



## **PUBLIC HEARING**

- 1) Public Hearing on the Request for a Special Use to Permit the Establishment of a Drive-Thru for a Pharmacy at 95 S. Waukegan Road; A Request for Resubdivision of the 75 and 95 S. Waukegan Road Property, and an Amendment to a Mixed Use Unified Development to Reduce the Previously Approved Retail Building Size from 8,000 to 6,000 Square Feet - Chick-Fil-A, Inc. and Walgreens Co. (This item was continued from December 10, 2020)**

Chairman Berg swore in all who planned to testify before the Commission on this agenda item.

The Petitioners for this matter included Joe Vavrina, Project Manager and Civil Engineer with HR Green, Javier Millan, Traffic Engineer with KLOA, Beau Wynn with Detroit Architectural Group, and Rachel Miller and Gabe Schuchman with Alrig USA Developers.

Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on November 19, 2020 and that proof of certified mailing was received from the Petitioner. This matter is being continued from the December 10, 2020 meeting.

Mr. Vavrina went through the changes to the site plan and the landscape plan. As suggested at the Prefiling Conference, the packets included a bullet point list of changes made from the original proposal as well as the changes since the last meeting. The building has been reduced in size from 8,000 to 6,000 square feet and out of a recommendation from the Appearance Review Commission (ARC), a reduction of the green area that is just south of the proposed building. With the building size reduction the green area was larger, and the ARC was concerned that it would look like a leftover open space. In the current plans the building was pushed to the south to eat up some of the green space which is now reduced in depth from 78 to 63 feet and in width from 31 to 14 feet. In addition to reducing the green space by half, the width of the drive aisle has been increased and parking has been shifted closer to the building. The site plan has also been further enhanced with additional landscaping on the north side as well as the green area to the south of the building. This area has added ornamental grasses, trees, shrubs and a large mulch bed to integrate this space so it does not look like a leftover piece of parcel.

Mr. Millan from KLOA reviewed the parking and traffic evaluation. The traffic evaluation was originally conducted in 2017 for the plans for Chick-fil-A and a one lane drive-thru bank. The latest plan is for a 2,500 square foot Walgreens limited pharmacy with a drive-thru lane. Mr. Millan reported that they evaluated existing pre-pandemic conditions on weekday mornings as well as mid-day and peak times and also observed the queuing of cars exiting the development onto Waukegan Road and Lake Cook Road. This information showed that at weekday mid-day peak times the access drives had a maximum of one to two vehicles queuing to exit onto Lake Cook Road. Weekday evening peak times had one to two with a maximum of two queuing to exit at the right in right out access and a maximum of one vehicle exiting at the full access drive. Mr. Millan stated that due to the proximity of the existing traffic signals and the Deerbrook Mall signalized access drive, traffic is able to easily move and access the development. They estimated the projected volume of traffic and trips generated with the new Walgreens using two sources including data from an existing small format Walgreens in Markham. Traffic was observed at this location from 6 A.M. to 7 P.M. on a weekday. The other data source used was trip generation rates from the Institute of Traffic Engineers which is an industry standard. The

projected additional trips from these two data sources was added to the existing conditions to determine projected conditions. Mr. Millan pointed out that the estimated trips generated under the original development plan compared to this proposed plan is very similar and that original plan was approved. He stated that based on the results of the capacity analysis, the queue for outbound movements onto Waukegan Road and Lake Cook Road are consistent with exiting conditions and will not have a negative impact on traffic flow. Mr. Millan stated that they also conducted an evaluation of the drive-thru stacking for Walgreens. The proposed drive-thru lane will provide stacking for up to five vehicles. Based on a similar Walgreens pharmacy only that was observed, the proposed stacking for five would be adequate for drive-thru demand. Mr. Millan stated that the operation characteristics of the two drive-thrus at this development are very different. Chick-fil-A gets busiest at lunchtime and Walgreens gets busiest around 5 P.M. and the two drive-thrus will have good synergy as they pick up at different times. Chick-fil-A's drive-thru typically operates at about 40 percent capacity at 5 P.M. He added that there are enough gaps in through traffic on Waukegan Road that the stacking is adequate for the demand for the two drive-thrus and will not negatively impact the development's circulation as they have different intensities and characteristics.

Mr. Wynn reviewed the building elevations. He stated that the previously proposed façade under the last developer had metal panels and a fiber cement siding with some faux brick. However it is the national standard for the current developer to use more durable building materials and the building will now be composed of all brick. Another standard of this developer is to raise the parapet wall for the full perimeter of the building so that tenants can add rooftop equipment at any location that will be screened. Mr. Wynn stated that this creates an attractive, homogenous look and allows full flexibility for tenants to put rooftop units where they need. Mr. Wynn stated that the revised bottom elevation of the building has a slightly different character on each façade. And additionally the signage area on the north elevation storefront was increased in width to allow for more signage. Mr. Vavrina commented that the signage will highlight the north elevation in its new location and size. Mr. Wynn showed renderings of the elevations pointing out the more pronounced corners, all brick façades, fabric awnings, and the canopy for the drive-thru. He stated that they have also added a great amenity with enhanced landscaping to the south.

Mr. Wynn reviewed the site line study. The roof deck is 17 feet in height and the building is 21 feet in height total with the 4 foot parapet wall. Rooftop units will not be seen with the parapet wall. However, Walgreens will also be adding a satellite dish on the roof for communication with the corporate campus. The satellite dish is 5 feet tall and the site line study shows that rooftop equipment up to 4 feet will be screened. The satellite dish is one foot higher and the top of it will be visible at a distance of 350 to 400 feet away from the building.

Mr. Schuchman gave closing remarks stating that he and Ms. Miller of Alrig Developers are very excited to be in Deerfield and for this opportunity.

Mr. Nakahara reported that the Village has received a letter from the fire department approving the site for emergency vehicle accessibility.

Chairman Berg opened public comment on this matter.

Mr. Nakahara read aloud a public comment email that was received.

Public Comment Email

"I am Kenneth E. Smith, President of the Glenbrook Countryside Property Owners Association representing our property owners. I am also a Trustee of the Northbrook Rural Fire Protection District which serves the area of Deerfield south of Lake Cook Road.

Last February 2020 I voiced our approval of the original plan, with one objection from one of our residents regarding a landscaping issue. The current revised plan looks very promising. No other comment at this time.

Thank you,  
Kenneth E. Smith, President  
Glenbrook Countryside Property Owners Association"

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.

Commissioner Schulman asked the petitioners if there has been any leasing activity for the additional tenant. Mr. Schuchman replied that nothing has been solidified but there has been some interest.

Commissioner Bromberg commented that he is supportive of this project with the exceptions for signage placement and has no issues or concerns.

Commissioner Jacoby, Keefe, Goldstone and Stolman agreed adding that it is a very attractive development.

Chairman Berg agreed stating that the renderings were very good, and he appreciated being able to visualize the project. He also commended the petitioners for including a bullet point list of changes and modifications made at the Commission's suggestion.

Commissioner Goldstone moved, seconded by Commissioner Bromberg to approve the request for a Special Use to permit the establishment of a drive-thru for a pharmacy at 95 S. Waukegan Road with the exceptions for signage; a request for resubdivision of the 75 and 95 S. Waukegan Road property, and an amendment to a Mixed Use Unified Development to reduce the previously approved retail building size from 8,000 to 6,000 square feet. The motion passed with the following vote.

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

Mr. Ryckaert reported that this matter will go before the Village Board on February 15, 2021.

## **WORKSHOP MEETING**

- 1) Request for a Finding of Substantial Conformance for the Final Development Plan for the Residential Apartment Development at 833 Deerfield Road in the Shops at Deerfield Square – (Kirby Limited Partnership)**

Chairman Berg swore in all who planned to testify before the Commission on this agenda item.

The petitioners for this matter included Chris Siavelis, Senior Vice President of CRM Properties representing Kirby Limited Partnership and Deerfield Square, Devon Patterson and Brian Romanelli of SCB Architects and Javier Millan of KLOA.

Mr. Siavelis shared background stating that the Preliminary Development Plan for this project has been approved and they have also received Fire Department approval and comments from the Village Engineer. They are now seeking a finding of substantial conformance for the Final Development Plan.

Mr. Patterson reviewed the changes to the plans. Since the last presentation to the Plan Commission, the petitioners received comments from the ARC on the ground floor and vehicular circulation and have accommodated this by incorporating changes to this area. The exterior design remains the same except for the ground floor. The changes are intended to screen vehicular lights and general lighting from the building. Mr. Patterson showed a perspective of the building showing the south façade from the parking lot. On the ground floor there are two new garage doors and reconfigured parking inside the building to accommodate the turning radius so the doors can open and close without issues. To ventilate the garage they will use metal panels with perforation that are 36 inches up from the ground. Above this the panel will be solid aluminum so that when a car pulls up the lights will be blocked. Mr. Patterson showed the perspective at night and pointed out the subtle glow and slight illumination from the garage with the updated design. There will not be headlights glaring out. He added that both access points to the parking garage service the building.

Mr. Patterson showed additional perspectives and renderings of the building elevations. He pointed out the perforated and solid metal panels that wrap all the way around the building, as well as the existing retaining wall that will be maintained and added to.

Mr. Patterson displayed a perspective of the dog park on the west side of the building adjacent to the parking garage, between the railroad tracks and the parking garage. It will be a small space for residents to take their dogs on the ground level in a protected area with a wall around it.

Mr. Patterson stated that the material palette was updated to better represent the materials including the brick and the solid and perforated metal panels. The brick used will closely match the coloration of the brick on the existing building on site. Mr. Patterson summarized that with the exception of these items the rest of the plans remain the same. Mr. Siavelis added that another change is that they will no longer add the previously proposed monument sign and will instead add signage to the building itself. The petitioners displayed an image of the building sign, which will state "833 The Residences at Deerfield Square". Mr. Patterson showed the overall site plan and pointed out the location of the two additional overhead garage doors which were the biggest change to the plans.

Mr. Siavelis shared that they will be obligating rules and regulations for tenants to permit certain items on balconies. He also reported that based on their financial analysis, they are maintaining two affordable units. Mr. Siavelis stated that they recently completed a study on sound and vibration, and they will require significant sound mitigation measures which will drive the cost of the project up.

Chairman Berg asked for comments and feedback from the Commissioners. He stated that their duty is to determine if there is substantial conformance from the Preliminary Development Plan to the Final Development Plan.

Commissioner Bromberg commented that he liked this project from the get-go, and he was supportive of it then and now. He commented that he listened to the Board of Trustees Meeting on this matter and although they accepted the Plan Commission report, there was some pushback on the number of proposed affordable units. He commented that the petitioners can likely expect this again and he recommended that they further discuss the results of the new sound study and the costs they will incur to mitigate sound. Commissioner Bromberg stated that he feels it is in substantial conformance and he supports the plans.

Commissioner Jacoby stated that she likes all of the changes and is in support of the plan.

Commissioner Keefe stated that the plans seem to be in substantial conformance with what was previously presented with minor changes and he is in favor of the plan.

Commissioner Goldstone asked if the petitioners would have to come back to the Commission for approval for mitigation for sound. Mr. Siavelis replied that no, this can be handled in the permit process as it will not impact aesthetics or layouts.

Commissioner Bromberg asked if sound mitigation will impact rent rates. Mr. Siavelis replied that as of now they will not, but if market rents increase then they will want to stay competitive.

Commissioner Schulman stated that he is supportive of this project and the finding of substantial conformance. He asked how the brick color relates to the rest of the shopping center. Mr. Siavelis replied that it is similar to the other brick color used throughout Deerfield Square but not an exact match. They are trying to stay within the theme of the shopping center by emulating existing building brick. Commissioner Schulman commented that the top floor balconies do not have coverings and snow may pile up there in the winter. He commented that residents might shovel it off over the edge. Mr. Siavelis stated that it is common for developments like this to have exposed top floor balconies. These are typically not used in the winter and they do not expect residents to be shoveling the balconies.

Commissioner Stolman agreed that the plans are in substantial conformance.

Chairman Berg stated that he commends the petitioners for making changes and he concurs with Commissioner Bromberg that although the Plan Commission recommended the plans with two affordable units and his position on this has not changed, he suspects that the Board of Trustees may address this again.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the request for a finding of substantial conformance for the Final Development Plan for the residential apartment development at 833 Deerfield Road in the Shops at Deerfield Square. The motion passed with the following vote.

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

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

### **Document Approval**

- 1) Report and Recommendation of the Plan Commission on the Request for a Sign Plan Amendment for a New Wall Sign for the Office Building located at 155 Pfingsten Road – 155 Pfingsten Owner, LLC
- 2) Report and Recommendation of the Plan Commission on the Request for an Amendment to the Deerfield High School Special Use and a Text Amendment for a Proposed Digital Scoreboard on Adams Athletic Field for Deerfield High School - Township High School District 113
- 3) December 10, 2020 Plan Commission Minutes

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the documents. The motion passed with the following vote.

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

### **Items from the Commission**

Commissioner Stolman stated that regarding affordable housing, Northbrook just passed their affordable housing policy, and he would like to share this information with the Plan Commission to inform them for their ongoing discussions as a precedent has now been set by a neighboring town and it might be interesting to review. Mr. Nakahara stated that he can share this information by email with the Commission.

Chairman Berg stated that he would like to have a full Commission in attendance for the continued discussion on affordable housing and would like to poll the Commissioners on their availability for the next two scheduled meetings to determine which date all can be in attendance. All Commissioners reported availability for the February 11, 2021 meeting.

### **Items from the Staff**

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be January 28, 2021.

### **Public Comment**

Mr. Ryckaert reported that there was no public comment received via email during the meeting. Mr. Nakahara reported that there was no one requesting public comment on Zoom. Mr. Lichterman reported that there was no one present at Village Hall for public comment.

### **Adjournment**

There being no further discussion, Commissioner Schulman moved, seconded by Commissioner Bromberg to adjourn the meeting at 8:34 P.M. The motion passed the following vote.

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

Nays: None (0)

Respectfully Submitted,

Laura Boll