petitioner David Brundage of Harkess-Ord reported that his firm represents Oracle on all signage projects. He stated that they recently helped Oracle convert existing ground signage for the building at 1405 Lake Cook Road after it was purchased by Oracle. He noted that Oracle changed all ground signs and when this was completed, Oracle's upper management expressed the desire for signage on the north and south faces of the building. Mr. Brundage reported that they are proposing to add two skyline-illuminated signs on the north and south sides of the building. One sign will face the Edens Expressway and one sign will face Lake Cook Road.

Commissioner Bromberg asked if there have been any changes to the plans since the Prefiling Conference. Mr. Brundage replied that there have been no changes.

Principal Planner Jeff Ryckaert reported that the signs meet all requirements of the Zoning Ordinances and that a Public Hearing is required when new signage is added because the signage plan must be amended. Mr. Brundage added that the size and placement of the signs is per the Zoning requirements and there are no exceptions being requested.

Chairman Berg invited comments from the public on this matter.

Jonathan Brand, 30 Arthur Court, reported that he received the legal notice by certified mail and wishes to comment on the proposed signs. He noted that the skyline (wall) signage will be about 250 feet from his home and he will see the sign on the north side of the building from the back of his home. He stated that he objects to this sign being approved, however he has no objection to the south sign facing the highway. He commented that a sign facing Lake Cook Road could set a precedent on the south side of the Lake Cook Road corridor where there are several commercial properties. He commented that he is thankful to Oracle as well as Walgreens and others for being a part of the Deerfield community; but he is concerned about adding this type of signage. He believes the ground signs and other lower signs are sufficient to identify the buildings by car. He commented that the addition of skyline signage will have a negative impact on residents in the southwest portion of Deerfield. He stated that his main concern is that the light from the sign may shine in his home at night.

Steve Zebovitz of 10 Edgewood Court thanked Harkess-Ord and Oracle for the detailed plans submitted to the Village. He commented that he would like to know how large the signs will be and how well lit they will be relative to seeing them from his home. He believes that in the summer months trees will block the sign, but the rest of the year he is concerned it will be bright.

Commissioner Goldstone asked how far the Oracle building is setback from Lake Cook Road and if the lights will carry all the way to Lake Cook Road or beyond.

Mr. Brundage stated that the requirement was to notify all neighbors that are 250 feet or less away from the property line, and that this property line extends one third of the way into the median between Lake Cook Road and Frontage Road. However, the actual distance between the houses and the proposed building sign is around 800 to 900 feet and there is an obstruction of trees. Mr. Brundage stated that Mr. Brand's house would have the least amount of obstruction from trees. However, the illumination of the signs will be within the Code requirements and will not shine light. Mr. Brundage stated that if neighbors look up they will see red letters, but it will not be powerful enough to shine any light into their property.

Chairman Berg asked what the building's setback is on the property. Mr. Brundage replied that it is 680 feet from the property line.

Commissioner Bromberg confirmed that the sign will be dimly lit but will not shine any light. He stated that the Zoning Code requires that light cannot shine off one property onto another property.

Commissioner Goldstone asked the petitioner if the wall sign lights be turned off at a certain time. Mr. Brundage replied that the lights could be placed on timers and can be turned off and on at whatever time the Village recommends. Commissioner Bromberg asked Mr. Brundage if there are plans for timing of the wall sign lights. Mr. Brundage replied that there are no plans to time the lights at this time.

Mr. Ryckaert reported that the Village Code requirement is that any lit sign within 120 feet of a residential property must be turned off at 11 P.M., however this sign is much further than 120 feet away and does not have this requirement. He added that as this is a special use/planned unit development and suggested hours of lighting could be placed on the sign. Commissioner Bromberg asked if this would then apply to every sign in the PUD. Mr. Ryckaert replied that it would only apply to this sign. Commissioner Bromberg commented that an 11 P.M. shut off time seems reasonable. Mr. Brundage commented that the petitioners have no objection to this. Commissioner Silva commented that this can apply only to the sign on the north side of the building as the south side faces the Edens.

Mr. Ryckaert stated that the light source must be concealed (not visible) per the Code. He asked Mr. Brundage to verify this. Mr. Brundage stated that the sign will be an acrylic material covered with red translucent vinyl, and lit from the inside with red LED lights. He added that it is a dull light and is not a traveling light.

Commissioner Goldstone asked the neighbors if they feel that a required shut off time would be helpful.

Mr. Brand replied that this would help, however he is still concerned about the skyline sign setting a precedent for that whole area which currently only has street level signs.

Chairman Berg thanked Mr. Brand for his concern and stated that all petitions are considered on a case by case basis.

Mr. Zebovitz commented that he would be satisfied with a shut off time for the signs. He added that he would also be opposed to any future addition of skyline signage along Lake Cook Road.

Commissioner Bromberg commented that the Embassy Suites currently has a wall sign.

Commissioner Silva confirmed that the height of signs is per the Ordinances and not above what is allowed.

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:

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Ayes: Bromberg, Goldstone, Silva, Berg (4)
Nays: None (0)

There being no further discussion, the Public Hearing adjourned at 7:54 P.M.

Respectfully Submitted,
Laura Boll

**PLAN COMMISSION
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Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on April 26, 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

(2a) Discussion of proposed wall signs for 1405 Lake Cook Road

Commissioner Bromberg commented that this proposal has no sign exceptions, is in accordance with all ordinances and is 900 feet away from neighboring homes with Lake Cook Road traffic in the middle. He stated that he recommends approving this petition and that the wall sign lighting on the north side be turned off 11 P.M. at night.

Commissioners Goldstone and Silva agreed with Commissioner Bromberg's comments.

Chairman Berg reiterated that the petitioner is not asking for any sign exceptions and agreed with Commissioner Bromberg's comments.

Commissioner Bromberg moved to approve an amendment to the Oracle Sign Plan for two new wall Signs at 1405 Lake Cook Road (Oracle) with the stipulation that the sign on the north side of the building be turned off at 11 P.M. nightly. The motion was seconded by Commissioner Silva. The motion passed with the following roll call:

Ayes: Goldston, Bromberg, Silva, Berg (4)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on Monday, May 21, 2018.

Document Approval

There were no comments on the documents.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

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There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:01 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll