

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing and Workshop Meeting at 7:30 P.M. on June 23, 2022 at Deerfield Village Hall.

Present were: Al Bromberg, Chair
Lisa Crist
Jennifer Goldstone
Bill Keefe
Blake Schulman

Absent were: Kenneth Stolman

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

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

PUBLIC HEARING

1) Public Hearing on the Request for An Amendment to the Deerbrook Shopping Center Planned Unit Development and Approval of New Menu Boards Pursuant to Article 9.02-B.,14 (a) of the Deerfield Zoning Ordinance and an Exception from Article 9.01-A.,5 to Allow a Directional Sign to be Illuminated

Chair Bromberg swore in all who plan to testify before the Commission.

The petitioner presented proof of mailing. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on June 2, 2022.

The petitioner Zach Steele from Hilton Displays stated that he is representing Starbucks and their proposal for a menu board referred to as a DOS (digital order screen) display as well as a directional sign. Mr. Steele displayed a site plan illustrating the location of the proposed digital order screen and the directional sign. The DOS is being proposed in the same location as the speaker post that would be removed. The proposed illuminated directional sign would be at the end of the drive-thru lane and have the text "Thank You" on the side facing the cars leaving the drive-thru lane. The text "Exit Only" will face cars coming around the corner of the site near the drive-thru lane exit. Mr. Steele mentioned that there is an existing "Do Not Enter" sign near the drive-thru lane exit. He commented that there has been some confusion with this sign because there is a split in the drive aisle for cars to proceed south so the new directional sign is expected to aid in making sure cars to do not proceed into the end of the drive-thru lane.

Mr. Steele displayed an image of the proposed digital order screen that showed the speaker built into the display board. Starbucks believes this improvement will speed up the process and help to correct incorrect orders at the start of the drive-thru process instead of waiting to until the customer get to the pick-up window at the very end to correct an order. The improvement

should enhance the customer experience, improve efficiency and flow. Starbucks believes the directional sign should be illuminated because the drive-thru operation which happens outside of the daylight hours especially in the fall and winter months. Mr. Steele also noted that Starbucks will stay within a brightness of 500-1500 Nits as condition of the Appearance Review Commission (ARC) approval.

Mr. Nakahara noted that the ARC reviewed this proposal at their April 25th and May 23rd meetings. The ARC were in favor of both the illuminated directional sign and the new menu board citing that it would improve safety and efficiency of the drive-thru lane.

Chair Bromberg asked if the Commission had any questions for the petitioner. There being no questions, the Plan Commission went into a Workshop meeting to discuss the petition. All of the commissioners agreed the improvements will improve efficiency and believes it is appropriate to light the directional sign.

Commissioner Goldstone moved, seconded by Commissioner Crist to amend the Deerbrook Shopping Center Planned Unit Development and approval of the new menu board pursuant to Article 9.02-B.,14 (a) of the Deerfield Zoning Ordinance, and an exception from Article 9.01-A.,5 to allow a directional sign to be illuminated. The motion passed with the following vote.

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

Nays: None (0)

Mr. Ryckaert reported that this will go before the Board of Trustees on August 1, 2022.

DOCUMENT APPROVAL

1. June 9, 2022 Plan Commission Minutes

There were no corrections to the June 9, 2022 minutes. Commissioner Goldstone moved, seconded by Commissioner Crist to approve the documents. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Ryckaert reported that the Board appointed the newest member of the Plan Commission at their meeting on Monday. Her name is Sara Lubezny and she has been a Deerfield resident for 11 years. Sara has a background in law and education and currently is an attorney. She will be at our next meeting on July 14th. Mr. Ryckaert reported on agenda items for the next meeting.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Schulman to adjourn the meeting. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Dan Nakahara