

**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 7:30 P.M. on February 10, 2022.

Present were: Larry Berg, Chairman
 Al Bromberg
 Bill Keefe
 Lisa Crist
 Blake Schulman

Absent were: Jennifer Goldstone
 Kenneth Stolman

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

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 on 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 will 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.

Public Comment on a Non-Agenda Item

There was no public comment on a non-agenda item via email, Zoom or in person.

PUBLIC HEARING

1) Public Hearing on the Request for an Amendment to the Walgreens Planned Unit Development to Allow a Building Addition to the 100 Wilmot Road Building for an Innovation Center and the Necessary Site Changes at the Walgreens Corporate Campus Located at 100, 102, 104, 106, 108, 200, 300, 302 and 304 Wilmot Road (Walgreens Co.)

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

Chairman Berg confirmed that the petitioners provided proof of certified mailing. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on January 20, 2022.

The petitioner Eric Friedman, Senior Manager of the Architectural team of the Walgreens Property Division addressed the Commission and shared that he is joined by Matt Dzik, Project Architect, Paul Pency, Civil Engineer and Eric Russell, Parking Consultant with KLOA.

Mr. Friedman reported that they are requesting an addition for a new Innovation Center to the 100 Wilmot Road building on the Walgreens campus which is the central plant facility and not an office building. Mr. Friedman displayed a site map and pointed out the 100 Wilmot Road building in relation to the rest of campus on Wilmot Road. The addition they are seeking to add would be on the north side of the building next to 106 and 104 Wilmot Road.

Mr. Friedman explained that Walgreens currently owns the property at 4000 Commercial Avenue in Northbrook which is the current location of the Innovation Center. This property is for sale and Walgreens is seeking to relocate the Innovation Center. Relocating the Innovation Center to the corporate campus on Wilmot Road is the best place operationally and financially. Mr. Friedman shared that the Innovation Center is a mock store environment on the interior with fixtures and products. There are no windows and no signage on the exterior. It is used to test out merchandising strategies, new fixtures, store design and more before going live in a retail store.

Project Architect Matt Dzik provided an overview of the plans stating that the existing building is 14,320 square feet and they intend to add 14,240 square feet. The roof will have roof top units screened by a parapet wall. The height of the addition will match the height of the existing 100 Wilmot Road building at 30 feet, 8 inches. Mr. Dzik showed images of the elevations. The masonry will match the existing very closely but the masonry will be a bit wider on the addition. The same exterior light fixtures will be extended onto the proposed addition at same height and frequency. Mr. Dzik showed the main entry to the proposed Innovation Center stating that it is a non-descript building with no signage and is not meant to look like retail building.

Mr. Dzik showed the south and west elevations stating and also showed perspective views of all elevations as well as an aerial view of the existing building and with the proposed addition. Mr. Dzik showed an image of the brick selection which is a glazed brick. They are proposing a three color unit brick with the same sheen as the existing brick.

Mr. Dzik displayed the interior layout of the Innovation Center noting that the north side lays out like a typical Walgreens store even though it will not be open to the public. The south area is called the sand box that will have merchandising for all seasons. In addition to the merchandising area, there will also be workstations added for people using the space during the day. The receiving dock will be at the south end.

Civil Engineer Paul Pency with Kimley Horn provided an overview of the engineering for the project. He reviewed the site plan and all engineering changes that will be made. He pointed out the building expansion and parking surrounding it. There will be an overall net loss of 54 parking spaces. The number of parking spaces will still be in compliance per the 2018 PUD amendment. Mr. Pency stated that there will be some loss of landscaped areas and they will compensate and add back as much as possible. He added that he has reviewed the plans and impervious area calculation with the Village's Engineering staff and there is an overall reduction of less than one half a percent of impervious area. Mr. Pency reviewed the truck pathway which will remain the same. Trucks will enter from Wilmot or Lake Cook Road and follow the same path as they currently do. Emergency vehicles will also follow the same routes. He added that they have submitted an approval letter from the Fire Protection District.

Mr. Pency stated that Public Works reviewed the plans for grading, parking and landscaping. It was determined not to add new storm water drainage, they will tie into existing storm water drains. They will also tie into all other existing utilities.

Mr. Pency reviewed the photometrics and landscaping plans. They will be using the existing light fixtures and moving them as needed to accommodate for the addition and adding one more on the north side. The lighting will be consistent with the rest of the parking lot. Mr. Pency showed landscaping drawings and pointed out the proposed additional landscaped islands to be added around the building. They will be planted with drought resistance plants, and they are not proposing any irrigation at this time.

Parking Consultant Eric Russell with KLOA reviewed the parking and traffic study. He stated that the current parking study was based on a comparison to a study done in 2018 when the Walgreens PUD was amended. The current parking study reflects incremental changes from the 2018 study. In 2018 there were several buildings being remodeled to an open floor environment and 1300 additional workstation seats were added to accommodate a large campus workforce in a flex work program with partial remote working. When this was done, parking was expanded. Prior to this expansion, the required parking ratio was aligned with employment and 0.8 spaces per employee were required. The demand then changed to align with the number of workstations not with the number of employees. Flex work included working remotely so not all employees were on the campus every day. The parking ratios were amended in 2018 to reflect this and the new ratio was 0.7 parking spaces per workstation, and there was a parking surplus of 271 spaces. Today the new Innovation Center will add 7 new workstation seats and 3 new employees that will work there and increase parking demand by about 5 spaces. All others who will use the Innovation Center are already on the campus and will walk there. The footprint of the addition will result in the loss of 54 parking spaces.

Mr. Russell stated that when parking demand is compared with the new parking supply, there is still a surplus. With the loss of these spaces and the new demand per the ratio in the 2018 PUD amendment, the surplus will go from 271 spaces to 213 spaces. Mr. Russell stated that this is still a nice parking cushion from what will be used and what is supplied. The total number of parking spaces will be 3,140 which is down from 3,190 spaces there today. This creates a parking cushion of 7 percent. He explained that in a shopping center a cushion of 10 to 15 percent is recommended because of turnover. But at a corporate campus with not as much circulation and turnover and many vehicles that remain for the day, a cushion of 5 to 10 percent is the guideline and this meets that guideline. It also meets the approved parking requirements and parking ratio of 0.7 per workstation seat.

Mr. Russel reviewed traffic. He stated that it is projected that there will be around 6 new truck trips per day, mostly outside of peak hours to the new Innovation Center. All other traffic associated with the addition is already driving there. There will be a limited number of new vehicle trips generated by the Innovation Center. Trucks will have same entry on the south side and same route they currently do. Mr. Russell stated that all access points and intersections function at acceptable levels of service and these additional truck trips and employee vehicle traffic will be negligible from an impact perspective.

This concluded the petitioner's presentation and Chairman Berg asked for questions from the Commission.

Commissioner Schulman asked the petitioners to address the letter received from a neighbor stating that vendors going to the campus had been parking on the side streets rather than in the lot. Mr. Friedman replied that there was a program prior to the pandemic where non-employee campus team members were asked to use a remote parking lot behind the office buildings on Lake Cook Road and to ride a shuttle bus to and from the lot and the campus. It appears that some of these non-employees, despite the program and the shuttles, may have used residential streets east of the Wilmot Road campus for parking. Mr. Friedman stated that although the neighbor states that they made Walgreens aware, he is not sure who was contacted and believes the operations team was not aware. He stated that they will look into this and make sure that when everybody comes back that they have a plan in place to ensure non-employees park in the correct spaces and not on residential streets. He added that this includes vendors who are coming to the Innovation Center to show their merchandise on display and other contingent workforce on the campus. Commissioner Schulman urged the petitioners to make sure vendors are aware of this policy and to enforce it.

Commissioner Crist asked about the length of the construction period and how many parking spaces would be lost during construction. Mr. Friedman replied that they anticipate that the duration would be around 6 to 8 months and the construction will have a larger footprint, with work area and equipment, than final product. This will result in some lost parking during construction and at this point they do not have a construction parking plan in place as there is still no plan for the workforce to return to the campus. Mr. Friedman added that since March of 2020 the campus and parking have been highly underutilized, and they do not yet have a solid vision for the return to campus relative to quantity of team members there on a regular basis. They anticipate that the future of work will be more flexible and more hybrid with working remotely. Some roles may no longer be a dedicated role on campus. They do not anticipate that the parking during construction will have a negative impact on the campus.

Commissioner Bromberg commented that at the Prefiling Conference the petitioners discussed possibly adding a loading dock to the west side. He asked why they chose instead to use the existing one on the south side. Mr. Friedman replied that they when looking at the truck path for a new dock on the west side, a full size 53 foot semi-truck would have a much more substantial impact on parking availability on that side of the building. With the turn radius and trailers, it would have wiped out an additional 25-35 parking spaces on the west side. With the current loading dock on the south side there is no impact on parking, and this was the primary driver in this decision.

Commissioner Keefe had no issues with the proposal.

Chairman Berg opened public comment on this matter.

Mr. Nakahara read aloud the public comment email received that had been referenced.

Public Comment Letter #1

“Dear Dan,

Thank you for taking the time to speak with me on 2/4 regarding Walgreens. As a longtime resident of Deerfield, I appreciate Walgreen's contributions to the community and their commitment to being good neighbors.

As I read the information that was posted regarding the upcoming Plan Commission meeting and changes to Walgreens parking availability, as a close neighbor, I have some concerns:

1. Walgreens has completed a traffic and parking assessment dated 12/21/2021. As we are still dealing with COVID, this is not valid for the future. Walgreens staff have not returned to pre-pandemic levels. Therefore, this information should not contribute to understanding of the impact of the loss of 54 parking spaces at the Walgreens campus. It is very important that the Commission takes into account pre and post pandemic levels.

2. Pre-pandemic, Walgreen's contractors regularly parked on feeder streets near the campus (Rosewood, Laurel, Gordon Terrace, etc.) as they were not allowed to park at the Walgreens campus. Though I'm unaware as to whether Walgreens still has overflow parking and office space on Lake Cook Road, it was my understanding that pre-pandemic these contractors were expected to park in those lots and take busses/shuttles to Walgreens campus. Sadly, they chose to park on local streets instead and cross Wilmot Road on foot for work. These contractors impacted snow removal and mail delivery on a regular basis. They were also often hostile and argumentative to the local neighbors. Walgreens new about this situation and refused to work with the neighbors to come to an amicable solution.

I strongly object to the Plan Commission approving this decrease in parking without a plan for assuring that Walgreens will enforce the use of their employees AND CONTRACTORS only using available Walgreens parking vs. impacting the local neighborhood by parking on adjacent side streets. I look forward to your reply.

Sincerely,
Andi Marks
1558 Rosewood Ave.
Deerfield, IL 60015
847-940-0540”

Chairman Berg asked the petitioners for any reply to this and any closing remarks.

Mr. Friedman replied that he has addressed the comment and that Mr. Russell reviewed the parking study which is based on observations made in a 2018 parking assessment. He commented that it is important the public and neighbors understand that the impact of the addition is made in reference to and comparing against pre-pandemic utilization of the campus and that the workforce has not yet returned to campus.

He concluded that they appreciate the chance to be before the Commission and continue to improve the Wilmot campus for Walgreens global headquarters and they are proud to call Deerfield home and work with the Village.

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.

All commissioners expressed support of this project.

Commissioner Crist moved, seconded by Commissioner Bromberg to approve the request for an amendment to the Walgreens Planned Unit Development to allow a building addition to the 100 Wilmot Road Building for an Innovation Center and the necessary site changes at the Walgreens Corporate Campus located at 100, 102, 104, 106, 108, 200, 300, 302 and 304 Wilmot Road (Walgreens Co.). The motion passed with the following vote.

Ayes: Keefe, Crist, Schulman, Bromberg, Berg (5)

Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on March 7, 2022.

2) Public Hearing on the Request for a Text Amendment to the I-1 Office Research and Restricted Industrial District to Allow an Assisted Living Facility as a Special Use in this District; Approval of a Special Use for the Proposed Assisted Living Facility at 1101 and 1121 Lake Cook Road Including Necessary Exceptions; and an Amendment to the Deerfield Business Center Planned Unit Development (Deerfield Supportive Living LLC and Heritage Woods Northwest LLC)

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

Chairman Berg confirmed that the petitioners provided proof of certified mailing. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on January 20, 2022.

Bernard Citron, Attorney with Thompson Coburn addressed the Commission stating that he represents the applicant Heritage Woods of Deerfield. They are seeking approval for a Special Use for an assisted living facility in the I-1 District and an amendment to the PUD for changes necessary for an assisted living facility. To allow for this use they are requesting a building height of 57 feet; 45 is allowable, two ground signs located on north end of the property; one for their use and one for the neighboring use to help with wayfinding, and for parking spaces of 9 feet by 18 feet instead of the standard 9 feet by 19 feet. Mr. Citron shared that he is joined by Bob Helle, Project Owner, Valerie Krestchmer, Market Researcher, Jane Sloss, Architect, Tim Brown, Site Engineer, and Dan Brinkman, Traffic Consultant. Mr. Citron stated that they are proposing a 150 unit assisted living facility which will provide all the care and activities needed for residents there.

Mr. Helle stated that from a zoning and use standpoint this is an assisted living facility. Competitors and other examples of these would be Sunrise Senior Living or the Weinberg

Community. They provide housing option for the frail and elderly. Most assisted living residents move in around the age of 85. Residents are people who need some assistance with daily living like cooking, dressing, bathing and medication reminders. Assisted living gives them the most independence and dignity possible and offers some assistance during the day. It is intended for people who are no longer safe to live alone and need some type of staff support or at least be available on call 24 hours a day. Mr. Helle explained that the building is comprised of small apartments; 90 one bedroom units and 60 studios for a total of 150 units. Each unit will have a full bathroom, sleeping area or bedroom, sitting area or living room and kitchenette with a sink, microwave and fridge. He stated that a stove is not a safe appliance to have for these residents and the building provides full meal service. The building will also have a communal dining room, bistro, living rooms, library and media room, community rooms, physical therapy rooms, and a hair salon. The building is a community, and the focal point is to get residents out of their apartments and into the community. Mr. Helle stated that a common phrase in assisted living is "socialization instead of medication". Staff works hard to provide a community environment and keep residents engaged in activities and with each other. It also helps with monitoring their health and enhancing their lives.

Mr. Helle stated that Heritage Woods is viewed as an assisted living facility, however they are technically a supportive living facility which means they are regulated by the Health and Family Services and not the Illinois Department of Health. This means they can accept Medicaid payment for residents, so residents will never have to leave if they run out of money. It offers a safety net. Market rate for assisted living can be very expensive, on average rents are \$7,000 a month or \$84,000 a year. Residents of supportive living have the Medicaid safety net and private pay rates with Medicaid brings the out of pocket cost to \$4,500 to \$5,000 a month. It is still not inexpensive, but it provides everything residents need for their day, week, and month including meals and activities. Mr. Helle commented that they studied this area in depth and found that the southeast corner of Lake County and the northeast corner of Cook County has no supportive living facilities in the area. Mr. Citron added that the project has the Medicaid component and a senior affordable housing component to bring the cost down. Mr. Helle stated that the building will be staffed 24 hours a day. They will have RNs, LPNs, and CNAs on staff as well as chefs and food service workers, an activities director, visiting physical therapists, and visiting doctors. The building and operation provide for all needs of the residents.

Mr. Helle commented that there was a question at the Prefiling Conference about communication with the neighbors, and they have since received letters of support from all neighboring property owners. He stated that BJB is entitled to use 40 parking spaces at the site for off hours parking, and they will designate 20 of these that can be used at any time and will add signage for BJB for these spaces. They are also requesting to add two ground signs, although the combined area is what is allowed for a single sign. One sign will be for their building and one to indicate access to the KJH autism program to benefit them and assist with directional signage from Frontage Road and aid in wayfinding and with traffic flow.

Valerie Kretchmer of Kretchmer Associates addressed the Commission. She stated that she completed the market study for this project. Her firm also completed feasibility studies for CJE when they came to Deerfield. She shared that in her study she determined how many people there are who are potential prospects for this property. She stated that there are over 18,000 people in the area who are over 75 years of age. The market area is where this facility is likely to draw from. This was determined based on socioeconomic factors and perception barriers like highways, forest preserves and that there is very little competition for this kind of a product; the closest are in Vernon Hills and Des Plaines. There is a void for this area of northeast Cook and

southeast Lake Counties. The market area was determined to be Lake Street to the south, Everett Road to the north, Milwaukee Avenue to the west and Lake Michigan to the east. There are 18,000 people in that area who are over age 75 and this is projected to grow by 16% in the next five years to over 21,000 people. Ms. Kretchmer stated that people like to age in the communities they have been living in. And although this is a high income area, there are still many who are not as affluent. She reported that 26% of people in the market area under the age of 75 have incomes under \$35,000 a year, and 39% have incomes under \$50,000 a year, and this type of senior living can be very expensive. And in contrast, having private care in your own home would be well over \$100,000 a year. She stated that there is a need for a product like this and there are a lot of people out there who will benefit from this. She added that they also assume a certain percentage who may move into the facility are the parents of adult children who live in the area or who retired somewhere else and need to return to be closer to family as their health declines. She concluded that a demand of 200-300 units is a conservative estimate. And that 15 to 20 percent of residents will likely come from outside the market area and this could be even higher.

Project Architect Jane Sloss with WJW Architects reviewed the plans. She stated that the proposed site is in the Deerfield Business Center PUD. The PUD includes KGH and BJBE and adjacent neighbors Guidepost Montessori School and Rochelle Zell High School. The site also neighbors to Oracle, Walgreens, (AMLI) a multi-family apartment building and Weinberg Assisted Living. She stated that Heritage Woods will be oriented with the main entry on the east side. They will maintain a 100 foot building setback and there will be 10,000 square feet less of lot coverage with 20 percent lot coverage, 40 percent is the maximum allowed. Parking and traffic flow will be similar to the existing layout and the two access points to the site will remain. The parking spaces are proposed as 9 feet by 18 feet as this is the size of the existing parking which they wish to maintain. And regarding the two proposed ground signs, their lot frontage is 446 feet, and 500 feet is required for two signs. However they are requesting two as an accommodation to their neighbor KGH (Autism Services).

Ms. Sloss stated that they have received preliminary approval on the plans from the Northbrook Fire Protection District and will seek approval for final plans, as well. She stated that they will maintain much of the existing landscaping and will add to it with a new courtyard and green space. This will make an increase of 12 percent of green space on the site. The courtyard will be a comfortable space for residents to spend time outdoors. The building area is 124,000 square feet. There are many common areas on the first floor including the dining room and bistro, library and media center, hair salon, and physical therapy suite. The courtyard will be south facing off the first floor and the green space to the north. The residential units are located on floors 2 through 4 with some common areas on each floor. The design is intended to be contemporary with a residential character. The pitched roof and a rich variety of materials creates a residential feel. The main entry is on the east elevation. The entrance will have heavy wood trusses to bring a warm feel. The elevations will have durable low maintenance materials. Ms. Sloss stated that the building height is 57 feet to the highest point of the pitched roof which is 12 feet above the district standard. The exterior walls will be 43 to 45 feet in height. Ms. Sloss showed perspective views of the new building pointing out the distance to Guidepost Montessori to the west and Rochelle Zell High School to the east. She showed an image to compare all neighboring building heights which vary from 40 to 80 feet in height; Heritage Woods is proposing 57 feet in height. She stated that the reason for the requested height deviation is to accommodate a sloped roof for a residential feel. She added that included in the packets is a full narrative of sustainable features that will be in the new building. And they are also considering

the inclusion of solar panels at the south and west facing roof area which could provide up to half of the building's electrical needs.

Civil Engineer Tim Brown with Eriksson Engineering reviewed the engineering and landscaping plans on the site plan. They are assured all access is adequate for fire and emergency vehicles as well as trash and delivery trucks on the west side. The utility plans will use all existing infrastructure. For storm water management they will add a water structure. There is existing detention on the site, and they will add additional storage to integrate lost detention from the development.

Traffic Consultant Dan Brinkman with Gewalt Hamilton stated that he has received a waiver to appear before the Plan Commission. His company, Gewalt Hamilton, is under contract with the Village, and he has received approval from the Village Manager to appear before the Commission as it has been determined that there is no conflict of interest. Mr. Brinkman reported that he is familiar with the parking and traffic history in the area and has completed studies in the past for other developments in this PUD. He provided a summary of the parking and traffic study completed for this project. For the proposed 124,000 square foot, 150 unit supportive living facility, all data referenced uses an assisted living model as the two uses are the same except for the financial aspect. Mr. Brinkman stated that traffic flow utilizes the access point from Pine Street and the two access points from Frontage Road as well as the cross over access from Pine Street to the Deerfield Business Center that circles around the temple. He coordinated with Rochelle Zell High School to review traffic flow on a normal traffic day. He determined that peak hours for traffic are 8 to 9 A.M. and 3:45 to 4:45 P.M. As the last traffic counts for the PUD were completed in 2021 during the pandemic, Mr. Brinkman stated that they referred to pre-pandemic traffic count data for this study to determine project traffic volumes for the area with this new use. Mr. Brinkman stated that the assisted living use is favorable compared to the office buildings. It is expected that there will be 145 fewer peak hour and daily trips in and out of the area. Regarding traffic distribution, the majority of traffic is expected to arrive from the east and west by Pine Street. This intersection gets a B grade level of service. Everyone that approaches this intersection must stop, it is a built in inefficiency. Cook County has Lake Cook Road jurisdiction, and the side streets get short green light time and there are longer than desirable delays. He added that this is typical for a minor signal at a major road and that Cook County's priority is keep traffic on Lake Cook Road moving. Mr. Brinkman reviewed the traffic pattern for Rochelle Zell High School. Their traffic is based on a more traditional shift change with a few in and a few out at a time and not an immediate turnover. Mr. Brinkman stated that after analyzing traffic volume, the impact of the proposed use on the high school and the temple will be very minimal.

Mr. Brinkman reviewed parking. He clarified that there are not 20 additional parking spaces provided for BJB, but there are 40 spaces total for them to use and 20 will be exclusively for BJB use all of the time: or 20 spaces all of the time and an additional 20 at off peak hours for 40 total parking spaces. Mr. Brinkman stated that the Village parking ordinance does not have a requirement for this type of use. They looked at demand based on industry standards for an assisted living with 150 occupied beds. They anticipate 60 spaces in peak demand based on this national data. There will be 29 employees at the most per shift with a maximum of 45 anticipated with visitors. There could be up to four residents with vehicles and the corporate shuttle parked on site. Including these, an estimated peak demand throughout the day is 50 parking spaces. If they estimate 60 to be conservative, there are still 65 spaces left over minus the 20 for BJB. Mr. Brinkman summarized that there is more than sufficient parking for all staff, visitors, and deliveries. He added that there are no changes in circulation or existing access and

that the east west connection will be maintained. He stated that this use will have minimal additional circulation.

Mr. Brinkman concluded that the assisted living facility will create minimal traffic generations, far less than the existing office space, and will have minimal impact on adjacent uses on a typical daily basis, and that parking is more than sufficient for the anticipated need.

Mr. Citron reviewed the Special Use standards relative to this proposal. He stated that the text amendment they are seeking is not just for this development, it also provides for the ability to ask for a Special Use for an assisted living facility in the industrial district. Mr. Citron also commented that this proposal is in line with the Village's Comprehensive Plan goal to expand residential. He pointed out that this industrial area already has other uses including schools, a daycare and a synagogue. This use piggy backs on those uses and does conform to the standards. He stated that this establishment will not be detrimental in any way to public health, safety and welfare. This use generates little traffic, taxes for the taxing bodies, and more importantly brings a benefit to public health, safety and welfare because they are providing affordable senior housing and there is a need for this type of housing. Mr. Citron stated that the economic impact will be a benefit to the Village and other taxing districts. The school districts will receive additional tax dollars but no additional children. There will be no external impacts on the neighbors, and it will be a good adjunct to other developments. Mr. Citron stated that there will be two office buildings removed for the addition of the supportive living facility; and there are adequate utilities, access, and detention existing that will meet all requirements. The project also meets the standards in terms of site coverage. Mr. Citron concluded that the project conforms with all regulations except for the size of parking spaces, building height, and ground signs. He reminded of the 20 parking spaces that will be used by BJBE. And commented that the highest point of the exterior wall meets the height standard, but they are seeking to add 12 feet for a pitched roof for a building height of 57 feet. And the last deviation is second ground sign, where the total square footage of both signs will be what is allowed for one sign. He commented that if they had a wider frontage they would be permitted to have two signs and they are just short of this. Providing the second sign will improve wayfinding and traffic flow. Mr. Citron pointed out that there is no detrimental impact and that this use is compatible with the surrounding uses.

Chairman Berg asked for questions from the Commission.

Commissioner Keefe commented that this project will have a positive impact it has his support.

Commissioner Crist commented that the petitioners gave an excellent presentation. She added that in the parking study it was recommended to add signage for specific parking uses and asked if they plan to do this. Mr. Citron replied that they will add signage for the 20 spaces for BJBE use only. Mr. Helle added that they generally do not sign parking as it is not needed. He stated that visitors will naturally park near the front door and staff will park closer to the west side to keep these front spaces free. Commissioner Crist asked about the green space on the north side and asked if it will be shielded from Frontage Road and Lake Cook Road. Ms. Sloss replied that they do not plan to add a fence and stated that this green space is more of a buffer, and the courtyard will be used more by residents. Commissioner Crist pointed out a correction in the documents where emergency services are incorrectly labeled as school impact fee on the fiscal impact analysis. Mr. Citron thanked her for the correction and reiterated that based on calls and tax dollars there is no negative impact on emergency services from this development.

Chairman Berg opened public comment on this matter.

Steve Zebovitz of 10 Edgewood Court stated that he lives just north of the Oracle building across Lake Cook Road. He commented that the Heritage Woods plans are very well thought out and well-designed. He stated that his only concern is light pollution north of Lake Cook Road. The Oracle building received a variance for a large building sign and modified parking lot lighting. Mr. Zebovitz stated that although Oracle has been generally good neighbors, and the building sign gets shut off at 11 P.M., there are still extremely bright lights visible north of Lake Cook Road. He added that all winter this light comes into his backyard and in his windows. He commented that the parking lot lights seem to be angled up and point across Lake Cook Road towards the homes. Therefore regarding these plans, he just wants to be sure that lighting for signage and parking areas are appropriate with minimal light pollution across Lake Cook Road.

This concluded public comment and Chairman Berg asked the petitioners to respond to comments made and make any closing remarks.

Mr. Citron replied that there will be no wall signs and ground signs are minimally lit. Michael Jerabek with WJW Architects added that photometrics show that there will be no light bleed from the parking lot lighting to Frontage Road, and that they will be ground lit only, not back lit. He also reiterated that there will be no lit signs on the building. Mr. Brown added that they will be using existing parking lot lights which are 36 feet in height and will be lit with LEDs which are easier to control light pollution with. Mr. Brown also stated that Oracle's light poles are angled and theirs will not be.

In conclusion Mr. Citron stated that the Heritage Woods plans meet all standards, and the facility will provide for a need and will be a benefit to the community.

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.

All commissioners and Chairman Berg expressed their support for this project and the positive impact it will have on the community, and commended the petitioners on their thorough presentation.

Commissioner Bromberg moved, seconded by Commissioner Crist to approve the request for a text amendment to the I-1 Office Research and Restricted Industrial District to allow an assisted living facility as a Special Use in this district; approval of a Special Use for the proposed assisted living facility at 1101 and 1121 Lake Cook Road including necessary exceptions; and an amendment to the Deerfield Business Center Planned Unit Development (Deerfield Supportive Living LLC and Heritage Woods Northwest LLC). The motion passed with the following vote.

Ayes: Bromberg, Schulman, Keefe, Crist, Berg (5)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on March 7, 2022.

WORKSHOP MEETING

1) Prefiling Conference on the Request for Approval of an Amendment to a Special Use to Add Four Pickleball Courts and Two Future Pickleball Courts in Shepard Park at 440 Grove Place (Deerfield Park District)

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

Jeff Nehila, Executive Director of the Deerfield Park District addressed the Commission. He reported that they are proposing a renovation of Shepard Park which includes adding pickleball courts, renovating the existing ball fields, adding an ADA accessible paved trail from the parking area to the north field, and expanding the parking area. Mr. Nehila shared that the Park District has been seeking a location for pickleball courts and they have identified Shepard Park as the best location as far as proximity to residential homes which has been a major issue in other locations due to sound nuisance. Mr. Nehila reported that last fall they began looking at Shepard Park and they completed a 24 hour ambient sound study on this site and compared it to the sound of six pickleball courts in play in Northfield to determine noise impact. The closest homes are to the north and are over 505 feet away, and to the east they are over 600 feet away. At Deerspring Park the nearest homes were half that distance away. Mr. Nehila stated that they are excited about the site at Shepard Park and noise will not be a factor at all.

Mr. Nehila shared that after reviewing sound, they looked at where to fit pickleball courts in with the ball fields and parking. They determined that to fit the four pickleball courts in on the southside next to Hackberry, they would need to rotate or flip flop the two ball fields. The t-ball field will go on the northwest side and the 90 foot regulation size baseball field will go on the southwest side. By flipping these two fields there is room to add pickleball courts as well as a paved trail from parking to the north field which will add accessibility to both fields. Mr. Nehila stated they will also add more parking spaces to the north side of the parking area and move the ADA parking spot to the north to have better access to the new path.

Mr. Nehila reported that because of the support and the high demand for pickleball, they want to look ahead and are seeking approval to possibly add another two pickleball courts at some point. He stated that they do not plan to add the extra two at this time, they first want to ensure the infrastructure and parking would support this. Regarding infrastructure, storm water will be hooked into the existing storm sewer system there and this will not have much impact. They are also working with the School District on their plans. The neighboring school has access to the park during the school day and they will be made aware that the pickleball courts will be open for public use during the day. The Park District has agreed that the new courts will be for school use only from noon to 4 P.M. on school days. Mr. Nehila shared that pickleballers are morning people and typically play from 7 11 A.M. or 8 to noon only. And after work families and younger people will likely use them.

Mr. Nehila reported that with the initial plan of four pickleball courts at Shepard Park, the Park District sent out a notice to neighboring residents and had a public meeting to explain the project. A few residents and a pickleball supporters showed up. One neighbor asked to add more trees and screening and expressed interest in a paved trail around the entire park, but there were no major concerns expressed.

Mr. Nehila showed the project plans and pointed out the flip flopped ball fields and the four new pickleball courts with space for two more courts sometime in the future for a total of six courts.

He showed the parking and where they will be adding 10 parking spaces and where the path will go from the parking lot to both ball fields. Mr. Nehila shared that the Park District has a strong initiative to improve their ball fields and these plans align with that initiative, as well. They will be moving the northern ball fields further away from the homes and they will add additional trees there to take into account the neighbors wish. On the north and west sides they plan to add screening with arborvitaes which will help separate the pickleball courts from the rest of the park. Mr. Nehila stated that there are no lights proposed and there will be no activities in the park after dark.

Mr. Nehila explained that pickleball is a social game played in doubles and is for all ages. The latest industry report in 2020 shows that 4.2 million people are playing pickleball right now and this number has been going up 10 percent a year for the past several years. There is a great demand for pickleball right now and this can be seen at Sachs Recreation Center where there are constant pop up courts.

Dr. Tom Thunder reviewed the noise study completed. Dr. Thunder stated that he has a doctorate degree in audiology and is a non-medical specialist in hearing and acoustical engineer. He completed this sound study to find out what kind of sound levels will be generated by pickleball at this location. To determine the noise level of pickleball he visited a park in Northfield with six pickleball courts being used. The courts generated 55 decibels of sound which is similar to conversational speech. He stated that pickleball noise at 70 feet away is lower than conversational speech. Dr. Thunder stated that the sound can be predicted at any distance as sound level drops by 6 decibels every time you double the distance. For example going from 70 to 140 to 280 feet the sound drops by 6 and then by 12 decibels. Distance is the best buffer zone to allow for natural sound wave divergence. Dr. Thunder also assessed the level of background noise to determine how loud the pickleball noise would be above the existing ambient noise. Dr. Thunder showed a chart of the 24 hour ambient sound measurements taken at Shepard Park. He stated that you can superimpose the pickleball noise onto this to see what the audibility is. The ambient noise was measured with a microphone at Shepard Park over a 24 hour period. Noise increased around 9:30 A.M. with playground activity at around 60 decibels. The afternoon had a decline in noise. Some airplanes and trains caused spikes in decibels and rush hour slowly builds the noise decibels, as well. Dr. Thunder estimated that a good rating for background noise is about 54 decibels for the daytime which fits with a suburban park area. Dr. Thunder explained that pickleball sound is impulsive in nature and because of this he added 5 decibels of sound. With this, the sound of pickleball on top of the ambient noise at Shepard Park will be about 43 decibels at a distance of 500 feet which is the nearest residence. He stated that pickleball sound will have no impact and will not be clearly audible to neighbors.

Traffic Consultant Dan Brinkman with Gewalt Hamilton stated that he and Civil Engineer Tom Rychlik with Gewalt Hamilton have been provided a waiver from the Village Manager to present before the Plan Commission because his company Gewalt Hamilton is under contract with the Village and there was no conflict of interest determined with this project. Mr. Rychlik stated that regarding storm water, the ball fields at Shepard Park are a neutral swap. The improvements that will impact storm water are the pickleball courts, the new path and widening the parking area. All of these improvements combined do not meet the threshold to trigger a larger storm water detention area. This simplifies the design and enables them to use the existing basin and system to manage storm water.

Mr. Brinkman reviewed parking and traffic stating that pickleball generates minimal parking. Using the Village's parking standard for tennis courts, one space is required for every three patrons. For example with 4 courts, 16 people, and 5 cars, there is a net increase in demand of 8 parking spaces. The Shepard Park plans will increase parking by 10 which will address this increased demand. They will also move the ADA space to be next to the new accessible path. Mr. Brinkman stated that small volume of traffic generated from the pickleball courts will be during off peak hours and will have no significant impact. In studying current parking demand at Shepard Park, the most cars observed was 11 and more than half of the parking there remained available. In addition to the park's parking, the adjacent school has over 100 parking spaces that are available for use during non-school times and for more intense uses of the ball fields, as well.

Chairman Berg asked for questions and comments from the commissioners.

Commissioner Crist commented that she is a supporter of the project. She confirmed that the smaller baseball field will be on the south side of the park. Commissioner Crist asked if there is a chance a foul ball could go all the way to the pickleball courts. Mr. Nehila replied that there is very little chance due to the distance and the pickleball courts will be fenced in, as well. Commissioner Crist clarified that the pickleball courts will be available to all residents and non-residents without reservation. Mr. Nehila confirmed this and explained that pickleballers use rack play where players show up and the winner stays on and they keep moving down the courts and up to 10 or 15 players could join up and play. He added that the courts will be reserved for school use from noon to 4 P.M. on school days and the Park District may reserve them at times for instructional programs. But they will generally be available for open play for all without reservations. Commissioner Crist asked how they plan to monitor the school use hours of the courts. Mr. Nehila replied that pickleball is generally played in the mornings so he does not foresee an issue, and the school will tell them if there are issues. He added that generally pickleballers understand there are times carved out for others to use courts. He thinks it will work fine and if there are issues the parks employees can help enforce this. Lastly, Commissioner Crist confirmed that there will be benches on the courts. Mr. Nehila responded that moveable benches are an essential component of pickleball courts.

Commissioner Schulman commented that he believes the more trees added around the courts the better. Mr. Nehila replied that they will add arborvitae spaced tightly so that they will grow to be a good barrier. Commissioner Schulman asked for more information on why the Park District does not want to add all six pickleball courts. Mr. Nehila replied that they want to get the ball rolling with some courts at this time and make sure parking is adequate and create the demand for the two additional courts. They plan to start with four courts and are looking ahead to add the others in the future. Commissioner Schulman asked if there is any more space in the park for additional fields. Mr. Nehila replied that due to the slope they cannot add any more fields and the soccer field must remain as the Park District cannot afford to lose any soccer field space. Commissioner Schulman asked if there are bathrooms or water fountains in the park. Mr. Nehila pointed out that the bathrooms are attached to the outside of the wastewater treatment plant that is Park District owned and are in close proximity to the pickleball courts and the park. He added that there are no water fountains and no plans to add any. He stated that there is changing behavior around water fountains, and not many are installed anymore. People are bringing their own water more so than ever and there is an evolution away from water fountains.

Commissioner Bromberg commented that he is glad to see a plan for pickleball courts and he sees the need for them. He asked if they are planning to fence the baseball fields. Mr. Nehila

replied that there are no plans to fence fields as this would impact the overlap for the soccer field which is in the middle of the baseball fields. Commissioner Bromberg asked how the plans will affect the disc golf course at the park. Mr. Nehila replied that disc golf basket number 9 will be moved to the east to accommodate the pickleball courts. Only this one basket will be moved and there will be signage for this. Commissioner Bromberg confirmed that there are no adjustments needed to the storm water basin for these improvements. Mr. Rychlik replied that if 8 pickleball courts were to be added this would trigger needing more storm water storage, but for 6 new courts the plans are under the threshold for needing to add to the basin.

Commissioner Bromberg asked staff if there is a time frame for the Park District to be able to add the additional two courts without having to come back for approval again. Mr. Ryckaert replied that the Commission can put a time limit in their recommendation.

Commissioner Keefe agreed that he is glad to see a plan for pickleball courts in Deerfield. He asked if there will be any overlap with baseball games and pickleball play creating competition for parking. Mr. Nehila replied that the additional spaces added will help accommodate some of this and that many people will park at the school for use of the ball fields. They believe the expanded parking and use of school parking will serve both uses. Commissioner Keefe commented that it seems to make sense to put all 6 courts in at this same time, but he understands the Park District's plans.

Chairman Berg also commented that he sees the demand for pickleball as it is a very popular sport. He added that while the Park District needs to adhere to their budget he tends to agree that if they added all 6 courts they will get used. He commented that this will be a good use of Park District land and will be a great asset to the community.

Chairman Berg suggested that the Public Hearing on this matter can mirror tonight's presentation and that Dr. Thunder's presentation more than adequately addresses any noise concerns that neighbors may bring up.

Mr. Nakahara reported that there was a public comment email received on this matter which will be entered into the record.

Mr. Ryckaert reported that the Public Hearing on this matter will March 10, 2022.

2) Prefiling Conference on the Request for Approval of an Amendment to a Commercial Planned Unit Development to Redevelop the 728 Waukegan Road (Barnes and Noble) Space at the Shoppes of Deerfield Square (Kirby Limited Partnership)

Chris Siavelis with Kirby Limited Partnership and Deerfield Square reported that he is joined by Jeff Malk also with Kirby Limited Partnership. Mr. Siavelis reported that they are presenting plans for the Barnes and Noble space in Deerfield Square. He commented that the current Barnes and Noble store and this space as a retail space is no longer viable in today's retail environment. They are seeking to revamp this space to a mixed use retail and office building and add more outdoor space for dining and gathering. The first floor would be divided into multiple retail bays. He commented that smaller retail spaces have more prospects. And the second floor would be developed for a single or multiple office users. A new façade would be added to the north and south elevations comprised of brick and metal panels.

Project Architect Jesper Dalskov with Stantec Architecture reviewed the plans. He showed images of the existing Barnes and Noble store and renderings of proposed mixed use building. He shared that the building height would be 41 feet. The front elevation would have 25 foot wide storefronts with architectural expression to break up the mass into smaller pieces. Mr. Dalskov pointed out the entrance to the office building which will be adjacent to the retail. He showed the material palette with red and gray brick and lots of glass on the storefronts at the retail and office levels. He commented that these materials are very compatible with the existing development.

Mr. Dalskov pointed out the two canopies in the plans, one is over the office entrance and a twin of that is on the opposite end of building as an overhang for an outdoor terrace for the office workers as an amenity and an overhang to the retail below. This area is designated for outdoor seating and designed to create an inviting and engaging outdoor seating space. Mr. Dalskov showed the rear elevation stating that the heights varies from 41 feet to 44 feet in center. They plan to add windows to provide more natural light to the second floor office space. They also plan to change the stucco color to a lighter palette and update the crown element at the top to match the dark metal. Mr. Dalskov showed the interior plans for the first floor retail spaces and the first floor entry for the office space. Next, he showed what the office space could be with one tenant and then with multiple tenants with a corridor down the middle. Mr. Dalskov displayed a rendering of the entry and main lobby for the office space with exposed brick, dark metal, glass, warm wood tones and exposed concrete around the elevator. He pointed out glass sliding doors that could lead to a coffee shop in the adjacent retail space as an amenity for the office tenants. Mr. Dalskov showed the current layout of the site with parking. The current parking aisle right in front would be removed to add space for outdoor seating. A knee wall for safety along the storefronts will be added. This will result in the loss of six total parking spaces.

Mr. Siavelis reported that they will be converting 16,000 square feet of retail space to office space and this should create less parking demand. He shared that these plans were also presented to the Appearance Review Commission on January 24, 2022, and the plans received favorable feedback.

Commissioner Schulman asked when Barnes and Noble will vacate and when they plan to begin this project. Mr. Siavelis replied that they will ask Barnes and Noble to vacate once their plans are approved. Commissioner Schulman asked about where the sculpture garden will be moved to. Mr. Siavelis replied that they envision relocating it to the new apartment building project so that the newly created outdoor space in the shopping center can be used for outdoor dining which is more critical at this juncture. Commissioner Schulman commented that the sculpture garden is a nice community amenity, and he would like to see it stay in the shopping center if possible. Commissioner Schulman commented that most of the center is red brick, and these plans include more gray and black colors being used. Mr. Siavelis replied that the 833 apartment building project has similar colors as what is being used here and they feel this brings it all together throughout the center.

Commissioner Crist commented that the exterior looks very nice.

Commissioner Keefe asked if there is any concern about moving handicapped parking spaces across the drive aisle. Mr. Siavelis replied that the handicapped spaces will be moved to be to closest to the entrance to the building in order to provide ADA access along the drive.

Commissioner Bromberg commented that office patrons tend to park and stay all day and asked where will they park to keep spaces open for retail. Mr. Siavelis replied that they have

considered this. He shared that the Center already has 6,000 square feet of office space above the salon, and they have not had an issue with office patrons taking front row retail parking spaces. He commented that this will be more office space and they plan to feel it out and see how it goes with parking, and if it is a major concern with retailers they will adjust accordingly. Commissioner Bromberg asked if the parking on the south side can be used for office tenants. Mr. Siavelis replied that yes, there is employee parking in the south service drive which can be used, and they will have a rear entrance to the office space there. Designated employee parking areas will remain in place. This can also be used for retail staff. Commissioner Bromberg confirmed that each retail bay will have its own bathroom.

Chairman Berg commented that this is an attractive and positive revision to the building.

Mr. Ryckaert reported that the Public Hearing on this matter will March 10, 2022.

3) Approval of the 2022 Zoning Map

Mr. Ryckaert explained that each year the Plan Commission reviews changes to the Zoning Map and publishes a new map showing these changes. This year there were three changes. Two were rezoning changes, the first at 10 Deerfield Road from R-1 Single Family District to R-5 General Residence District for Zion Woods and second at 525 Lake Cook Road from R-1 Single Family District to C-2 Outlying Commercial District for the Comed antenna support structure. The last change was to the boundary between Deerfield and Highland Park for annexation of a parcel north of Trinity United Church.

Commissioner Bromberg moved, seconded by Commissioner Crist, to approve the 2022 Zoning Map. The motion passed with the following vote.

Aye: Bromberg, Schulman, Keefe, Crist, Berg (5)
Nays: None (0)

Document Approval

1. Venus Medical Office Special Use Recommendation
2. January 27, 2022 Plan Commission Minutes

Commissioner Bromberg provided a correction to the minutes.

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

Ayes: Crist, Keefe, Schulman, Bromberg, Berg (5)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be February 24, 2022.

Public Comment

There was no public comment on a non-agenda item via email, Zoom or in person.

Adjournment

There being no further discussion, Commissioner Crist moved, seconded by Commissioner Bromberg to adjourn the meeting at 10:43 P.M. The motion passed with the following vote.

Ayes: Bromberg, Schulman, Keefe, Crist, Berg (5)
Nays: None (0)

Respectfully Submitted,
Laura Boll