

**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 July 25, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were: Elaine Jacoby
 Blake Schulman

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 on the Request for an Amendment to the Bartaco Special Use and an Amendment to the Deerfield Square Commercial Planned Unit Development to Permit Changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.)**

Chairman Berg asked for proof of publication from the Petitioner. Certified mailing receipts were provided to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on July 4, 2019.

Chris Siavelis of Kirby Limited Partnership representing Deerfield Square management addressed the Commission and introduced Amanda Stengel of Del Frisco's Restaurant Group. Mr. Siavelis reported that Bartaco opened in Deerfield Square in February and has been well received by the community. Del Frisco's Restaurant Group has recently acquired Bartaco's holding company and as part of this acquisition, there is a new team of marketing professionals and architects. New ownership has their own views and thoughts about Bartaco's branding and concept at all Bartaco locations and are requesting the proposed changes that have been submitted to the Plan Commission. Mr. Siavelis commented that Bartaco has been very successful and is an asset to Deerfield's downtown. He added that they are asking for a favorable recommendation with respect to changes to Bartaco that Del Frisco's would like to make. Mr. Siavelis added that Deerfield Square ownership agrees with proposed changes.

Mr. Siavelis reviewed all of the requested changes. The first change involves adding two blue awnings that will match the existing blue painted wall signs on the north and the south elevation of the building. Also on the north and south elevations the petitioner is requesting to paint the

existing brick detail that surrounds the Bartaco wall signs from white to the the same blue that exists on the wall signs. Mr. Siavelis showed images of the proposed updated wall signs. In addition to these changes, they would also like to add heaters and lighting to the outdoor dining area. There would be hanging and freestanding outdoor heaters. These additions will make for a more enjoyable outdoor dining experience that can be used as many months of the year as possible.

Mr. Siavelis continued stating that they would like to add a sconce light at the main entry, pointing out the location to the main entrance to the restaurant. He added that the specifications for all new proposed lighting fixtures were included for the Commission in the packets. The next proposed change is the addition of a retractable insect screen for the outdoor dining area, which would prevent insects from entering the restaurant. The screen is also requested by the Lake County Health Department.

On the west elevation, the petitioner would like to add a new Bartaco wall sign with the dragonfly logo. Mr. Siavelis showed an image of the logo and the proposed sign for the west façade. The wall sign would be illuminated with gooseneck light fixtures that will match the north and south elevations wall sign gooseneck light fixtures. In summary, their requested changes include awnings, lighting and heating, signage, light fixtures, a retractable insect screen, and painting brick borders blue on existing wall signage. Mr. Siavelis stated that Bartaco's operators feel that these changes will enhance the branding of Bartaco and increase exposure to cars driving on Deerfield Road. He commented that there is currently only a small hanging blade sign that is for entry identification and the new wall sign on the west elevation will help make Bartaco visible to eastbound traffic on Deerfield Road. Mr. Siavelis added that they feel these requests do not violate any codes, have no negative affect on the community and enhance the branding of a successful restaurant.

Chairman Berg commented that several months ago, garbage in the corral behind Bartaco was far exceeding the height of the corral and he wants to be sure this issue is handled adequately as this is not in a back alley and is in a visible location in downtown Deerfield. Mr. Siavelis agreed this has been an issue and shared that he has worked with Bartaco and Café Zupa's to address this. He noted that they have increased refuse pick-ups to seven days a week and added a Keep Gate Closed sign to the garbage corral. He shared that he checks it five days a week and has recently seen great improvements. He added that he also suspects that Lakeshore Recycling Services (the garbage and recycling waste hauler), has failed to pick up at times and that the property owner tries to stay on them as much as possible. He added that they are sensitive to this issue and will continue to monitor the situation with their tenants and waste hauler.

Chairman Berg asked if there are specifications about this for tenants in lease agreements at Deerfield Square. Mr. Siavelis replied that yes, there are rules and regulations in the lease agreements. He added that management handles garbage and recycling pick-ups, not individual tenants, and if Lakeshore Recycling Systems (LRS) continues to miss pick-ups they will work with the Village Manager's Office to improve the situation as they pay a premium for weekend pick-ups.

There were no comments from the public on this matter.

In closing, Mr. Siavelis commented that they feel the requested changes will be beneficial and are not harmful in any way to the center of the downtown. Bartaco has been a good neighbor and a successful business and will continue to be with these changes.

Chairman Berg stated that the Plan Commission will conclude public testimony and meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. This portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

(2) **Public Hearing: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road (Franchise Realty Investment Trust-IL)**

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on July 4, 2019.

Michelle Freeman with Keyser Industries provided an overview of the scope of this project. McDonald's in Deerfield is looking to replace existing manual changeable copy menu boards in their dual lane drive-thru operation with new digital menu boards. The new menu boards are 40 percent smaller in square footage and have ambient lighting. Ms. Freeman reported that she met with the Appearance Review Commission (ARC) in June and July and they have approved the request with the agreement that the minimum brightness of the screens will be 500 NITs and the maximum brightness will be 1500 NITs. McDonald's has accepted these conditions and will meet this restriction.

Ms. Freeman stated that the menu boards turn off at the end of the business day and are programmed to shut down during non-business hours. The canopies and the speakers in the drive-thru will remain unchanged except for the confirmation screen on the speaker posts. The confirmation screens will be covered up if the new menu boards are approved. Orders will now pop up on the menu boards and then go back to the menu for the next customer.

Ms. Freeman commented that the change to the drive-thru menu boards is being implemented at McDonald's nationwide. 70 percent of their business goes through the drive-thru operation and it is important to be consistent with the indoor menu boards, which are already digital. The digital menu boards are more environmentally friendly and no longer use paper. The lighting is less harsh and does not give off additional glare. The menu boards are static and will only change as the menus change from breakfast to lunch and lunch to dinner or if menu items or pricing changes. There will be no video or animation or flashing on the screens. Ms. Freeman stated that the new menu boards will be visually cleaner, more harmonious, in accordance with the Master Plan and are a nice upgrade from the current menu boards. Additionally, the existing menu boards are no longer being manufactured, and replacement parts would not be available. Ms. Freeman stated that the new menu boards will not create any additional public cost.

Commissioner Bromberg confirmed that the only change since the Prefiling Conference is that the brightness will be limited to 1500 NITs. Ms. Freeman replied that the brightness will be set to have a minimum of 500 NITs to and a maximum of 1500s NITs as agreed upon with the ARC and the McDonald's operators.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission has concluded public testimony and will meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

There being no further discussion, the Public Hearing adjourned at 7:52 P.M.

Respectfully Submitted,
Laura Boll

**PLAN COMMISSION
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The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on July 25, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were: Elaine Jacoby
 Blake Schulman

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

WORKSHOP MEETING

(1a) Discussion of exterior changes to Bartaco restaurant

Commissioners Bromberg and Goldstone commented that they are fine with this proposal. Commissioner Silva commented that he defers to the Appearance Review Commission for their recommendation on this matter and otherwise has no issues with the changes.

Commissioner Bromberg added that he agrees with the petitioner that the existing blade sign is not noticeable from the west side and the addition of a new west wall sign will improve this.

Commissioner Goldstone moved, seconded by Commissioner Bromberg to approve the request for an amendment to the Bartaco Special Use and an amendment to the Deerfield Square Commercial Planned Unit Development to permit changes to the Bartaco Restaurant in Unit A (west end-cap space) in the 711 Deerfield Road Building at the Shops at Deerfield Square (Kirby Limited Partnership and Del Frisco's Restaurant Group, Inc.). The motion passed with the following roll call:

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

Mr. Nakahara reported that this matter would be on the August 19, 2019 Village Board Meeting agenda.

(2a) Discussion of McDonald's restaurant menu boards

All commissioners present agreed that they are fine with this request and had no issues with the request.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the request for an amendment to their Special Use for approval of new menu boards pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road (Franchise Realty

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Investment Trust-IL) with the Appearance Review Commission recommendation of limiting NITs. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Berg (4)

Nays: None (0)

Mr. Nakahara reported that this matter would be on the August 19, 2019 Village Board Meeting agenda.

Document Approval

The Commission approved the documents.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:04 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll