

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on October 12, 2023 at Deerfield Village Hall.

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

Absent: Jennifer Goldstone
Kenneth Stolman
Sara Lubezny

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

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

Public Comment on a Non-Agenda Item

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

PUBLIC HEARING

1) Public Hearing on Portillo's Restaurant Request for Approval of a New Menu Board Pursuant to Article 9.02-B,14(a) of the Deerfield Zoning Ordinance for Their Restaurant Located at 700 Lake Cook Road

Chair Bromberg asked for proof of publication and certified mailing. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on September 21, 2023. Certified mailing receipts were provided by the petitioner.

Robert Whitehead of Olympic Signs representing Portillo's at 700 Lake Cook Road addressed the Commission. He stated that they are requesting to remove the existing static exterior menu board and replace it with a 21 square foot electronic display. They are trying to centrally locate the internal network at all of their locations. Mr. Whitehead stated that they will take down the existing 36 square foot board and replace with a 21 square foot menu board. He added that they were originally seeking to add a presell board, but the Appearance Review Commission (ARC) recommended against it, so they have removed the presell board from their petition and are now hoping to get just the new electronic menu board approved. Chair Bromberg asked what a presell board is. Mr. Whitehead replied that the presell board was a static board, about 18 inches wide by 3 feet tall on the corner of the building intended to prompt customers to decide what they want. The ARC felt it was unnecessary and Portillo's said they were happy to remove it from their petition. Mr. Whitehead stated that they are hoping to receive a favorable vote and to move forward. Chair Bromberg asked about the lighting on the new electronic sign. Mr. Whitehead replied that it is dimmable and programmable, and if it's too bright they can dim it.

The Commissioners were in favor of the request and had no issues with the proposal. And there were no comments from the public on this matter.

Chair Bromberg 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 for final action on this matter.

Commissioner Schulman moved, seconded by Commissioner Crist, to approve the request for Portillo's Restaurant menu boards pursuant to Article 9.02-B,14(a) of the Deerfield Zoning Ordinance for their restaurant located at 700 Lake Cook Road. The motion passed with the following vote.

Ayes: Crist, Keefe, Schulman, Bromberg (4)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Village Board on November 6, 2023.

DOCUMENT APPROVAL

1. 728 Waukegan Road 2nd Floor Residential Use Recommendation

Commissioner Crist moved, seconded by Commissioner Keefe, to approve the recommendation. The motion passed with a unanimous voice vote.

2. September 28, 2023 Plan Commission Minutes

Commissioner Crist provided a correction to the minutes. Commissioner Crist moved, seconded by Commissioner Schulman, to approve the minutes with the correction provided. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Ryckaert reported on upcoming agenda items. The next meeting will be on October 26, 2023 for document approval only.

Adjournment

There being no further discussion, Commissioner Keefe moved, seconded by Commissioner Schulman to adjourn the meeting at 7:45 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll