

PLAN COMMISSION
Village of Deerfield
Agenda
October 28, 2021 5:30 PM
Workshop Videoconference Meeting Via Zoom

Please click the link below to join the meeting via Zoom video:

<https://deerfieldil.zoom.us/j/89035017840?pwd=d0RCK3ZKelhBNXdEaGdOeHRFYWpOdz09>

Passcode: NU7u=h0Y

or follow the dial-in instructions below to join for audio only:

Dial: 1-312-626-6799 or 1-646-558-8656

Webinar ID: 890 3501 7840 Passcode: 57443374

Public hearings and meetings are currently being held virtually due to Section 7(e) of the Open Meetings Act. Please be advised that if, prior to the scheduled public hearing date, Governor Pritzker rescinds, or does not extend, his current disaster declaration, the Village will be required to conduct the public hearing in the traditional in-person format only, at Village Hall, 850 Waukegan Road, Deerfield, IL 60015. This will be the only notice of the hearing, and where and how the hearing will be conducted. Information regarding the location of the public hearing and instructions for participating in the public hearing will be posted on the Village's website (www.deerfield.il.us) and will include updates as needed. Please contact the Community Development at (847) 719-7484 for confirmation of meeting location.

Anyone wishing to share thoughts about any matter concerning the Village may do so by submitting an email to **plancommissioncomment@deerfield.il.us** prior to the meeting. Emails received will be read aloud during Public Comment. Any e-mails received during the meeting will be read during the second public comment period before the end of the meeting. We ask that you keep your emailed response to under 200 words to allow time for others to be heard and for the Plan Commission to progress through the public meeting agenda. In addition to written Public Comment, oral comments will also be permitted. Members of the public desiring to make an oral comment should click the "raise hand" button on Zoom or dial "*9" if participating by phone to indicate you wish to speak." The Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but we are actively listening to your comments. Thank you for your understanding of these guidelines.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Order 2020-59 issued by the Governor, the number of attendees that may attend the meeting at Village Hall is limited. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.

Public Comment on a Non-Agenda Item

Document Approval

1. Report and Recommendation on the Request for Approval for a Final Plat of Resubdivision of the Properties at 924 & 936 Westcliff Lane
2. Report and Recommendation on the Request for Approval for an Amendment to an Existing Sign Plan and Sign Exception to Allow a Ground sign at 660 Lake Cook Road
3. October 14, 2021 Plan Commission Minutes

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Public Comment

Adjournment

RECOMMENDATION



VILLAGE OF DEERFIELD

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: October 14, 2021

RE: Request for Approval for a Final Plat of Resubdivision of the Property at
924 and 936 Westcliff Lane (Theodore D. Kuczek and Cheryl J. Kuczek)

Application History

Public Hearing Publication Date: August 5, 2021

Planning Commission Public Hearing Date: August 26, 2021

Board of Trustees Preliminary Plat of Subdivision Meeting: September 20, 2021

Plan Commission Meeting Final Plat of Subdivision: October 14, 2021

Zoning Actions

The Deerfield Plan Commission is conducting a Workshop Meeting to consider the request from Theodore D. Kuczek and Cheryl J. Kuczek (Tenants by the Entirety of 924 Westcliff Lane) and Theodore D. Kuczek (owner of 936 Westcliff Lane) for the following zoning action:

1. Approval of a Final Plat of Resubdivision.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for approval of a final plat. The Plan Commission held a workshop meeting on October 14, 2021. At that meeting, the petitioners presented testimony and documentary evidence in support of the request. A copy of the workshop minutes are attached.

In support of its recommendation, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

The petitioner is seeking approval of a final plat of resubdivision for the subject properties at 924 and 936 Westcliff Lane. They are seeking a determination that the final plat is in substantial conformance to the previously approved preliminary plat of resubdivision. The configuration of the resubdivision and the size of the lots remain the same from the preliminary plat. The Plan Commission held the public hearing for approval of the preliminary plat on August 26, 2021 and the Board of Trustees approved the preliminary plat on September 20, 2021. The configuration of the 3 lots in the resubdivision remains the same from the preliminary plat of subdivision that was approved by the Board of Trustees.

Subdivision Agreement for the 924 and 936 Westcliff Lane Resubdivision

The Subdivision Code requires a subdivision agreement. The subdivision agreement requires the payment of the engineering view fee and the letter of credit that the developer will be required to put up for the utility improvements. The subdivision agreement is in the purview of the Board of Trustees.

Impact Fees

The developer will be required to pay impact fees per the Village's impact fee ordinance. The impact fee ordinance is in the purview of the Board of Trustees.

CONCLUSIONS

On October 14, 2021 the Plan Commission reviewed the final plat of resubdivision for the three lot resubdivision, and found the final plat to be in substantial conformance to the preliminary plat. No changes to the lot size and the configuration of the lots were made from the preliminary plat to the final plat, and the Plan Commission finds the final plat is in substantial conformance to the preliminary plat.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request for approval of the final plat of resubdivision for a three lot resubdivision of the property at 924 and 936 Westcliff Lane, be approved.

Ayes: Bromberg, Crist, Goldstone, Keefe, Schulman, Stolman, Berg (7)

Nays: None (0)

Respectfully submitted,

Larry Berg, Chairman

Deerfield Plan Commission

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: October 14, 2021

RE: Request for an Amendment to an Existing Sign Plan and Sign Exception to Allow a Ground sign at 660 Lake Cook Road



Application History

Public Hearing Publication Date: September 16, 2021

Planning Commission Public Hearing Date: October 14, 2021

Zoning Actions

The Deerfield Plan Commission is conducting a Public Hearing to consider the following zoning action from C Landings, LLC, applicant and property owner of 660 Lake Cook Road for:

1. An amendment to the sign plan for the 660 Lake Cook Road property to allow one (1) double faced, 50 square foot (per sign face) ground sign (100 square foot total sign area for the proposed ground sign) to replace two existing, stand alone, double faced ground signs each with 32 square feet per sign face (128 square foot total sign area for the two existing ground signs). The petitioners are seeking a sign exception for the overall size of the proposed ground sign.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioner for an amendment to a sign plan for the property at 660 Lake Cook Road. The Plan Commission held a public hearing on October 14, 2021. At that public hearing, the petitioner presented testimony and documentary evidence in support of the request.

Subject Property

The subject property consists of 660 Lake Cook Road. The property is zoned C-2 Outlying Commercial District and is developed with an 11,000 square foot single story restaurant building shared between Demetris Greek restaurant and Scrambled restaurant. The property is allowed to display two (2) ground signs limited to 32 square feet per sign face per Ordinance O-96-01, dated January 2, 1996.

Proposed Plan

The petitioners are requesting one (1), 50 square foot, double-faced, ground sign with both restaurant names displayed on the sign panels. The total sign area of the ground sign is 100 square feet. If the new ground sign is approved, the petitioner would remove the two (2) existing double faced ground signs that equals a total of 128 square feet. The petitioner's material indicate that the proposed ground sign would help clarify the location and assist the motoring public in identifying the locations. The tagline "Breakfast Lunch" has been added to the Scrambled sign panel and the respective logos for each restaurant are be included on the sign in order to distinguish between the different restaurants. The petitioner is proposing a landscaped area at the base of the proposed ground sign as shown on the plans.

The petitioner's plans indicate the new design of the double sided internally illuminated panel monument sign will consist of two (2), 2.25' by 10' panel sections. Each panel section will have a restaurant name and logo. The new sign will be internally illuminated with LED lighting. The sign will sit on a three (3) foot stone face base with a two (2) inch limestone cap. The top of the sign has a six (6) inch stone cap. The petitioners have provided a new landscaping plan for the area around the base of the sign.

Zoning Conformance

The petitioners must amend their sign plan for the 660 Lake Cook Road property to allow a new larger ground sign to replace the two (2) existing ground signs.

The petitioners must also seek a sign exception for the size of proposed new ground sign.

Signage - Business Ground Sign (Article 9.02-B)

Business Ground Sign

Number

Permitted: Not more than one (1) ground sign per lot.

Proposed: One (1) ground sign is proposed. One (1) tenant panel consists of Demitri's Greek Restaurant and one tenant panel consists of Scrambled with the tagline "Breakfast Lunch".

Area

Permitted: The maximum surface area of the ground sign may be up to thirty-two (32) square feet per sign face not exceeding an aggregate surface area of sixty-four (64) square feet.

Note: Ordinance O-96-01 granted an exception in 1996 to allow for two (2), ground signs on the lot for an aggregate surface area of sixty-four (64) square foot for each ground sign, for a total area of 128 square feet for both ground signs.

Proposed: One, fifty (50) square foot in area (per face) ground sign with an aggregate surface area of 100 square feet for both faces of the new ground sign (per the zoning ordinance, the area of the pedestal/base is not included in the measurement of the sign area.) The petitioner will need a sign exception for the area of the ground sign to be 50 square feet per face in lieu of the maximum 32 square feet per face.

Location

Permitted: In a required front, side, or rear yard but shall not extend over any lot line.

Proposed: The proposed ground sign is fifteen (15) feet from the south (front) property line.

Height

Permitted: Not higher than twenty (20) feet above curb level.

Proposed: The new sign will be eight and half (8.5') feet in height.

Appearance Review Commission

June 28, 2021 Appearance Review Commission (ARC) meeting to review the proposed ground sign for 660 Lake Cook Road.

Below is a summary of the June 28, 2021 ARC meeting:

1. Overall Design and Placement – The Commissioners were in favor of the 50 square feet combined ground sign instead of two (2) separate 32 SF signs. They thought the size and placement of the sign was appropriate. They also liked the stone material proposed for the base.
2. Panel Designs – The ARC did not favor any of the three (3) panel options presented by the petitioner. They felt the panels failed to show a cohesive design between the two (2) businesses. They suggested that the petitioner returns with either: Option 1 with a border added around the Demetris portion of the sign or Option 3 with the tagline “Breakfast • Lunch” added. The ARC generally does not encourage businesses to use taglines on signage unless it clarifies the operations of that particular business. For Scrambled, the majority of the Commissioners felt the tagline helped clarify the restaurant’s hours of operation.
3. Landscape Plan – The petitioner did not have a landscape plan to discuss at the meeting. It was noted that the Owner wishes to do a similar rock circle with mulch that are at the base of the existing signs. The ARC informed the petitioner that they would prefer to see plantings at the base.

The petitioner agreed to return to the ARC with revised drawings, including a landscape plan and views of the sign at night.

August 23, 2021 Appearance Review Commission (ARC) virtual meeting on the proposed ground sign for 660 Lake Cook Road. Below is a summary of the August 23, 2021 ARC meeting:

1. Panel Designs – The ARC reviewed Option 1 of the three (3) panel designs presented at the last meeting with the requested changes. A rectangular border was added around the Demetris Greek Restaurant sign panel, and the tagline “Breakfast • Lunch” was added to the Scrambled sign panel. The Commissioners noted the egg symbol, which separates the words “Breakfast” and “Lunch” in the Scrambled panel was difficult to read. They felt it looked like a piece of vinyl was chipped off the sign, and a black dot would read better.
2. Landscape Plan – The Commissioners reviewed the updated landscape plan, which consists of a 4’ x 12’ rectangular planting area with eight (8) daylily plantings around the base of the sign. The ARC noted that the flowers would only be in bloom for a short period of time, and it would be preferable to have a mix of flowers and low growing shrubs for year-round greenery.

The ARC voted 6-1 in favor of the Demetris Greek Restaurant and Scrambled combined sign, pending Board approval for the requested sign exception for the area of the new ground sign. The petitioner will revise the sign to replace the egg symbol with a black dot and replace some of the plantings with low growing shrubs. The revisions have been made to the plans based on ARC comments, and the plans that the Plan Commission reviewed contained all of the ARC’s requested revisions.

CONCLUSIONS

The Plan Commission has reviewed the petitioner’s request for an amendment to the existing sign plan to remove the current sign ground signs for each restaurant, and install one new ground sign containing identification for both restaurants. The new ground sign will provide the restaurants with better visibility which is a challenge with the adjacent Lake Cook Road underpass. The Plan Commission finds the new sign is attractive, nicely landscaped and will work well with the

building's architecture. The Plan Commission is in favor of the sign exception for the area of the sign as they find the proposed sign is not excessive and is aesthetically appealing. The proposed new ground sign will have less square footage than the current two ground signs on the property.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the applicant's request for an amendment to an existing sign plan to allow a new ground sign with six tenant panels at 111 S. Pfingsten Road be approved.

Ayes: (7) Bromberg, Crist, Goldstone, Keefe, Schulman, Stolman, Berg

Nays: (0) None

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Remote Public Hearing and Workshop Meeting via Zoom at 6:00 P.M. on October 14, 2021.

Present were: Larry Berg, Chairman
 Al Bromberg
 Lisa Crist
 Jennifer Goldstone
 Bill Keefe
 Blake Schulman
 Kenneth Stolman

Also present: Jeff Ryckaert, Principal Planner
 Dan Nakahara, Planner
 Ben Schuster, Assistant Village Attorney

WORKSHOP MEETING

1) Plan Commissioner Training

Assistant Village Attorney Benjamin Schuster conducted Plan Commissioner training.

Commissioner Goldstone moved, seconded by Commissioner Keefe for the Plan Commission to go into a five minute recess at 7:50 P.M. The motion passed with the following vote.

Ayes: Goldstone, Crist, Keefe, Stolman, Bromberg, Schulman, Berg (7)
Nays: None (0)

The Plan Commission reconvened into a Public Hearing at 7:55 P.M.

PUBLIC HEARING

Chairman Berg reported that pursuant to amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may hold virtual public meetings without a quorum physically present.

Chairman Berg stated that anyone wishing to share public comment any matter concerning the Village may do so by submitting an email to plancommissioncomment@deerfield.il.us prior to the meeting. Emails received will be read aloud during Public Comment. Any emails received during the meeting will be read during the second public comment before the end of the meeting. Chairman Berg asked that emailed response is limited to under 200 words to allow time for others to be heard and for the Plan Commission to progress through the public meeting agenda. In addition to written Public Comment, oral comments will also be permitted. Members of the public desiring to make an oral comment should click the "raise hand" button on Zoom or dial "*9" if participating by phone to indicate you wish to speak." Chairman Berg stated that the Plan Commission typically does not immediately respond to public comments or engage in open

dialogue, but they will actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor, a limited number of people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a first come, first-served basis. The Plan Commission will comply with all other requirements including public comment and posting the meeting agenda, which can be found on the Village website at www.deerfield.il/us/agendacenter.

Chairman Berg introduced new Commissioner Lisa Crist.

Public Comment on a Non-Agenda Item

There was no public comment on a non-agenda item.

1) Public Hearing for an Amendment to an Existing Sign Plan and Sign Exception to Allow a Ground sign at 660 Lake Cook Road

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

Chairman Berg asked the petitioner for proof of certified mailing. Mr. Ryckaert confirmed that certified mailing receipts were received and that the legal notice for this matter was published in the Deerfield Review on September 16, 2021.

The petitioner Karen Dodge stated that she is representing Demetri's Greek Restaurant and Scramble at 660 Lake Cook Road. She reported that there are two restaurants at this location, and there are currently two existing double-sided ground signs that are 24 square feet for each side. They would like to consolidate the two existing monument signs into one monument sign. The pedestrian bridge over Lake Cook Road and the underpass block the existing two monument signs. They are now proposing a double-sided 50 square foot ground sign. They are proposing to have the "breakfast lunch" tagline to emphasize the difference in hours of operation of the two restaurants and keep the two logos to distinguish between the two restaurants. They are moving the new sign further west and a little north to be visible to the Lake Cook Road traffic. They also have had two meetings with the Appearance Review Commission (ARC), and the ARC has approved the revised signage which has been submitted to the Plan Commission.

Chairman Berg asked the petitioner to review the changes made as a result of the ARC meetings. Ms. Dodge showed an image of the Lake Cook Road traffic and where the current signs are which are difficult to see. She showed the two existing signs on the site plan as well and pointed out where the new sign will be placed to be more visible. She then showed an image and rendering of the new sign which is approved by the ARC. Ms. Dodge concluded and asked if there were questions.

Commissioner Goldstone stated that the lettering for Demetri's is different on the current sign than what they are proposing, and asked if the logo has changed. Ms. Dodge replied that it is similar to the existing sign except a letter has changed. Ms. Dodge stated the letter E has changed on the sign and this is the font and look they are now using.

There was no public comment on this matter.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation 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. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

The commissioners were in favor of the proposed new ground sign as submitted. Commissioner Bromberg moved, seconded by Commissioner Keefe to approve an amendment to an existing sign plan and sign exception to allow a ground sign at 660 Lake Cook Road. The motion passed with the following vote.

Ayes: Goldstone, Crist, Keefe, Stolman, Bromberg, Schulman, Berg (7)

Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on November 15, 2021.

WORKSHOP MEETING (continued)

1) Request for Approval for a Final Plat of Resubdivision of the Properties at 924 & 936 Westcliff Terrace

The petitioner Ted Kuczek of 924 Westcliff addressed the Commission. He stated he is seeking approval of a final plat of resubdivision of 924 and 936 Westcliff. The basis of this proposal is to take 20 feet off of the 936 property line which is to the north and attach it to the 924 property making two (2) 75 foot wide lots at 924 Westcliff and leaving one (1) 115 foot wide lot at 936 Westcliff.

Chairman Berg confirmed that no changes have been made from the preliminary plat of resubdivision to the final plat of resubdivision.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the Final Plat of Resubdivision of the properties at 924 & 936 Westcliff Terrace. The motion passed with the following vote.

Ayes: Keefe, Stolman, Crist, Goldstone, Schulman, Bromberg, Berg (7)

Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on November 15, 2021.

Document Approval

1. Recommendation of the Final Plat of Resubdivision of the Property at 1210 Gordon Terrace
2. September 23, 2021 Plan Commission Minutes

Commissioner Bromberg provided a correction to the minutes. Commissioner Bromberg moved, seconded by Commissioner Schulman to approve the documents with the correction to the minutes. The motion passed with the following vote.

Ayes: Keefe, Stolman, Crist, Goldstone, Schulman, Bromberg, Berg (7)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be October 28, 2021 at 5:30 P.M. which will be for document approval only.

Public Comment

There was no public comment email received during the meeting, as well as no one requesting public comment on Zoom or at Village Hall.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Stolman to adjourn the meeting at 8:15 P.M. The motion passed by the following vote.

Ayes: Keefe, Stolman, Crist, Goldstone, Schulman, Bromberg, Berg (7)
Nays: None (0)

Respectfully Submitted,
Laura Boll