

**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