

Village of Deer Park
Plan Commission Minutes
April 2, 2007

CALL TO ORDER

The Plan Commission of the Village of Deer Park met on Monday, April 2, 2007 at the Village Office, 23680 W. Cuba Road, in the Village of Deer Park, in the counties of Lake and Cook, Illinois. Chairman Heidtke called the meeting to order at 7:00 p.m.

ROLL CALL AND DETERMINATION OF A QUORUM

Upon roll call, the following were present: Chairman Heidtke, Commission members Frank Comber, Jan Koe, Bill Koutsis, and Sandy Schroeder. The following Commission members were absent: Eric Lorenz. Other Village officials present were Administrator Connors, Attorney Keller, and Clerk Meyle. Chairman Heidtke stated there was a quorum.

Also present were Erin Cigliano and Michael Weaver of Teska Associates, Attorney Mike Quinn representing Atira Hotels, Sanjed Misra of Atira Hotels, Mike Rolfs of Hamilton Partners, Attorney Sanford Stein representing Grace Communities, James Hopkins of Real Estate Consultants Inc., and Kent Utsurogi of Monarch Design and Construction.

APPROVAL OF MINUTES

MOTION: by Commissioner Koe to approve and release the minutes from the Plan Commission meeting held December 4, 2006. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Koutsis to approve and release the minutes from the Plan Commission meeting held January 8, 2007. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Comber to temporarily adjourn the regular Plan Commission meeting. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Comber to open a public hearing regarding a petition for an amendment to P.U.D. (Planned Unit Development) Ordinance Number 99-26 on part of lot 4 in the Deer Park Office Center for a hotel use. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

PROPOSAL FROM ATIRA HOTELS FOR A HAMPTON INN & SUITES HOTEL

Mr. Misra presented the revisions made to the proposed Hampton Inn & Suites per the comments the Commissioners offered at the January 8, 2007 meeting. From his presentation the following was established:

- ◆ Atira would like to use four different materials on the exterior of the Hampton Inn to bring in extra character. Sedona limestone would be used on the first floor, brick would be used on the columns, and two shades of stucco would be used to bring in extra character. Samples of each of the materials were presented.
- ◆ Atira changed the hotel's signage to the east and west sides of the building for better visualization from Lake Cook Road. The lighting for the signs will be deep red in the evening and white in the daytime. Samples of the signage details including dimensions were presented.
- ◆ Atira is requesting a variance to allow for a 4-story hotel as opposed to the 3-stories permitted in the P.U.D. ordinance. Four story hotels are the prototype for Hampton Inn & Suites and the efficiencies for the hotel are built into a 4-story structure. Mr. Rolfs confirmed that the adjacent 3-story office building will be taller than the 4-story hotel.
- ◆ Atira presented its plans for concealing the mechanical equipment on the rooftop showing that the mechanics will not be visible above the roof accents. Additionally, the air conditioning units for each room are covered by a grill that is same color as, flush with, and built into the window frame. The room units are designed with a condensation collection pan so water will evaporate and will not drip down on the outside of the building.
- ◆ Atira presented a revised landscape plan that was satisfactory with regard to plant density. The additional landscape island added to the plan reduced the number of parking stalls from 104 to 103. To regain the lost parking stall, Atira will reduce a side barrier and move some of the landscaping.
- ◆ Atira will connect their bike path to the one on Lake Cook Road using the same asphalt material as the existing bike path. Atira will landscape along the bike path and will submit a landscape plan with a plant list for final approval.
- ◆ The hotel dumpster area will be concealed by a masonry wall that is 12 – 18-inches higher than the top of the dumpster. The masonry wall will be screened by shrubs.
- ◆ Atira will use a limestone base for its monument sign.
- ◆ Atira will provide lighting and landscape specifications for the ground signs. The lights will illuminate deep red in the evening and white during the day.

Ms Cigliano commented that Teska is pleased with the changes Atira made, but they recommend that approval be withheld until all lists and exhibits have been finalized and submitted.

**Village of Deer Park
Plan Commission Minutes
April 2, 2007**

The Commissioners made comments and asked questions of the Hamilton and Atira representatives from which the following was established:

- ◆ The exterior lighting of the hotel will be dimmed at 10:30pm.
- ◆ There will be a grasscrete fire lane for emergency vehicle access along the back (east) side of the hotel. Grasscrete is concrete that is colored and textured to blend into the surrounding landscape.
- ◆ The lighting for the porte cochere will be recessed, but the exact light range and spillage of the porte cochere lights needs to be submitted. The porte cochere lights should not be overly bright.
- ◆ The total square footage of the signs combined is 193 square feet. The total number of signage square feet allowed by code needs to be determined.
- ◆ The hotel will have four handicapped parking spaces.
- ◆ Although the hotel exceeds the development code limitation of 3-stories, the hotel does not exceed the overall height limitation. Including the roof mechanical equipment, the hotel is 50-feet, 5 ½ -inches which is 3-feet lower than the 3-story office building originally approved for that site.
- ◆ The monument sign at the Lake Cook Road entrance will be light at all times, and the design of the monument sign will allow for more than one business to be identified on it.
- ◆ Hamilton provides the irrigation system for the landscaping of the development through its retention ponds.

PUBLIC COMMENTS

Mary Lahr of 201 Rue Touraine addressed the Commission regarding the signage proposed for the west side of the hotel. The west side of the hotel will face Mrs. Lahr's subdivision, and she doesn't want the sign to be viewable from her subdivision. Mrs. Lahr commented that she didn't feel the monument sign on Lake Cook Road was necessary. She was also concerned that the Commission was considering the approval of a 4-story hotel on a site zoned for a 3-story building.

Peter Boyle of 2379 Big Oaks Road in Palatine addressed the Commission regarding the signage for the proposed hotel stating that he objects to the signs on the top of the hotel as they will change the view from his property. Mr. Boyle also stated his concern about a 4-story hotel as well as his concern that the hotel may have a negative impact on the environment with regard to noise, traffic, and lighting. Finally, Mr. Boyle was concerned that the trees that will be planted by the hotel would not be maintained and would die.

Jennifer Boyle of 2379 Big Oaks Road in Palatine addressed the Commission regarding her concern about bringing a business into the area that runs 24-hours a day, 7-days a week. Mrs. Boyle was concerned that this type of business might bring about security issues for local residents.

Debra Barry of 412 Bramble Lane addressed the Commission regarding plans for new hotels in neighboring communities, the types of amenities the hotel might offer guests, the consideration of a bank in the office development, and the possibility of doing artistic renderings of the hotel's exterior lighting. Finally, Mrs. Barry brought to the attention of the Commissioners that it was a Jewish holiday. She asked the Village try to be more sensitive to religious holidays in the future.

David Pautler of 23009 Thornhill Court addressed the Commission regarding his concern about the hotel's market analysis and expected occupancy rate.

MOTION: by Commissioner Schroeder to adjourn the public hearing regarding the petition for an amendment to P.U.D. Ordinance Number 99-26 on part of lot 4 in the Deer Park Office Center for a hotel use. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Schroeder to reopen the regular Plan Commission meeting. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Koe to give conditional approval of an amendment to P.U.D. ordinance number 99-26 on part of lot 4 in the Deer Park Office Center for a hotel use by Hampton Inn & Suites. In order for final approval to be recommended, the following items and exhibits must be provided:

- ◆ Teska & Associates must report the amount of square footage allowed for signage according to Village code, what Atira's current signage square footage is for the hotel, and if there is any variance from code.
- ◆ Teska & Associates must follow-up on the landscape plan and approve the final plan prior to its presentation to the Board of Trustees.
- ◆ Teska & Associates must review the lighting levels at the porte cochere and approve the lighting so that it is not over lit and the light does not carry.
- ◆ Atira Hotels must provide a north elevation for the plans prior to the presentation to the Board of Trustees.
- ◆ Teska & Associates must approve a sign landscape plan along with its plantings.

- ◆ Atira Hotel must agree that the monument sign at Lake Cook Road shall not exceed 50 square feet in total and the design of the sign must allow for more than one business to be identified on it.
- ◆ Atira Hotels must provide a detailed plan of the bike path including its routing and its landscaping.
- ◆ Atira Hotels must provide a site plan that reflects the reduction of the landscape island to allow for an additional parking space.
- ◆ Atira Hotels must agree to reduce the exterior lighting of the hotel from 10:30pm to sunrise.

By voice vote: YES: (4) / NO: (0) / ABSENT: (1)

Motion carried 4/0

Administrator Connors explained that the presentation of the recommendation would be on the April 16th agenda of the Village Board of Trustees meeting, but that an ordinance would not be prepared or considered at that meeting if all of the exhibits were not submitted. Mr. Misra did not want to wait until May for the ordinance to be prepared and committed to meeting all of the conditions of the motion and to providing all of the exhibits requested within the next five business days so that the Board would be able to consider an ordinance at the April 16th board meeting.

MOTION: by Commissioner Schroeder to temporarily adjourn the regular Plan Commission meeting. Upon a voice vote:
YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Schroeder to open a public hearing regarding a petition for special use and an amendment to the P.U.D. (Planned Unit Development) for lots 9 and 10 of the Deer Park Town Center for an office condominium development. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

PROPOSAL FROM GRACE COMMUNITIES FOR AN OFFICE CONDOMINIUM DEVELOPMENT

Attorney Stein addressed the Commission regarding his client's proposal for an office condominium development in the Deer Park Town Center stating that each office unit in the development would be purchased from Grace Communities and owned and maintained by its occupant. Attorney Stein explained that Grace Communities will be requesting a special use variance to allow medical offices in the proposed development.

Jim Hopkins of Real Estate Consultants Inc. addressed the Commission as the marketing agent for Grace Communities and explained that as an upscale, heavily parked community Grace Communities saw Deer Park as a perfect match for office condominiums. Mr. Hopkins explained that there is a trend among professionals such as lawyers, accountants, dentists, and physicians to diversify their investments with real estate by purchasing office space rather than renting it.

Kent Utsurogi addressed the Commission as the developer of the site and gave the presentation of Grace Communities' office condominium development as proposed for the Deer Park Town Center. Commissioners asked questions and made comments throughout the presentation.

Mr. Weaver addressed the Commission giving the report and recommendations of Teska Associates with regard to Grace Communities' office condominium proposal. The following issues were addressed by Mr. Weaver:

- ◆ The proposed buildings comply with the height requirement, building setbacks, parking area setbacks, trash receptacle area, and signage standards of the PUD Ordinance.
- ◆ The space between the proposed buildings must be increased to at least 45-feet to comply with Municipal Code.
- ◆ A Sample of the textured vinyl panels proposed for the screening of the roof-mounted mechanical equipment should be provided to make sure it complements the primary façade materials.
- ◆ The height of the exterior lighting proposed is 25-feet which is below the maximum allowed by the PUD Ordinance.
- ◆ Some areas of the exterior lighting plan fall below the 1-foot candle illumination standard of the PUD Ordinance. Small, pedestrian-oriented light fixtures should be added to the plan along the sidewalks leading to and from the buildings' entrances and along the sidewalk leading to the bike path behind the buildings.
- ◆ The landscape plan is 25 trees below the PUD Ordinance standard of one tree for every two parking spaces. There should be 265 trees; the plan has 240 trees. The tree count may need adjusting once the parking has been finalized.
- ◆ Redosier Dogwood are too big for the parking islands and should be substituted with a smaller variety of tree. The Sargent Crabapple and Shadblow Serviceberry must be at least 8-feet in height.
- ◆ The breakdown of the office types (general office vs. medical office) needs to be clarified so that a parking requirement can be established.
- ◆ Bike racks should be added to the plan, and benches should be added to the patio area between the two buildings.
- ◆ The south building should have a sidewalk that extends from the south side of the building to the east side of the building, and an additional sidewalk should be added along the east side of the north building.
- ◆ A rear elevation of the buildings needs to be submitted for review and approval.
- ◆ Samples of all façade materials and decorative exterior wall lights should be provided for review and approval.
- ◆ Final approval of the project should be withheld until the shortcomings of the plan have been adequately addressed.

**Village of Deer Park
Plan Commission Minutes
April 2, 2007**

Chairman Heidtke stated that he had received feedback from the Village Board confirming that the Board feels that office condominiums on the proposed site would bring adequate revenue to the Village through the Town Center.

Attorney Stein addressed the Commission regarding his hope that conditional approval would be given for the project at this hearing because the contract they have with their client will expire soon. The consensus of the Commission was that there are too many issues that need to be addressed to give any kind of approval, but they are willing to give informal feedback regarding their feeling of the appropriateness of the project for the site proposed at the end of the hearing.

Chairman Heidtke opened the hearing for comments from the public.

Richard Chay of 408 Bramble Lane stated that he is concerned that the project will not generate significant revenue for the Village.

Dave Pautler of 23009 Thornhill Court inquired about the office condominium project Grace Communities completed in Glenview. Mr. Pautler also stated his concern that physicians wouldn't be interested in offices that are not in close vicinity of a hospital.

Debra Barry of 412 Bramble Lane stated that she is concerned about traffic around the Town Center and was glad that a traffic study has been requested. She stated her concern about putting inoperable windows in the buildings because the occupants wouldn't be able to get fresh air. Mrs. Barry commented that the plan only has one dumpster for two buildings and that she would like to see a plan for handling recyclables. Finally, Mrs. Barry made some recommendations for the art centerpiece feature.

Mary Lahr of 201 Rue Touraine commented on the request for the marketing study, the traffic study, and the impact study because she wants to make sure there is a demand for this type of office in the area. Mrs. Lahr stated that she likes the exterior building materials and thinks the buildings are beautiful.

MOTION: by Commissioner Schroeder to close the public hearing regarding a petition for special use and an amendment to the P.U.D. (Planned Unit Development) for lots 9 and 10 of the Deer Park Town Center for an office condominium development. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Schroeder to reopen the regular Plan Commission meeting. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

MOTION: by Commissioner Koe to invite Grace Communities to come back under the condition that they agree to provide the following at the next meeting:

1. A traffic study.
2. An impact study.
3. A larger, full-sized landscape plan pre-approved by Teska & Associates.
4. An irrigation plan.
5. Actual samples and storyboards of the interior and exterior finishes.
6. A fire and life safety system explanation including the sprinkler systems, alarm systems, and security systems.
7. The type of elevator and its security features.
8. Signage details.
9. A lobby mock-up.
10. Exterior lighting details.
11. A response to the strong recommendation to eliminate the effuse from the exterior building materials.
12. Photometric details in full size.
13. A response to the recommendation to lower the 25-foot light standard.
14. A plan to add seating and tables to the landscape plan.
15. A trash receptacle mock-up.
16. A mock-up of the centerpiece feature.
17. Plans showing a connection between the office condos and the Town Center via a bike/walking path.
18. The condominium association agreement.
19. Photos of existing projects Grace Communities has completed.
20. Elevations of all sides of the buildings and proposed development.
21. A mock-up of where the roof projections fall as they relate to the elevations of the buildings.
22. The height of the HVAC and how it is mocked-up.
23. The percentage limit that would be placed on the medical occupants in the development.
24. An explanation of the use of land banking and the occupancy level that would trigger using the rest of the parking.

Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1)

Motion carried 4/0

**Village of Deer Park
Plan Commission Minutes
April 2, 2007**

Heidtke took an informal poll of the commissioners to see if they felt an office condominium development was a desirable use of the land. The consensus was yes.

MOTION: by Commissioner Schroeder to adjourn the regular Plan Commission meeting. Upon a voice vote: YES: (4) /
NO: (0) / ABSENT: (1) Motion carried 4/0

The regular Plan Commission meeting was adjourned at 11:05pm.

David Heidtke, Plan Commission Chairman

Susan Meyle, Village Clerk