

**PLAN COMMISSION
Village of Deerfield
Agenda**

October 13, 2016

**Deerfield Village Hall, Franz Council Chambers
Workshop Meeting 7:30 p.m.**

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

- (1) Prefiling Conference: Request for a Text Amendment and a Special Use for an Elementary and Middle School at 445 Pine Street for the Hellenic American Academy (The Foundation for Hellenic Education and Culture, NFP)
- (2) Prefiling Conference: Special Use for a Medical Office at 800 Deerfield Road (Aligned Modern Health and Taxman Company)

Document Approval

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Adjournment

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Associate Planner

DATE: October 6, 2016

RE: Prefiling Conference Request for a Text Amendment and a Special Use for an Elementary and Middle School at 445 Pine Street for the Hellenic American Academy (The Foundation for Hellenic Education and Culture, NFP)

The purpose of a prefiling conference is for the Plan Commission to give the petitioners some direction, feedback and input on their proposed plans.

Subject Property

The subject property consists of the Starland property which is located at the northeast corner of Pine Street and Hackberry Road. Originally, the property was developed as the Cadwell School, and when the Cadwell School closed the Deerfield Dare Care leased the building from School District 109. Ordinance 0-82-44 allowed the day care a maximum enrollment of 215 children and maximum of 32 staff members. School District 109 sold the property to the True Way Presbyterian Church in 1995. The property was rezoned from P-1 Public Lands District to R-1 Single Family District and a Special Use for the Church was granted in 1995. In 2003, the Jewish Community Centers of Chicago received Special Use approval to allow the JCC Early Childhood Services Learning Center. JCC received approval to have a maximum of 181 children and 32 employees on site at one time. JCC no longer operates on the property and its Special Use approval has expired.

In 2012, Starland received approval to operate a child enrichment center on the property. Ordinance O-12-06 allowed the child enrichment facility as a Special Use on the property with a maximum for the child enrichment center of sixty (60) children and a maximum summer camp (June through August) enrollment of fifty (50) children.

Surrounding Zoning and Land Use

North: R-3 Single Family District– Single Family homes

South: P-1 Public Lands District and R-3 Single Family District – Keller Park and Single Family homes

East: P-1 Public Land District – Sheppard Middle School (across creek)

West: P-1 Public Lands District- Patty Stryker Park

Proposed Plan

The petitioners have provided a detailed written description of their operations that are proposed for the property. They have indicated that their schedule of activities will occur on the premises including the total number of anticipated people at one time. In order to avoid repetition, please see petitioner's materials. Below is a summary of the petitioner's proposal.

The Foundation for Hellenic Education and Culture, NFP intend to purchase the 445 Pine Street property with the existing 25,000 square foot building. The petitioners would like to lease the property to the existing Hellenic American Academy school currently located at 1085 Lake Cook Road and move the school to 445 Pine Street. The petitioner will also allow Starland to use some of the premises during the summer for their summer camps. The petitioner is currently seeking Not for Profit status for the purpose of promoting its charitable, educational, and religious purposes by advancing a greater understanding and appreciation of the Hellenic history, culture, arts and tradition among the Hellenic community in the Chicagoland area. If the Foundation for Hellenic Education and Culture, NFP purchases the 445 Pine Street property, the property will be removed from the tax rolls.

The Hellenic American Academy serves children in grades Pre-K through 8th grade and is a dual language program with an emphasis on Greek language instruction. The school offers a variety of after-school programs which include Book Club, Science Club, Choir, Chess Club etc. The school also has several programs that occur throughout the school year after school where parents are invited to attend, including programs celebrating: Christmas, Graduation, Greek Independence, Preschool Activities, Family Heritage Night, etc. The petitioner anticipates approximately ten (10) Cultural Program Events such as plays, lectures and concerts to be on a Thursday, Friday and/or Saturday from 7:00 PM - 10:00 PM with attendance ranging from 20-100 persons per event. The petitioner intends to have a summer camp program during the summer. Other programs that will be offered by the school are adult education, evening school, Saturday school which will be text amendments in the R-1 Zoning District for non-residential properties. The petitioner anticipates a child care program in the future but there are no plans to have a child care program this school year.

The day school has a current student population of 113 and will operate Monday through Friday from 8:15 a.m. to 3:30 PM with After Care operating Monday through Friday 3:30 PM – 4:30 PM and terminating at 5:30 PM. The evening school has a student population of 47 and operates Monday through Thursday from 4:30 PM – 6:30 PM. The Adult School will operate on Monday and/or Thursday from 7:00 PM - 8:00 PM. The Saturday School operates on Saturday from 9:00 AM – 1:30 PM with a student population of 175.

The petitioner intends to continue its labor day festival and further anticipates no more than five (5) temporary events. Temporary uses need Village Temporary Use Permits.

The petitioner's plans indicate that there is no plan to have any church at the facility, however, religious studies, and a couple of religious services yearly for the school community will be held in the Library/Media Room (Room 18).

Starland's Summer Camps

Starland would still operate out of the 445 Pine Street property but only for their summer camp programs. Starland will utilize four rooms for their summer camp programs (Rooms 1, 2, 23 and 24). Starland will use the open space in the building for play and games for their summer programming and will be using the facility in the same manner that they currently do for their summer camps.

Proposed Building and Site Improvements

The petitioners are proposing minor improvements to the existing building, including installing security doors to be put within the facility side security to the facility prior to opening, installing security cameras so that the facility is under video surveillance at all times, installing lockers in the hallways, and installing basketball nets on either side of the wall of the auditorium to provide a half/court like play field.

There are no plans on installing a kitchen as the school is currently catering all food and no plans to change the bathrooms. The entrances to the building will not change. Rooms 1-4, on the floor plan shall be used for children in Pre-k through 4th grade and shall have their own entrance which is secured and only able to be opened from the inside. Rooms 20, 22 and 24 will be used for grades 5 – 8 and Room 18 will be the library as well as used for a chapel. The use of all other rooms is currently undecided.

The petitioner does not have any plans for any exterior changes to the building and there are no plans for landscaping modifications. The current playground will remain the same.

The petitioner is discussing erecting either a ground or wall sign on the subject property. This will be a determination made prior to the public hearing. Additionally, though there are no plans at this point, two additional flag poles will be installed, all of which will be present for the public hearing.

Proposed Traffic and Parking

The petitioners are conducting a parking and traffic study for the proposed use and the study will be available for the Public Hearing. For background purposes, attached is the traffic and parking study done for Starland in 2011.

Zoning Conformance

An elementary school and a junior high/middle school are currently a Special Use in the R-1 Single Family Residential District. The petitioners are seeking a Special Use to permit the establishment of the Hellenic American Academy on the subject property.

Attached are the Special Use standards.

When a use is not specifically listed as a Permitted Use or Special Use in a zoning district, the use is not allowed. Currently an evening school, adult school and a Saturday school are neither a Permitted nor a Special Use in the R-1 Single Family Residence District so those uses are not allowed. Therefore, a Text Amendment is needed to allow these proposed uses in the R-1 Single Family Residence District. The uses will be added to the R-1 Single Family District (the current zoning of the subject property) as a Special Use. The Special Use standards would apply to this Special Use and any future requests for the day school. The proposed special uses will only be added to the R-1 Single Family Residence District only.

As stated above, the petitioners are seeking approval of Text Amendments to allow an evening school, adult school and Saturday school as Special Uses in the R-1 Single Family Residence District. A Text Amendment has to be in the public interest and not solely for the interest of the applicant. The specific text amendment to the R-1 Single Family Residence Zoning District is as follows:

Add letter g, h and i. to Article 4.01-C (1) Special Uses in the R-1 Single Family Residential zoning district:

- g. An evening school when conducted on non-residential properties.
- h. An adult school when conducted on non-residential properties.
- i. A Saturday school when conducted on non-residential properties.

The petitioners are seeking approval of these uses to operate on the property along with the elementary and junior high/middle school.

Starland

In addition to the Special Use and Text Amendments for the Hellenic American Academy, the petitioners are seeking to amend the existing Starland Special Use to restrict their Special Use to only the summer camps with a maximum enrollment of 50 students.

Signage

For non-residential uses in the residential districts under the zoning ordinance Article 9.02-A (1)(c), not more than one (1) identification sign is allowed per zoning lot, not exceeding twenty four (24) square feet in area and the sign can indicate only the name and address of the use. If the use is on a corner lot, two (2) such signs, one facing each street, is permitted. Identification signs may be ground signs or wall signs and cannot be located less than fifteen (15) feet from any lot line.

As stated earlier, the petitioners are exploring whether to erect a ground or wall sign on the subject property.

Screening of the Parking Lot

There are no plans for landscaping modifications. When Starland was approved in 2012, they proposed new some landscaping for the property (see attached Ordinance O-12-06).

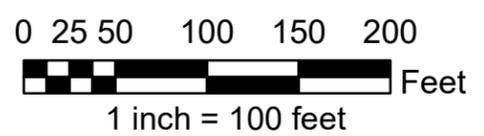
Required Parking

An elementary, junior high (or middle school) requires two (2) parking spaces for each three (3) teachers and employees. Additionally, the Zoning Ordinance requires that where a school has an auditorium or assembly hall, the parking requirements of an auditorium, *if greater*, shall be used to fulfill the parking requirements of the school. Auditoriums and places of assembly with fixed seating require one (1) parking space for each three (3) persons. Based on the auditorium requirement (which is the greater parking requirement), the number of spaces required for the school would be 73 parking spaces. The International Building Code 2012 Edition (which the Village uses) requires 7 square feet per person. Based on the 1,536 square foot auditorium (48'x32'), a total of 220 seats could be provided in the auditorium based on the 7 square feet per person. Based on the Village requirement of one (1) parking space for each three (3) seats, a total of 73 parking spaces would be required ($220/3 = 73$ spaces). A total of 84 spaces with two (2) handicapped accessible spaces are provided on the subject property according the petitioner's site plan. Four (4) handicapped accessible spaces are required.

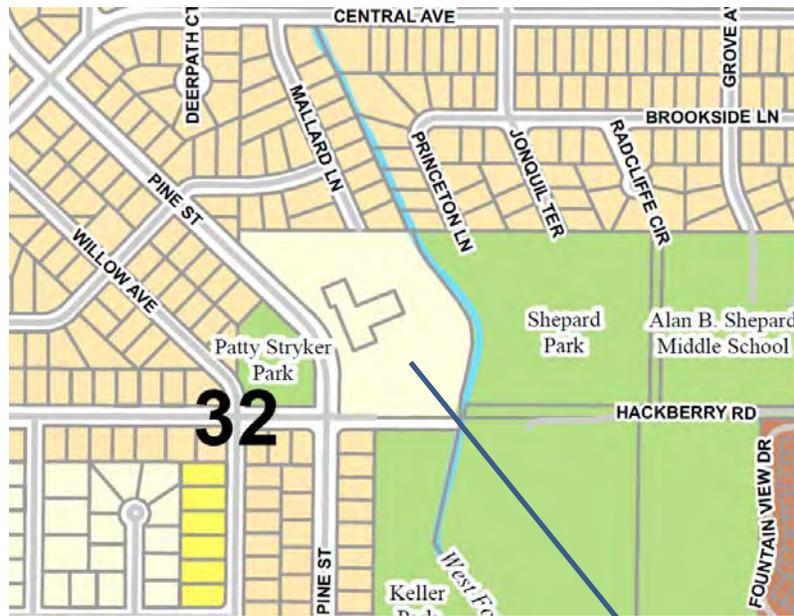
Parking Restrictions on Pine Street

Parking restrictions currently exist on Pine Street. Parking is not allowed on southbound Pine Street adjacent to the subject property and the street is posted with no parking signs. No parking signs are also posted on the northbound side of Pine Street adjacent to the entrance and exit circulation drives.

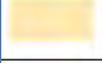
445 Pine Street



Village of Deerfield 2016 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

BACKGROUND INFORMATION ON 445 PINE STREET
PROPERTY:

1. 2011 Plan Commission Recommendation-Starland & Meeting Minutes
2. Ordinance O-12-05 – Starland Text Amendment
3. Ordinance O-12-06 – Starland Special Use (includes Landscape Plan and Conclusions from 2011 Starland Traffic and Parking Study)
4. 2011 Starland Traffic and Parking Study

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: December 8, 2011

RE: Request for a Text Amendment and a Special Use to Allow a Child Enrichment Center at 445 Pine Street for Starland – Adam More (True Way Presbyterian Church property).

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for approval of a Text Amendment and a Special Use to permit the establishment of a child enrichment center for Starland at 445 Pine Street. The Plan Commission held a public hearing on October 13, 2011. The Plan Commission continued the public hearing to December 8, 2011 to give the petitioner time to conduct a traffic and parking study. At the public hearings, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of the True Way Presbyterian Church which is located at the northeast corner of Pine Street and Hackberry Road. Originally, the property was developed as the Cadwell School, designed for about 300 students. When the Cadwell School closed, Deerfield Day Care leased the building from School District 109. Ordinance O-82-44 allowed the day care a maximum enrollment of 215 children and maximum of 32 staff members. School District 109 sold the property to the True Way Presbyterian Church in 1995. The property was rezoned from P-1 Public Lands District to R-1 Single Family District and a Special Use for the Church was granted in 1995. In 1998, a summer day camp was approved for the Church with a maximum of 200 children and 25 staff members. In 2003, the Jewish Community Centers of Chicago (JCC) received Special Use approval to allow the JCC Early Childhood Services Learning Center. JCC received approval to have a maximum of 181 children and 32 employees on site at one time. JCC no longer operates on the property and its Special Use approval has expired.

Surrounding Zoning and Land Use

North and West: R-3 Single Family District and P-1 Public Lands District – Single Family homes and Pine Street Park

South: P-1 Public Lands District and R-3 Single Family District – Keller Park and Single Family homes
East: P-1 Public Land District – Sheppard Middle School (across the creek)

Proposed Plan

For the October 13 public hearing, the petitioners provided a detailed written description of their operations that are proposed for the property. They have also provided charts that indicate their schedule of activities to occur on the premises including the total number of anticipated people at one time. For the December 8 continued public hearing, the petitioners have provided a traffic and parking impact analysis and supplemental details on the proposed signage plan and landscaping plan. In order to avoid repetition, please see petitioner's materials. Below is a summary of the petitioner's proposal for a child enrichment center on the premises.

Proposed Starland Operations

The petitioners would like to move the existing Starland business, currently located in Deerfield Square, to 445 Pine Street. Starland is a for profit company that specializes in children's enrichment classes, such as art, drama, music, fitness, academics, dance, and "mommy and me" for children ages 3 to 13 years old. Starland also offers birthday parties. The petitioners have indicated that if they relocate to the 445 Pine Street property they intend to offer a summer camp and they plan to expand their classes to include tutoring, fashion design, sports, and jewelry making. Starland has been operating in Deerfield since 2005. If Starland purchases the 445 Pine Street property, the property will be back on the tax rolls. The petitioners intend to purchase the 445 Pine Street property with the existing 25,000 square foot building.

Starland plans to operate Monday through Thursday from 8:30 a.m. to 8:30 p.m., and on Friday and Saturday from 8:30 a.m. to 5 p.m.; Starland will not be open on Sundays. The True Way Presbyterian Church will continue limited operation in the building (see below).

Starland has provided a schedule of activities in the back of their booklet (in the right column is the occupancy of the building at various times of day, including staff members). The petitioner's materials for the December 8 continued public hearing indicate that the daytime occupancy is about 20 to 30 children per hour (9:30 a.m. to 5 p.m.). The maximum enrollment for all weekday activities is 60 children. The schedule indicates that at the present time the busiest class time (Monday from 1 p.m. to 2 p.m.) there would be 65 people on site. The petitioners agreed that 60 children would be the maximum enrollment at any one time in the proposed new location.

The petitioners have provided a typical daily schedule in the back of their booklets (on the schedule "MP 1" means the multipurpose room). Saturday occupancy will consist of classes and parties. Saturday classes are capped at 20 children and 20 parents, and parties are capped at 30 children and 30 parents. The petitioners have indicated that on

Saturdays, parties and classes will not overlap and that there will not be more than one party occurring at a time.

Starland plans to operate a summer camp that will run from approximately the second week of June to the last week of August. The summer camp will operate from 9 a.m. to 3 p.m. Campers will be between the ages of 3 to 15 years old. Camp will mostly be located outside, except when weather requires the campers to be indoors. The maximum enrollment for the summer camp is 50 children, which would bring the total maximum enrollment during the summer to 110 children (maximum of 60 children in the weekday classes + maximum of 50 children in the summer camp = maximum of 110 children total). The petitioners estimate that the move to the Pine Street location will not significantly impact Starland's occupancy during the school year, and in the summer occupancy will be a maximum of 110 students and 12 staff.

Performances are held at the end of each semester for each class along with a theater production that is held on Thursday and Friday evenings from 6 to 7 p.m. and Saturday afternoon from 3 to 4 p.m. There are three semesters per year (fall, winter, and spring) and performances take place over the course of one week. The class performances will generate about 20 people per performance. The theater production will generate a maximum attendance of approximately 150 people. The petitioners have indicated that all performances are held during normal operating hours.

Proposed Building and Site Improvements

The petitioners propose to do some improvements to the existing building, including painting the interior, removing some ceiling tiles, installing energy efficient lighting, removing cabinets, and installing mirrors and a dance floor. The existing classrooms will be converted to rooms for dance, multipurpose (includes art, music, and academic classes), and "mommy and me" classes. The petitioner's plans show a large gym/lunch room with added drop-down tables. The existing sanctuary will be converted to a theater with an extended stage and stage curtains. The building's existing bathrooms will be updated and modernized. The existing secretary's office will be removed and the space will be opened up for a new lobby with seating and a retail area. The roof of the building will be replaced and the existing HVAC units will be overhauled and cleaned. Starland will have two entrances: the main entrance on the west side of the building, and an entrance on the south side of the building. Both entrances are located in view of the reception front desk. The two entrances can be used as exits and there is also an emergency exit at the north end of the building.

The petitioners are planning to replace and restripe the existing driveway to the west of the building and the parking lot off Pine Street, and they plan to seal coat and restripe the rest of the parking areas around the building. The current parking lot has 89 spaces and the restriped parking lot will have a total of 86 spaces, including 4 handicapped spaces. The Pavestar plan in the petitioner's materials shows the proposed parking lot layout.

The petitioners have indicated that the existing playground equipment will be replaced with new playground equipment and the new playground will be about 2,000 square feet in area and enclosed by a 6 foot high chain link fence. The playground's hours of operation will be from 9:30 a.m. to 3 p.m.

Proposed Starland Traffic

At the request of the Plan Commission, the petitioner hired KLOA to conduct a traffic and parking impact analysis using the 2003 JCC traffic and parking study as a basis. A paper copy of the study is enclosed and a copy of the study has been placed on the Village's website for the neighbors to review. The previous 2003 traffic counts were used and in order to account for growth, 10 percent was added to the 2003 traffic volumes. Figure 3 on page 6 in the Starland traffic and parking analysis dated November 22, 2011 shows the 2011 traffic volumes at the intersections of Pine Street and Hackberry Road and Pine Street and Dartmouth Lane.

Traffic counts were conducted at Starland's current location in Deerfield Square to determine a base condition for Starland's current traffic generation. Table 3 on page 10 of the traffic and parking impact study shows the existing peak hour traffic generated by Starland in the Deerfield Square location. Table 4 on page 10 of the study provides the projected peak hour traffic generated by Starland at the 445 Pine Street location, with the maximum enrollment of 110 children in the summer. The study estimates that during the morning peak hour in the summer Starland will generate 157 vehicles per hour (including inbound and outbound), and during the afternoon peak hour in the summer Starland will generate 176 vehicles per hour (including inbound and outbound). During the school year, the traffic volumes for Starland will drop because the summer camp will not be in session. Figure 6 on page 13 of the petitioner's study indicates the projected traffic volumes on the nearby roadways including traffic for the proposed Starland.

Tables 6 and 7 on pages 14 and 15 of the petitioner's study show the capacity analysis of the nearby intersections under existing traffic conditions, and with the added Starland traffic, respectively. The level of service (LOS) rating will remain unchanged at all intersections except westbound Dartmouth Lane's intersection with Pine Street, which is expected to change from LOS A with a delay of 9.6 seconds, to LOS B with a delay of 10.0 seconds during the weekday evening peak hour. Staff asked the traffic consultant a couple questions about the study for clarification – a copy of the questions and reply can be found behind the traffic and parking impact analysis.

Proposed Starland Parking

The petitioner's traffic and parking impact analysis indicates that the existing 20 foot wide north/south driveway on the west side of the building will be used for drop-off from 9:20 to 9:40 a.m.; 10:20 to 10:40 a.m.; and 3:50 p.m. and 4:10 p.m. A Starland employee will be at the west building entrance to escort the children into the building. They estimate each car will be parked in the driveway for about 1 minute. There is stacking for about 7 cars in the driveway. The petitioners estimate there will be a maximum of 40 vehicles during the

drop-off periods, which can be accommodated in the existing stacking in the driveway. For parents who will stay with their children or parents who arrive outside the drop-off times listed above, they will park in the lot to the south of the building by the baseball field or in the lot to the north of the building off Pine Street. Parents picking up children will have to park in the parking lot, come into the building, and sign their child out. Most parents parking cars will utilize the parking lot to the south of the building by the baseball field, and the north parking lot will be used when the south lot is full. There are 24 parking spaces in the lot located to the south of the building and in total there will be 86 parking spaces on the property.

Table 8 on page 16 of the petitioner's study shows the average parking demand during different days and times. The petitioner's study indicates the maximum weekday parking demand will occur from 9:30 to 11:30 a.m. with 15 cars parked in the lot. The maximum Saturday parking demand will occur from 8:30 a.m. to 5 p.m. with 24 cars parked in the lot. The petitioner's study indicates there is sufficient parking on site to accommodate the expected parking needs for the class performances. Although theater productions are not included in the maximum cars parked numbers indicated in the petitioner's traffic and parking study, the petitioners and their parking experts indicate that the capacity of the existing lots can handle the occasional theater productions very adequately.

Starland operates 4 passenger vans and 1 minivan. Approximately 80 percent of Starland students utilize the van service to go from Starland to school, or to go from school to Starland. The vans will park, load, and unload kids in the rear (east) parking lot. The vans will contain Starland signage. The van parking spaces in the east lot will be designated spaces with signage; such signs must be under 2 square feet in area and non-illuminated. Starland will have a maximum of 12 employees on the site at one time and employees will park in the lot to the north of the building, east of the parent parking lot.

True Way Presbyterian Church and DYBA

The True Way Presbyterian Church would still operate out of the 445 Pine Street property. The Church will occupy rooms #9, 10, and 11 as shown on the petitioner's floor plan in their booklet. The Church and Starland will share the use of the Theater/Big Sanctuary, the gym/lunchroom, and rooms #12, 18, 20, 22, and 24. The petitioner's materials indicate that Starland's activities and the Church's activities would not overlap. The petitioner's materials and the traffic and parking impact analysis contain additional information on the Church's future operations.

Currently, Deerfield Youth Baseball Association (DYBA) uses the baseball fields on the property. The petitioners indicated they will try to work with DYBA to continue use of the baseball fields, but that sharing the fields must be coordinated so that their schedule does not overlap with the summer camp.

Zoning Conformance

When a use is not specifically listed as a Permitted Use or Special Use in a zoning district, the use is not allowed. Currently, a child enrichment center is neither a Permitted nor a Special Use in the R-1 Single Family Residence District so the use is not allowed. Therefore, a Text Amendment is needed to allow the proposed use in the R-1 Single Family Residence District. The use will be added to the R-1 Single Family District (the current zoning of the subject property) as a Special Use. The Special Use standards would apply to this Special Use and any future requests for a child enrichment center in the R-1 zoning district. The proposed use for a child enrichment center will be added to the R-1 Single Family Residence District only, not any of the other residential zoning districts. Currently, other Special Uses in the R-1 zoning district similar to a child enrichment center are nursery schools, day schools, and camps.

As stated above, the petitioners are seeking approval of a Text Amendment to allow a child enrichment center as a Special Use in the R-1 Single Family Residence District. A Text Amendment has to be in the public interest and not solely for the interest of the applicant.

The proposed Text Amendment to the R-1 Single Family Residence Zoning District is as follows:

Add letter f. to Article 4.01-C Special Uses in the R-1 Single Family Residential zoning district:

- f. A child enrichment center when conducted on non-residential properties.

At the October 13, 2011 public hearing, the Plan Commission requested that staff create a definition of “child enrichment center” that would be added to the Zoning Ordinance if the petitioner’s request is approved.

Add Child Enrichment Center to Article 14.02 Definitions as follows:

Child Enrichment Center: A facility that offers instruction in a range of at least five of the following classes: art, dance, drama, voice, music, academics, fitness, fashion design, jewelry making, and similar instructional classes. Performances, theater productions, parties, and camps may be provided when approved as part of the facility.

In addition to the Text Amendment, the petitioners are seeking a Special Use for the proposed child enrichment center for Starland to be located on the premises.

One Special Use may replace another Special Use within one year, provided the uses are substantially similar. If the request for a Text Amendment and Special Use is approved, the Village may require that the Special Use be for Starland only, and that if Starland ceases to operate on the premises, then the Special Use shall expire at that time. In 2007,

when the Village approved a Special Use for Deerfield Bank and Trust at 660 Deerfield Road, a similar limitation was placed on the Special Use. Ordinance O-07-23 for Deerfield Bank and Trust indicates: “the benefit of said Special Use is limited to Deerfield Bank & Trust Company and shall expire at such time as Deerfield Bank & Trust Company ceases to do business at the premises.”

Signage

Specific Text Amendments would need to be made for the proposed signage for a child enrichment center. The petitioners are proposing a wall sign for Starland. The proposed sign is 9’ long by 30” high (22.5 square feet) in area, and is a total of 6” in depth. The wording “Starland” with two stars will be on the sign, and the characters range from 7” to 16” in height. The sign will have brushed aluminum letters on a matte black background. The sign will be located on the west wall facing Pine Street to the south of the front door (where the cross is currently installed on the wall). The existing cross on the wall will be removed. The sign will not be illuminated.

The proposed Text Amendment for the wall sign is as follows:

d. Identification Signage for a Child Enrichment Center

(1) Number and Content

There shall not be more than one (1) identification sign for each zoning lot. Such sign shall indicate only the name and/or address and logo of the child enrichment center.

(2) Type

An identification sign may be a wall sign only.

(3) Area

No identification sign shall have more than one (1) sign face. The gross surface area of the sign shall not exceed twenty-two (22.5) square feet.

(4) Location

An identification sign shall be located on the same zoning lot as the principal use to which it is accessory, and shall be located on a wall of the principal building fronting a public street, public right-of-way, easement for access, or parking area.

(5) Height

An identification sign shall have a maximum height not to exceed ten feet six inches (10’ 6”) above grade.

The petitioners have decided not to pursue the request for a Text Amendment for a ground sign and the request for the ground sign has been withdrawn.

The True Way Presbyterian Church currently has a ground sign which was installed when the Church received their Special Use approval in 1995. The existing ground sign for the Church will be removed. The Church will have a new sign that is 2' by 2' 3" (4.5 square feet) and will be located in the front door or window of the building.

Screening of the Parking Lot

When the Church was approved in 1995, the Church's plan showed screening of the parking lot was to be provided (see attached). That screening of the parking lot is now gone, and the screening of the parking lot should be provided as that was part of the Special Use approval. The petitioner's landscape plan shows where the parking lot landscape screening is proposed. The petitioners have provided supplemental landscaping plan materials showing the location, species, quantity, and size of the proposed new plantings. The petitioners have indicated that there is mature landscaping along the north property which blocks the view of Starland from some of the neighboring properties to the north, and the petitioners believe that additional screening around the existing parking lot located immediately off Pine Street is not necessary. The existing parking lot immediately off Pine Street abuts the west property line, and the green space immediately west of the parking lot is Village right-of-way. There is no room for landscaping to be installed west of the parking lot. The Village does not allow landscape screening for a private property to be installed in the Village right-of-way.

Parking

Starland: The Zoning Ordinance does not have a specific parking requirement for this type of use. A related parking requirement is for a recreational use, which is one (1) parking space for each three (3) patrons based on the design capacity of the facility in terms of the largest number of patrons on the premises at one time, which would result in 37 parking spaces. This was the parking requirement used to calculate the parking for Starland in Deerfield Square. According to the petitioners' materials, Starland will have a maximum occupancy of 110 people requiring 37 parking spaces ($110 / 3 = 36.6 = 37$) for the use.

Church: The Zoning Ordinance requires one (1) parking space for every four (4) fixed seats. According to Plan Commission records, the sanctuary is located in the gymnasium, which is approximately 2,400 square feet in area. The Church submitted a seating plan when they received their approvals in 1995 which indicated pews are installed in the gymnasium. The seating plan shows that the pews can hold a maximum of 276 people, which requires 69 parking spaces to be provided ($276 / 4 = 69$).

Previously, when the Jewish Community Centers of Chicago (JCC) learning center operated in the building, they had an occupancy consisting of up to 181 children and 32 staff members and were required to provide 51 parking spaces. According to the 2003 Plan Commission recommendation, The Plan Commission believed that parking for both the JCC learning center and the Church would work because the uses operated at different times.

Deerfield's Zoning Ordinance requires parking spaces to be 9 feet wide by 19 feet long and requires the aisle to be 24 feet wide. The petitioner's Pavestar parking lot layout plan indicates that the restriping of the parking lot will meet these requirements. They are planning to stripe with a total of 86 parking spaces including 4 handicapped spaces. Currently, 89 parking spaces are provided on the property.

Parking restrictions currently exist on Pine Street. Parking is not allowed on southbound Pine Street adjacent to the subject property and the street is posted with no parking signs. No parking signs are also posted on the northbound side of Pine Street adjacent to the entrance and exit circulation drives (currently, the no parking signs on the east side of the Pine Street are covered due to the nearby construction on the Village's wastewater treatment plant).

The intersection of Pine Street and Hackberry Road is under 4-way stop sign control with painted crosswalks on all legs of the intersection.

CONCLUSIONS

Request for Approval of a Text Amendment to Allow a Child Enrichment Center as a Special Use in the R-1 Single Family Residence District:

The Plan Commission is in favor of amending the R-1 Single Family District to allow the proposed use as a Special Use in this district. The Plan Commission believes the use is appropriate for the R-1 Single Family District as a Special Use, and believes it is in the public interest to allow this use in this zoning district. The Plan Commission believes this type of business is an asset to Deerfield and that it serves the needs of children and families in the community. The Plan Commission feels this type of a business will be a positive use in the R-1 Single Family Residence District and that it will be a benefit to the residents of Deerfield. The Plan Commission believes the Text Amendment for a child enrichment center, including the definition, has been written so it limits the use to a facility that offers a true children's learning center with a variety of classes (at least five) and not just a single use facility such as a martial arts studio. The Plan Commission believes the proposed Text Amendment is appropriate as a Special Use in the R-1 Single Family Residential District.

Request for Approval of the Proposed Special Use for Starland:

Compatible with Existing Development

The Plan Commission believes that the proposed Starland child enrichment center is planned so that it will be compatible with existing development in the area and will not impede the normal and orderly development and improvement of surrounding properties. The Plan Commission believes that the proposed Starland will have minimal impact on surrounding properties. The Plan Commission believes the proposed child enrichment center is a good use of the property and will be an asset to the Village. The Plan Commission observed that the property has historically been used as a place of learning

for children, and the proposed Starland child enrichment center follows that pattern. The Plan Commission believes that the use itself, not the private ownership of the use, is important in zoning approval process and in determining the compatibility of the use with the surrounding area. The Plan Commission does not believe it is a problem that Starland is privately owned.

Lot of Sufficient Size

The Plan Commission believes the lot is of sufficient size for the proposed Starland. The subject property is over 6 acres in size. The petitioners are not proposing to expand the size of the building. The exterior changes to the property include repaving and restriping the entire parking lot and one-way driveway; installing new playground equipment; installing landscape screening; installing new wall signage; and installing some internal directional signage at the request of the Plan Commission. The Plan Commission has noted that the property is in a park-like setting and believes the property is suitable for the proposed use and will not create a negative impact on surrounding properties.

Traffic

The Plan Commission believes that the proposed child enrichment center will not have an adverse impact on the surrounding properties. They do not believe that the proposed use should significantly increase traffic volumes in the area. Pine Street should not have a problem accommodating the traffic generated by Starland and the nearby intersections should not be adversely affected. The petitioners have undertaken a traffic and parking study that indicates that the proposed Starland will not have a significant impact on the area land uses or the road network.

The Plan Commission believes additional signage should be added internally to help direct drivers. Specifically, the Plan Commission recommends a right turn only sign for vehicles exiting the south parking lot onto the one-way drop-off driveway. The Plan Commission also suggests striping the one-way drop-off driveway to designate the curbside drop-off lane on the right from the passing lane on the left.

Parking and Access

The Plan Commission believes that the proposed number of parking spaces on the property is adequate. There will be a total of 86 parking spaces on the subject property, which is in excess of the number of spaces required by the Zoning Ordinance. The parking lots will be seal coated and the spaces will be restriped. All parking will be on site. Most of the parent parking is located in the lots immediately off Pine Street to the south and north of the building. For drop-off in the driveway, the petitioners anticipate that parents will stay in their cars and children will be escorted to the building by a Starland employee. When picking up children, parents must park their vehicles, enter the building, and sign their child out. The Plan Commission believes the parking on the property will work well as Starland and the church will not function at the same time.

The two existing vehicular access points on Pine Street for the drop-off driveway, and the vehicular access point for the parking lot to the northwest will not be changed as a result of the proposed Starland. The petitioners have indicated that the vehicular access behind the building will be blocked off to parents. The Starland employee parking lot to the north of the building and Starland van parking lot to the east of the building will be blocked off to parents and only accessible to Starland employees and the Starland vans.

Effect on the Neighborhood

The Plan Commission believes the proposed child enrichment center will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding areas. The Plan Commission believes the proposed child enrichment center will have minimal impact on surrounding properties and is a good location for the proposed use. The property has historically been used as a place of learning for children and the proposed Starland use is in keeping with this pattern. The Plan Commission believes that the proposed use will not have an adverse impact on the neighborhood. The proposed Starland is less intense of a use than the previous uses such as the Cadwell School (300 students), the day care facility (215 children and 32 staff), the church's day camp (200 children and 25 staff), and the JCC early childhood services learning center (181 children and 32 staff).

The Plan Commission believes the proposed location will work well for this use, and that the use will have minimal impact on the neighborhood. The Plan Commission believes Starland will be a positive addition to the neighborhood. The petitioners will be occupying a property that currently has some disrepair and will be making aesthetic improvements that will benefit the surrounding residential neighborhood, including landscaping, parking lot improvements, and minor renovations to the interior of the building. The petitioners are removing the existing ground sign for the church and the illuminated cross on the west wall. The proposed new Starland signage will be a non-illuminated wall sign that will fit in better with the surrounding residential area. The Church will have a new 4.5 square foot sign located in the front door or window.

Adequate Facilities

Adequate facilities (roads, drainage) are already being provided for this site.

Adequate Buffering

The Plan Commission believes the proposed new landscaping around the existing north parking lot will adequately screen the view of the parking from the neighboring properties to the north. The Plan Commission believes the petitioner has shown that there is sufficient buffering currently in place along the western portion of the north property line to screen the views for the neighbors to the northwest. The parking lot immediately off Pine Street abuts the west property line, and the green space to the west of the parking lot is Village right-of-way, and landscape screening is not permitted in the Village right-of-way.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that Starland's request for a Text Amendment and a Special Use to permit the establishment of a child enrichment center on the property at 445 Pine Street be approved, with the recommendation that the Special Use approval be limited to Starland and shall expire at such time as Starland ceases to do business at the premises.

Ayes (7): Berg, Jacoby, Moyer, Nadler, Shapiro, Shayman, Swartz
Nays (0): None

Respectfully submitted,
Michael Swartz, Chairman
Deerfield Plan Commission

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing at 7:30 P.M. on December 8, 2011 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairman Swartz called the hearing to order.

Present were: Michael Swartz, Chairman
Larry Berg
Elaine Jacoby
Jim Moyer
Robert Nadler
Dan Shapiro
Stuart Shayman

Absent: None

Also present: Kathleen LéVeque, Associate Planner

Public Comment on a Non-Agenda Item

Chairman Swartz asked if anyone in the audience had a comment on a non-agenda item.

Sharon Cohen, 241 Forestway Drive, inquired about the paths going to Keller Park near Starland location. The paths are ripped up and muddy. Chairman Swartz said this question should be directed to the Deerfield Park District.

Continued Public Hearing on the request for a Text Amendment and a Special Use to Allow a Child Enrichment Center at 445 Pine Street for Starland – Adam More (True Way Presbyterian Church property) – continued from October 13, 2011.

Chairman Swartz stated that the focus of this meeting would be on traffic and parking, signage, and landscape screening of the parking lot.

Adam More, owner of Starland, addressed the Commission and introduced Robert Ronzoni of Ronzoni Lawn Service to explain the landscape screening.

Rob Ronzoni, Ronzoni Lawn Service, explained the proposed screening along the north side of the north parking lot (employee parking lot). They plan to use a variety of plantings to provide color throughout the year as well as add a layer of screening. The bushes will be intermingled with a variety of evergreens which will provide landscape screening year round. Pruning of dangerous limbs will occur before any tree is taken down and any hazardous trees on the property will be taken down as a last resort. They intend to clean out the overgrown and unkept landscaped areas.

Chairman Swartz commented that this plan is different from the original proposed and approved landscape screening plan. This plan does not screen all of the northwest parking lot immediately off Pine Street. In the previously approved plan this was addressed.

Mr. More addressed signage. The sign will not be illuminated and will be approximately 6" coming off the wall. (A black background will be coming off 3" off the wall and the letters will stick out another 3" from the black background.). The sign will be 9' wide and 30" inches tall. The text on the sign will be 8" high and will be 6' wide. Mr. More also stated that there will not be any external lighting focused on the sign. The existing wood ground sign for the Church will be removed and there will not be any signage at the street.

Eric Russell, Principal at KLOA, Traffic and Parking Planning Consultants, discussed the findings of the traffic study, circulation plan and traffic impacts for the proposed Starland site. The site is accessible from three curb cuts along Pine Street. Pine Street is a north-south collector roadway with a posted speed limit of 25 mph in the vicinity of the site. The two southern curb cuts are for the drop-off drive which serves the front entrance of the building. The drop-off drive accesses the south parking lot which accommodates 24 vehicles and is intended to serve mostly parents. The third curb cut is located on the northern portion of the property and serves the northwest and north parking areas. The northwest parking lot will serve as overflow parking for various events and the north parking lot will be the primary parking for Starland staff. Starland's shuttle buses will park in the rear of the building.

Starland operation hours will be from 8:30am to 8:30pm, Monday through Thursday and from 8:30am to 5:00pm on Friday and Saturdays. Students will arrive at the property in a few different ways: parents will drop-off and pickup at Starland; parents will park and come into the facility and stay through the classes; parents will drop-off students in the morning and the Starland shuttle bus will then take the students from the classes to their respective schools; or in the afternoon the Starland shuttle busses will pickup students from the schools and bring them to Starland, where they will later be picked up by a parent.

Starland has indicated that the majority of the students arrive to or from the facility by the shuttle busses. The average enrollment or class load at any given hour at the Starland facility is between 20 – 30 students. Most classes last about an hour and many students take multiple classes, particularly after school. Therefore, the facility is not turning over students every hour of the day. Peak traffic times occur at the start of the major class offerings which are primarily 9:30am, 10:30am, 4:00pm and 5:00pm. Mr. Russell explained this was verified by taking traffic counts and vehicle movements in and out of the current Starland facility. The counts were taken on a Monday, which is the peak day when most classes are offered. Thirty-five to forty cars were observed entering and exiting the property during this time period. Traffic counts were taken on November 7, 2011.

Mr. Russell said that for the traffic analysis they like to work with base conditions or normal traffic conditions at the property. Due to the construction on Lake Cook Road which resulted in a lot of cut through traffic, KLOA did not feel that it was appropriate to take traffic counts at this time. Mr. Russell explained that it was not a true depiction of the traffic flows on Pine Street. Therefore, KLOA used a 2003 traffic study for the same property for its base conditions. This study was used when the JCC was considering moving into the property. As this study was 8 years old, KLOA increased the traffic counts by 10 percent. This study indicated that during peak hours (morning and evening rush hours) there were on average about 220 cars on the street. This includes cars going north and south on Pine Street in front of the proposed Starland facility. This results in an average of approximately 3 to 4 cars per minute on Pine Street during a peak hour.

Mr. Russell stated that in doing a traffic analysis they consider very conservative numbers. Typically for a school or similar type facility, KLOA prefers to look at the maximum enrollment numbers versus a typical enrollment day. In this case rather than looking at the 20 to 30 students that are typically on the property at one time, they considered the maximum enrollment of 60 students amongst all the classes in any given hour.

Analyzing the summer period, Starland intends to offer summer camps which would be an added enrollment capacity of 50 students. Mr. Russell noted that summer camps have been held at this property in the past. Maximum enrollment capacity at the summer camp will be 50 students, which would create a maximum of 110 students on the property at one time. Considering a conservative scenario, the 110 students were used in the traffic analysis to realize where traffic impacts may occur. Mr. Russell noted that the 2003 traffic study for the JCC facility was based on an enrollment of 105 students.

Mr. Russell explained traffic approaches the property from both the north and south. It is estimated that 60 percent of the traffic flow will come from the south and 40 percent from the north on Pine Street. Traffic volumes based on a 110 students in any given hour results in approximately 70 to 90 cars entering and exiting the property. This results to 1.0 to 1.5 cars per minute. As mentioned earlier, Pine Street carries approximately 3 to 4 cars per minute, so looking at a worst case scenario, the Starland use would add another 1 to 1.5 cars per minute. Mr. Russell explained that since the peak enrollment periods occurs at 9:30am, 10:30am, 4:00pm and 5:00 pm, he believes that outside of these hours traffic flows would be much less for the remainder of the day.

Mr. Russell concluded that the peak morning periods for Starland occur after the peak morning rush hours for traffic on Pine Street. There is an overlap of the peak afternoon enrollment periods for Starland and the peak afternoon traffic hours on Pine Street.

Mr. Russell explained the circular driveway will be utilized for the drop-off operation. The circular driveway can hold approximately 7 cars and will be used for drop-off only

during certain periods of the day. The circular driveway will not be used for pick-ups according to the Starland plan. Mr. More clarified that the plan calls for drop-offs to occur during the 9:30am, 10:30am and 4:00pm time frames. Other than these times, the driveway will not be used for drop-offs. Starland requires that students must be signed out of their classroom by a parent or guardian before they leave. Therefore, parents must park and enter the building to retrieve their child. Parents will be parking in the south parking lot for child pick-ups. Pick-up will not occur at the curb.

Mr. Russell stated that the intersection of Pine Street and Hackberry Road is an all-way stop and has marked crosswalks on all legs of the intersection. Cars must come to a complete stop at this intersection and all traffic controls are in place to ensure safe crossing. Based on the volumes on the street today, the intersection operates at a Level of Service A (which is the highest level for an intersection) with no long queuing occurring. Adding the volume of cars from the proposed Starland operation will not change the level of service at this intersection. There may be an extra second of delay that will occur at this intersection, but overall the intersection would remain at a Level of Service A.

Mr. Russell discussed parking. There are a total of 89 spaces on the site which is adequate for the operation. The peak demand for the south parking lot where students will be picked up is projected at 15 spaces. The south parking lot has 24 spaces. The 12 staff members that will work at the facility will park in the north lot which can accommodate 65 cars. During special events such as theater productions that will occur periodically during the year, attendance is approximately 150 people. Typically there would be a parent and a child in a car, therefore based on the 150 people in attendance, the 89 total parking spaces should more than accommodate the demand for parking without any overflow onto Pine Street. Parking is not permitted on Pine Street.

Chairman Swartz asked the petitioner to describe the circulation of traffic in the south parking lot during child pick-up. Mr. More said that parents will enter the site through the circular drive and proceed to the south parking lot where they will park and retrieve their children. Exiting vehicles will proceed west out of the south parking lot and turn right onto the one-way circular drive and onto Pine Street. Chairman Swartz asked if there is any traffic control signage proposed for the site such as one-way signs or stop signs. Mr. More said there is a one-way sign off of Pine Street at the south entrance into the circular driveway. Commissioner Jacoby asked if there would be a barrier at the rear of the south parking lot so that parents do not circulate through the rear of the building to exit the site. Mr. More said he plans to create a barrier during normal working hours so that parents do not drive around the rear of the building or into the employee parking lot; these areas are only for employees and the Starland vans.

Commissioner Shayman asked if there would be any Starland vans parked in the circular drive; Mr. More replied that all vans would be parked in the northeast parking lot behind the landscape screening. Commissioner Swartz asked Mr. Russell if there are

plans put a “right-turn only” sign at the south parking lot’s exit onto the circular driveway. Mr. Russell and Mr. More agreed that this was a good idea to put in the right turn only sign in this location.

Commissioner Nadler asked if drop-off and pickup occur at the same time, would there be any queuing at the circular drive. If so, the queuing would block vehicles from exiting the south parking lot. Mr. More corrected previous testimony which stated that drop-off would occur at 10:30am. Drop-off will only occur at 9:30am and 4:00pm. There is no drop off at 10:30am and therefore there will be no overlap of drop-off and pickup of children. Mr. Russell stated that the circular drive is 20’ wide so if a car was parked on one side of the drive, another vehicle can proceed around the parked vehicle.

Commissioner Nadler asked for the rationale for not allowing vehicles to circulate around the rear of the building to exit. Mr. More did not feel it was practical for vehicles to travel around the building when the path from the south parking lot can accommodate entering and exiting traffic. The driveways around the rear of the building are tight, and he would prefer that parents not drive around the rear.

Commissioner Shapiro asked how vehicles will maneuver to exit the south parking lot. Mr. More stated that drivers will back out of their parking space and proceed in the direction they entered from. Vehicles will turn right onto the circular drive to exit the site. Chairman Swartz recommended that adequate signage be in place to ensure that vehicles will turn right onto the circular drive coming from the south parking lot. Mr. Swartz also deferred to the expertise of Mr. Russell on whether a “right turn only” sign should be installed at the circular driveway’s north exit onto Pine Street. Commissioner Nadler commented that giving drivers the option to go either way on Pine Street would better help circulation. Chairman Swartz noted that if conflicts occur with vehicles exiting the site, there is always the possibility of opening up the rear access to allow vehicles to go around the site to exit through the north parking lot.

Commissioner Nadler asked if there will be access to Mallard Lane once the proposed landscaped buffer is in place. Mr. Ronzoni stated that the pedestrian path will remain and the new landscaping will greatly discourage vehicles from going through the path. Mr. Ronzoni said that the plantings will come very close to the playground fence. Commissioner Shayman asked if there could be some bollards at the end of Mallard Lane to restrict access. Chairman Swartz suggested the Fire Department may not want that area completely blocked off to allow for emergency access to the property via Mallard Lane.

Commissioner Shayman asked in a worst case scenario, how much vehicular back up can be projected at the intersection of Pine Street and Hackberry Road. Mr. Russell thought there could be a 1 or 2 car back-up, if any. Mr. Russell stated that “Level of Service A” is a very efficient operation. He pointed out that the east leg of Hackberry ends after the intersection. Also, traffic from the proposed Starland site will not be a continuous flow. Vehicles exiting the property will have the option to go north or south,

and not all vehicles will go south into the intersection. Based on the traffic volumes, Mr. Russell did not see any negative impact.

Commissioner Berg asked if there will be lane markings in the circular driveway which would indicate drop-off on one side and passing on the other side. Mr. Russell thought that this was a good idea to define the left side of the driveway as a driving lane and the curbside area as the drop-off lane.

Commissioner Shapiro asked if there is any consideration to have staff outside to assist with traffic flow. Mr. More stated that he will have staff out to help out in the beginning until the people get used to the pattern.

There being no further comment from the Plan Commission or Starland at this point, Chairman Swartz opened the floor to the public for comment and questions.

Marcus Newman, 544 Castlewood Lane, commented that his three daughters have had amazing and wonderful experiences attending Starland classes. Mr. Newman strongly believes that the opportunity for his children to participate in the arts in Deerfield was incredibly important. Mr. Newman pointed out that Deerfield has numerous athletic activities for its residents but not many offerings in the arts. He believes that Adam and Starland fill a huge void that is missing in the community for those children who may not play sports. He said the committed professionals at Starland are interested in the development and growth of the arts in children. Mr. Newman recognizes possible traffic inconveniences to the residents in the immediate area but believes that it would be a terrible shame to keep Starland out of this property. The reality of the traffic report pointed at minimal negative impact to the neighborhood compared to the huge positive impact that this opportunity can make on our children.

Kelly Condon, 465 Mallard Lane, lives at the end of Mallard Lane. Building on her comments from the previous meeting on October 13th, Mrs. Condon encouraged the Plan Commission members to visit the site. She is concerned about the south parking lot. The back parking lot is very tight and maneuvering in a time crunch situation can be dangerous. Mrs. Condon does not recommend opening up the back area because it is very narrow. She believes a pedestrian can easily get hit if a vehicle is moving quickly at the north parking lot exit. She also thinks the south parking lot can be problematic in the spring and summertime when Starland enrollment is at its peak. Parents and coaches use the south parking lot during this time when the baseball teams use the field for games.

Mrs. Condon addressed the criteria for approving a Special Use, specifically the section on the "effect on the neighborhood". Mrs. Condon specifically referred to the key criteria which states, "no significant changes to the health, safety or welfare of those in the neighborhood". Mrs. Condon is displeased about the inconvenience of traffic for 10 to 12 hours a day, 6 days a week. Mrs. Condon believes the traffic, singing and dancing will negatively affect her quality of life.

Joanne Kunz, 430 Pine Street, had some questions regarding the traffic study that was presented. In Table 2 on page 8 of the study, between the 9:30am and 10:30am hours, Monday through Friday, the average enrollment shown is 20 to 30 students. Mrs. Kunz is questioning these numbers that the traffic study is based on. Using the fall Starland enrollment numbers that she was given by Mr. More, she believes the enrollment numbers far exceed the average of 20 to 30 students. She believes there is also a discrepancy for the 1:00 to 3:00pm time period as well. She asked how many cars will be coming down Pine Street during the time period 9:30am to 10:30am. Mrs. Kunz is concerned about the southbound cars on Pine Street turning left into the proposed Starland location. Mrs. Kunz lives at the bend on Pine Street across from the proposed Starland site. It is hard for her and her neighbors to pull out of their driveway into Pine Street now - and it will be worse with increased traffic. She asked if the traffic analysis takes into account the difficulty of the current residents trying to pull out of their driveway into Pine Street even without the increased traffic generated from the proposed Starland location.

Chairman Swartz pointed out for background purposes and to put things into perspective that the proposed Starland use is the least intensive of the last three uses on this site. Even though the current use by the True Way Church has not generated a lot of traffic in the recent past does not mean that there will not be traffic at this site. He said it must be understood that the neighborhood does not have a right to no traffic.

Mrs. Kunz commented that as a 20 year resident, she was in her home when the JCC was occupying the site. Mrs. Kunz pointed out that unlike the JCC school, Starland will have cars coming throughout the day. When the JCC was at the site, there was one drop-off in the morning and one pick-up in the afternoon. Mrs. Kunz had another comment regarding the Zoning Conformance in the staff memo statement that indicates the Text Amendment and the Special Use being added to the R-1, Residential District. She asked if Mr. More decides to sell Starland to another child enrichment center, could a new owner occupy the property. Mrs. Kunz questioned this because her understanding from the October 13th meeting was that the Special Use for this property would exist for only Mr. More and Starland. Mrs. LéVeque explained the Village may place a condition on a Special Use approval that limits the approval only to a particular business. This was done a few years ago with the Deerfield Bank and Trust Special Use.

Chairman Swartz commented that the way the ordinance is proposed to be amended allows a child enrichment center in an R-1, Residential District. If the Plan Commission recommends approval to the Village Board, Chairman Swartz would be surprised if a condition were not attached that the Special Use is only for Mr. More and Starland. Therefore, if Mr. More sold Starland to someone else, the new owner would have to come before the Plan Commission for the approval process to get a new Special Use.

Chairman Swartz commented that throughout the approval process, the petitioners have indicated that the maximum number of students that Starland proposed for enrollment is 60. If Starland goes above this number, they would be in violation of this Special Use.

Aaron Coen, 241 Forestway Drive, is a 6th grader who lives a block away from the proposed Starland site. Mr. Coen has been going to Starland for 2 years and explained the value and intellectual growth and development he has gained from the staff and courses he has taken at Starland. He would be thrilled to be able to walk to this facility to take his classes.

Moe Ban, 234 Forestway Drive, wanted to reiterate that a church, temple, or mosque could go into the facility without community approval. Mr. Ban explained that many of those uses could be far worse than the current proposal. While he sympathizes with the residents who live nearby, preventing Starland from going into this site does not necessarily prevent the issues that they are trying to mitigate such as the noise, traffic and changes in home values.

Kimberly Friedman, 41 Burning Tree Lane, has had children at the JCC when it occupied the proposed Starland site and there was always traffic there. To comment on traffic and to keep this an abandoned building would not only bring down property values but also increase the potential “riff-raff” that could come into this area. This would bring about a whole different type of “traffic”. Mr. More and Starland are trying to bring organization to this property. The children who would be engaged in positive outdoor activities have just as much right to be there as the sports teams that utilize the sports fields. She believes it is pretentious to state that the added noise is going to be obtrusive to the neighbors’ daily life. There needs to be common sense about noise and playgrounds. Traffic at the new facility will take some adjusting to, but the main thing is that Mr. More and Starland are trying to provide safe entry and exit not only for the children attending his facility but also for the children in the neighborhood. The care and consideration that will be given to the landscaping surrounding the building will be a much need improvement to the current conditions and a great addition to the community. Lastly, the removal of an unsightly illuminated sign will also beautify the area.

Matt Getter, 301 Pine Street, commented that the debate should focus on the laws and whether or not the proposed Special Use meets the standards in the ordinance. Specifically, is the Text Amendment in the public interest. Mr. Getter believes that it is in the private interest of Starland and its paying customers. Mr. Getter commented on one of the reasons Starland is moving from its current location is to save money as stated from the October 13th meeting. Mr. Getter believes that by Starland moving into this location, the residents in the nearby area are being asked to subsidize Mr. More’s business by keeping his costs down at the proposed location. Allowing Starland to keep its costs down allows Mr. More to keep his customers’ costs down. Therefore, the neighbors are asked to subsidize Starland patrons as well. This is not fair and not right.

He said the neighbors may not have a right to no traffic but they do have a right to the protection of the ordinance, and the ordinance requires that this be in the public interest. Mr. Getter believes that this is not in the public interest it is only in the private interest of a few. This proposed use will change the character of a residential neighborhood into a satellite of downtown Deerfield. This area now becomes a destination place. This should be the focus of the debate on the proposed use.

Daryl Anisfeld, 313 Pine Street, attended the October 13th meeting and was under the impression that the Village was going to do the traffic study, not the petitioner. Mrs. Anisfeld is torn because the proposed site was established as a neighborhood school, then established for community uses, and now it will be used for private enterprise. She is aware that this is an isolated case with restrictions but when there is precedence, there is always a problem. Mrs. Anisfeld questioned how a commercial building can go into a residential area - is it just because a vacant building is available? She questioned how the Village could allow this to happen.

Pat Jester, 307 Pine Street, is a longtime resident and wanted to clarify a few things. She said things were not always okay when the JCC occupied this site. Mrs. Jester inquired about the number of children in the summer camps and what areas of the property will be used. She asked if the children were going to be inside or outside. Mrs. Jester would like clarification on the numbers used for this traffic study. Pine Street is one of the three main north-south routes through Deerfield. At 5:00pm Pine Street is a busy street. Mrs. Jester concurs with Mr. Getter's comments and what Mr. More is doing is wonderful but whether Starland should be there is the question.

Abby Cole, 1312 Central Avenue, said her daughter was a part of Starland since its inception. It was never a place that was a commercialized type of situation. Starland has never felt like it's been anything but a place of learning. Mrs. Cole does not find Starland to be a traffic type of environment or a commercial type business. The proposed site is a wonderful opportunity for Starland. Mrs. Cole feels that this would be a benefit to the community and a safe place to be.

Ashley Lind, 2523 W. Winona, Chicago, is a teacher with Starland. Ms. Lind responded to some of the comments that were voiced this evening. Ms. Lind is responding as a teacher and as a person who does have a say in how Starland is operated. Ms. Lind heard comments from neighbors indicating that unless you work for or send your children to Starland, there are no benefits to the public. The landscaping and rehabbing of the surfaces is something that the public will enjoy in that space. As a whole, Starland has discussed resident concerns such as how residents will be able to walk their pets, how they will be able to use this space as an extension of their yards. Starland takes these concerns seriously. Starland has discussed student-teacher ratios when they are outdoors. As a staff, they have decided that 10 students per teacher is the maximum in a small formation such as reading outside or an outdoor activity. Greater teacher-student ratios would occur for field play. Hopefully, this will alleviate resident fears that children will be running unsupervised through their yards. Also,

Starland has scholarships in place for people who want to be a part of this but may not feel that they are able to. Starland also has community activities such as going to area nursing homes or caroling if the neighbors feel this is something they would like. Starland staff has their ears open to the public concerns. Anything that staff can do to try to make this something special is not only beneficial to Starland and their students but beneficial to the community as whole. It is important to Starland that their core values of community, inclusion, and allowing everyone to be a part is known to the public. Starland is listening, it is Adam who plans for everything to run smoothly but it is the teachers and staff that make it happen. Starland does not want to be a satellite in the neighborhood; they want to be a part of the neighborhood.

Steve Schaffer, 422 Pine Street, lives directly across from the north entrance of the proposed Starland site. Mr. Schaffer concurs with Mr. Getter's comments. Mr. Schaffer has no problem with Mr. More and Starland but the issue is a commercial business going into his residential neighborhood. Starland is great for Deerfield and most people love it as long as it is not in their residential area. After the traffic studies are done and the screening is planned, it is still a detriment to the area. People move into to areas for the schools and places of worship. People move away from commercial areas because it decreases property values. He asked if a commercial property comes into this area, will the Village do anything for the nearby residents if their property values fall. This is a concern for those who are in the immediate area and the precedent of a commercial business going into a residential area. He feels it doesn't meet the Text Amendment requirements and feels strongly that this is the real issue. He agrees that Mr. More and Starland are great but that is not the issue.

Mr. More responded to Mrs. Kunz's original question about enrollment numbers. Mr. More stated that the enrollment sheet that Mrs. Kunz received was misread. The enrollment numbers are more in the 25 to 30 student range. At the current Starland location in Deerfield Square, there is one day that crosses that threshold of 60 students in an hour, with 65 students, but this is an anomaly. Chairman Swartz asked if Mr. More is still standing by his original request of a maximum enrollment of 60 students in any given hour. Mr. More responded that he still stands by this number. Mr. More also wanted to give a brief history of himself. Mr. More was a successful trader for 10 years but didn't feel that what he did gave anything back to the community. Mr. More started Starland because it is something he believes in and is passionate about. He loves bringing joy to the children and parents through his programs.

In a counterpoint regarding a comment that the neighborhood is subsidizing Starland's cheaper rent by moving into this proposed location, Mr. More commented that in his current space, he has had to build out three different times. Currently, the way the space is built out, it provides no flexibility to the Starland operation. If Starland continues at its current location, the higher rent levels and no flexibility will, in time, chip away at the operation and ultimately kill Starland. The proposed location will provide the opportunity for Starland to do new things with the increased flexibility of the new

space. Mr. More is not looking to ruin the neighborhood or bring down property values. Just the opposite - he wants to be a good neighbor.

Mrs. Kunz wanted to clarify that her concern was not the number of students on the property at any given hour. Mrs. Kunz's question pertained to the traffic study on page 8, Table 2. The 9:30am to 11:30am time period was based on average enrollment of 20 to 30 students. Based on the counts on the fall enrollment during the same time period the numbers were much higher: Monday, 80 students, Tuesday 71 students, and 54 students for Wednesday and Thursday. If the traffic study used an enrollment of 20 to 30 students, then the traffic study and its impacts are inaccurate.

Mrs. Kunz also wanted it to be clear that she does not think that putting a commercial business in a residential zone is beneficial to the residents in that neighborhood. This is for the sole purpose of Mr. More and Starland and their customers.

Ken Andre, 243 Fairview, responded to the comment that the main issue is putting a commercial use in an R-1 Residential District. Mr. Andre is the real estate broker for Starland. Mr. Andre asked if a strip center were going into this space, there would be a lot more people out here tonight. Mr. Andre noted that there are 5 or 6 people here to oppose the Text Amendment and if it were a big issue he would expect more people to be at this meeting.

Chairman Swartz added that the Plan Commission has received many emails and letters from residents who were opposed to this use as well as many in favor of the use. It is not just the people who are at this meeting that are opposed to this petition. Chairman Swartz said that Commission gives weight to each view whether for or against a petition.

Someone from the audience asked whether the uses before the church were non-profit or for-profit business. This person stated that a day-care and day-camp could be operated as a for-profit business. There is a big difference between retail business and a business that could easily be a non-profit.

Ashley Lind commented that the people are not necessarily arguing about the traffic or the enrollment numbers and not necessarily about Starland or what Starland is about. She is hearing that people are concerned about the precedent. Ms. Lind pointed out that there is nothing about Starland that is not a school. It is a privately owned school and a school that is not supported by taxpayers. If something goes wrong for Starland the people in the neighborhood are not being asked to contribute the way they would to a public school. The neighborhood is not subsidizing this business.

Andrea Waintroob, 1147 Hackberry Road pointed out that the distinction between a commercial for-profit school and a not-for-profit organization is critical. Mrs. Waintroob and her neighbors expect that they will be inconvenienced by the use on this property as a school, a church, etc. There is a large difference of inconvenience generated by a

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not-for-profit institution or a public institution and one that exists for the purpose of making a profit for its owner.

Marcus Newman remarked that the traffic study does not take into account that there is a lot of carpooling. There may be 40 students but not 40 cars.

There being no further discussion, motion to close the public hearing was made and seconded.

Respectfully submitted,

Daniel Nakahara

**PLAN COMMISSION
VILLAGE OF DEERFIELD**

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on December 8, 2011 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairman Swartz called the hearing to order.

Present were: Michael Swartz, Chairman
Larry Berg
Elaine Jacoby
Jim Moyer
Robert Nadler
Dan Shapiro
Stuart Shayman

Absent: None

Also present: Kathleen LéVeque, Associate Planner

Discussion of recommendation for Starland

Commissioner Shapiro said he has some concerns with the south side of the property. Commissioner Shapiro would like to know where snow piling will take place on the property and how that will affect the circulation, drop-off and pick-up. Mr. More said that he will consult an expert but he assumes that snow will be able to be pushed onto the grass at the northwest side of the north parking lot. Commissioner Shapiro is more concerned about circulation rather than any loss of parking spaces and read a section of the Starland report that said "petitioners believe that additional screening around the existing parking lot located immediately off of Pine Street is not necessary". Mr. More confirmed this is so because existing landscaping shields the properties to the north and screening cannot go to the west because there cannot be any plantings in a public right-of-way. Commissioner Shapiro also wanted clarification on the hours of operation being 8:30am to 8:30pm. Mr. More stated 95 percent of his students will be there during the hours of 8:30am to 5:30pm. After 5:30pm, 15 to 20 accelerated students will be at the facility. These students are in competitive dance or theater production.

Commissioner Moyer wanted to confirm that the playground area would be upgraded and asked if the reason that Starland does not want vehicles to circulate around the property was due to the playground area. Mr. More said that is correct and said the rear driveway is tight and he believes it will best and safest for parents not to circulate around the rear.

Chairman Swartz was reviewing the Staff Memo, specifically page 6 and the actual definition of a Child Enrichment Center. If the request is recommended this definition will become part of the ordinance and part of the enabling legislation that would allow

Starland as a Special Use. Chairman Swartz is concerned that someone could come in and call a martial arts school a child enrichment center because it offers instruction in fitness. Mr. Swartz is wondering if there a way to make this language clearer. Chairman Swartz suggests that a "Child Enrichment Center" would require a minimum of 5 of the stated activities instead of letting someone pick and choose from the list. Mr. Swartz thinks that this definition should be expanded to include a range of the stated activities instead of just one.

Commissioner Nadler addressed a question regarding whether or not this Text Amendment is in the best interest of the general public. Commissioner Nadler said the Plan Commission needs to focus on whether it meets the standards of a Special Use. As Mr. Nadler reviews the standards of a Special Use the only one that may have some level of subjectivity would be the "effect on the neighborhood." Mr. Nadler's personal view is that the effect is more of a positive than a negative provided, that when the Plan Commission does come to a vote and if the vote is favorable that there is serious consideration that it is tied specifically to Starland and their operation. This would, to some extent, mitigate the concerns of other operations going into this site. Given what is there and the dilapidation of the landscaping, the improvements there, the site, topography and how it fits to the road, Mr. Nadler believes it would be a plus to the surrounding area and plans to vote in favor.

Chairman Swartz inquired about the type of exterior lighting that would be provided for safety. Mr. More said that they are not planning any additional exterior lighting. Pick-up for evening classes will occur on the south side of the building and they will utilize the existing lighting over the door. The lighted door is the only door which parents will be able to use to get into the building when signing out their children.

Commissioner Shapiro asked the Commission to consider limiting the building size to 25,000 square feet or less in the Special Use as part of the Text Amendment. Mr. Shapiro realizes the concern among residents of a commercial enterprise in a residential district. Conceivably a Child Enrichment Center could operate in a building twice the size in the future. If a similar situation does arise in the future as a Special Use, he believes the square footage restriction in the Text Amendment will lay to rest any concerns of a similar operation in a massive building. This would only pertain to this type of facility and this Special Use.

Commissioner Shayman does not see the advantages of limiting the building size in the Text Amendment. Commissioner Shapiro would find personal comfort in limiting the building size if the Plan Commission does recommend the Text Amendment. Commissioner Moyer stated that the limitation should be tied to the existing building and agrees with Commissioner Shapiro in limiting the building size. Commissioner Moyer believes that similar petitions may come from the private sector.

Chairman Swartz views two potential issues with the building size limitation. The first is if the existing building is indeed under 25,000 square feet. Commissioner Shapiro said

he based the 25,000 square feet on documentation received from the petitioner. Commissioner Shapiro suggested that in the event of a future minor addition to the building, that the maximum size be limited to 27,000 square feet to give the petitioner some wiggle room for possible future renovation.

Commissioner Berg is concerned about placing a qualitative requirement. He does not agree or disagree with the building size limitation although the Commission should consider the location of the property. For instance, if the proposed property were sandwiched between single-family homes, rather than being a small building in a large park-like setting, his view would change depending on its surroundings.

Chairman Swartz did not feel that adding a 25,000 square foot maximum in the Text Amendment limitation would give the Plan Commission any significant additional control from what is already required in the Special Use criteria.

Commissioner Shapiro reiterated that his comments are for the Text Amendment, and not to the Special Use criteria. The Text Amendment would address the size in the definition of a Child Enrichment Center. Commissioner Shapiro stated that Text Amendment applies to all residential districts and therefore could give comfort to residents concerned about the precedent setting argument.

Commissioner Shayman asked if the Text Amendment would only be valid in an R-1 Residential District. Mrs. LéVeque confirmed that is correct.

Commissioner Jacoby believes that everything that Starland wants to do meets the requirements of the Special Use criteria such as compatibility with existing development, sufficient lot size, minimal traffic, parking and access. Mrs. Jacoby commented that Starland is a place of learning, a place where children in the community can go to learn, and it is a positive and not a negative. Starland is not run by a public entity, but it should not be ignored that it is a place of learning. Mrs. Jacoby is in favor of the petition because it meets the requirements of the Special Use criteria. Mrs. Jacoby pointed out that the Senior Center is located in a residential area and it is working out well for its patrons and the surrounding neighborhood.

Commissioner Berg focused on past, present and future uses. The site was built as a school, leased to the Park District for a daycare center and then sold to a church. Compared to past uses, Starland is a low density use, there is a sufficient number of parking spaces. Starland may need to make adjustments to their circulation plan but overall it is a good plan. Commissioner Berg believes that the primary reason there is such a debate is because there is no category in the Zoning Ordinance for a "Child Enrichment Center". Nursery schools, day schools and camps are currently allowed uses in the R-1, Residential District as Special Uses. The Child Enrichment Center is taking the nursery school, day school and camp and enhancing the experience for the children by adding to it with theater, drama and other academic aspects that Starland can provide. This use is undoubtedly and clearly in the public interest for this

community and probably for any community. The fact that Starland is not owned by a public entity is immaterial. This will be a tremendous public interest use. This Special Use clearly meets the seven criteria.

Commissioner Shapiro is concerned for the community and with the precedent that could be set in the future. Mitigating against the precedent setting issue is the fact that any such use will have to come in for a Special Use and will have to abide by and satisfy the standards set forth. In this case, the Special Use standards have clearly been met. Commissioner Shapiro stated that it is not the Special Use but the Text Amendment that is troubling. Commissioner Shapiro complimented Mr. More for being as transparent as possible throughout the process by categorizing Starland as a "Child Enrichment Center". Commissioner Shapiro looked at the context of a "Child Enrichment Center" and the similarities of the previous uses of this site and concluded that it is a logical extension of the previous uses. Commissioner Shapiro is supportive of Text Amendment.

Commissioner Moyer believes that the petitioner meets all the requirements of the Special Use criteria and is in favor.

Chairman Swartz commented that the debate was healthy, civil and clearly heartfelt on both sides. The strong opinions on both sides are what make Deerfield a strong and vibrant community. Chairman Swartz complimented all the speakers but particularly Marcus Newman, Matt Getter, Ashley Lind and Aaron Cohen on their eloquent delivery. Chairman Swartz does not agree with the argument that this use will "change the focus and the nature of the community". Chairman Swartz does not think it is the nature of the owning-entity of a use that is important, but the nature of the use itself. Chairman Swartz believes that this is critical and that Starland is a tremendous asset to the Deerfield community. Starland meets the criteria of a Special Use and he intends to vote in favor of Starland.

Commissioner Shayman moved to recommend the Request for a Text Amendment to Allow a Child Enrichment Center in the R-1, Residential District, and a Special Use for Starland to be located at 445 Pine Street. Commissioner Jacoby seconded the motion. Chairman Swartz added that the recommendation for the Special Use be specifically for Starland and would expire when Starland ceases to operate.

The vote was as follows:

Ayes (7): Berg, Jacoby, Moyer, Nadler Shapiro, Shayman, Swartz

Nays (0): None

Ms. LéVeque said the recommendation will go before the Village Board meeting on Tuesday, January 3, 2012.

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing at 7:30 P.M. on October 13, 2011 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairman Swartz called the hearing to order.

Present were: Michael Swartz, Chairman
Larry Berg
Jim Moyer
Dan Shapiro
Stuart Shayman

Absent: Elaine Jacoby
Robert Nadler

Also present: Jeff Ryckaert, Principal Planner
Kathleen LéVeque, Associate Planner

Public Comment on a Non-Agenda Item

Chairman Swartz asked if anyone in the audience has a comment on a non-agenda item. No one wished to make a comment.

Public hearing on the request for a Text Amendment and a Special Use to Allow a Child Enrichment Center at 445 Pine Street for Starland – Adam More (True Way Presbyterian Church property)

Chairman Swartz explained that because of the potential impact of the proposed Starland on the neighborhood, especially in regards to traffic that the Plan Commission will be continuing the public hearing until Thursday, December 8 in a in order to allow the petitioner to do a traffic study. Chairman Swartz said the Plan Commission would like to see an update of the previous traffic study which was done in 2003. He suggested using the 2003 traffic counts with some adjustment, because to take current traffic counts would be inaccurate because the nearby construction on Lake Cook Road is artificially increasing the traffic on Pine Street. Chairman Swartz said the petitioner can begin his presentation tonight and they will take public comment on items other than traffic.

Mr. Adam Moore, owner of Starland, presented a proof of notification and Mr. Ryckaert presented a proof of publication. Mr. Moore explained that drop-off would occur between 9:20 and 9:40 in the morning in the one-way driveway off Pine Street located to the west of the building. He anticipates a maximum of 30 drop-offs in the morning. He said the procedure is to have a Starland staff member who would bring the children from the car into the building. He said the system would prevent backups onto Pine

Street. He said the other students arriving for classes at that time in the morning will have parents parking and escorting them into the building.

Mr. Moore explained he intends to install a landscape screening to the north of the parking area to help block the view of cars in the parking lot for the homes on Mallard Lane. Mr. More said the new playground will be designed for 20 children maximum, ages two to six years old. He said that the playground will primarily be used only by children who were part of the Starland lunch program. He said neighborhood children are welcome to use the playground after hours. Mr. More explained the only outdoor activities on the property would be the summer camp in the gym class. He noted that the summer camp will have 50 children in addition to the regular indoor classes which have a total of 60 children. Maximum enrollment at Starland during the summer will be 110 children.

Mr. More said some neighbors have expressed concern about how much his business will grow based on the new square footage of the 445 Pine Street building. He said Starland will only use about 10,000 square feet of classrooms in the new building. He said that the remainder of the rooms in the building will remain a vacant unless they are needed for something such as a performance. He reiterated that the indoor classroom capacity is 60 students. He said 80 percent of the students go to school in the Starland vans or come from school to Starland in one of their vans. He said Starland picks up directly from after school programs, so they do not foresee traffic problems after school. He said the Starland vans will be parked in the rear of the building. Mr. More said the building will have two entrances the main entrance by the front door and an entrance or it's the south parking lot. He said no child will be allowed to leave the premises without a parent signing them out.

Chairman Swartz asked about the proposed new landscaping. Mr. More said there will 4 to 6 foot high trees providing a landscape screening for the parking lot. Chairman Swartz said more detail on the proposed landscaping will be needed for the December 8 continued public hearing. Mr. More explained he will repair areas of the existing pavement that are deteriorating and he will seal coat and restripe the entire lot.

Mr. More said some neighbors have expressed concerns about property values decreasing. He said Starland is classified as a school, a learning institution. He noted that his petition has received many emails and letters of support. He said his business has a great reputation in the community he is dedicated to the children of the community.

Chairman Swartz asked the petitioner to go over the programming and hours of the proposed Starland. Mr. More explained that his peak hours will be from 9:30 a.m. to 3:30 p.m., and these classes will be mostly for one year olds to kindergartners. From 4 to 5 p.m. there will be first through sixth graders with a maximum of 45 children. After 5:30 p.m. there will be about 15 to 20 children in the building mostly for dance classes, and at 8:30 in the evening there about 10 children. There will be two Saturday morning

classes with 10 to 15 children. There may be a maximum of two parties on Saturdays which would be 90 minutes long with a maximum of 25 students and 25 parents. Mr. More explained that there will be a one hour break in between parties to allow for cleanup and he explained that there will only be one party at a time. He said he is looking to phase out parties. There will be no activities on Sundays.

Commissioner Shapiro asked Mr. More to explain the requested Text Amendment. Mr. More explained he is not seeking to change the zoning of the property; instead he is requesting a Text Amendment to allow Starland to locate on the property which is zoned R-1 single family residential. Commissioner Shapiro said that they are seeking to allow a children's enrichment center as a Special Use in the R-1 zoning district. He noted other Special Uses in the district are a day school or a camp, which are similar to an enrichment center. Mr. Ryckaert said staff did not believe Starland fits neatly into the category of a day school. Chairman Swartz said the Text Amendment will make it clear that the Starland use is a Special Use and the presentation details out what the proposed use will be.

Commissioner Shapiro asked Mr. More if he has met informally with the neighbors to discuss the proposed plans. Mr. More replied that he has not, but he would like to.

Mr. More presented his proposed signage plan. He explained he is proposing to take the existing Starland sign from his current business and move it to the 445 Pine Street building. He said the photo rendering of the proposed sign does not properly depict the sign colors. He explained that the sign will consist of silver letters on a dark sign panel. The entire sign is 11 feet long by 2 feet in height, and the copy will be 6 feet long by 16 inches in height. The sign will not be illuminated. The Starland will replace the lit cross currently located on the building. He wants to fit in with the surrounding residential area.

Mr. More explained his reasons for leaving his current location: He said rent is very expensive in his current location, and the current space was built out through three separate zoning approvals and therefore is not built out ideally for the optimal use of the space. In the 445 Pine Street building, each classroom will be a specialty room for activities such as dance, art, theater, etc. The layout of the new building will be much better for teachers and students.

Chairman Swartz then opened up the hearing for public comments. He asked that traffic, parking, and access issues be discussed at the December 8 continued public hearing. He noted that the Plan Commission has received many emails and letters from the public regarding both in favor and opposed to this petition and they are all a part of the public record and are available to view on the Village's website.

Ms. Darryl Anisfeld, 313 Pine Street, questioned if the 445 Pine Street building is air conditioned and commented that electrical availability in the neighborhood is sporadic and she is concerned that Starland will drain electricity for the rest of the neighborhood.

Mr. More said the building is air conditioned. Chairman Swartz explained electrical availability is a Com Ed issue.

Ms. Anisfeld said cars back up at the South Park school during pick-up time and she is concerned Starland and will also create a traffic backup. Chairman Swartz said traffic issues will be discussed on December 8.

Mr. Mike Anisfeld, 313 Pine Street, expressed concern about the definition of a child enrichment center, he believes it is too broad. He said another use can easily come in as a child enrichment center and compared it to the McDonald's playland. He is concerned about setting a precedent for a commercial business in a residential area. Chairman Swartz the proposed Text Amendment would make any child enrichment center would be Special Use in the R-1 zoning district, and therefore any other child enrichment centers that may want to locate in an R-1 district would require a public hearing before the Plan Commission. Mr. Anisfeld said Starland is a business and the owner will want to grow the business and maximize profit. Chairman Swartz explained statements made at tonight's public hearings are part of the public record. He said representations made to the Plan Commission must be followed by the petitioner if the request is approved. If Starland is approved and if in the future Mr. More wants to increase operations beyond his approvals he would have to come back to the Village for additional approvals. He said if Starland is approved and Mr. More exceeds his approved operations, the neighbors can bring the issue to the Village's Code Enforcement staff.

Ms. J. Kunz, 430 Pine Street, is concerned that the proposed Starland would set a precedent for commercial business in a residential neighborhood. She noted that Mr. More is stating there will be a maximum of 110 children on the site at the peak time in the summer, and she questioned the reasonableness for the business to grow in relation to the testimony given tonight. Chairman Swartz explained that by their nature Special Uses do not set precedents. He explained each the Special Use must fulfill the seven Special Use criteria and each Special Use is evaluated based on its own merits. He said the petitioner must keep the occupancy of the classes and summer camp reasonably close to the numbers presented tonight.

Ms. Kunz said the petitioner is proposing some plantings to buffer the view for the homes on Mallard Lane and questions why the view is not being buffered for the houses on the west side of Pine Street. Mr. More explained the green space immediately west of the parking lot is Village owned right-of-way and he cannot install landscaping there.

Mr. Matthew Getter, 301 Pine Street, said his children have enrolled in classes at Starland and that he believes it is a great business but he is opposed to the proposed plan to locate the business on Pine Street. He does not want to see a commercial business in a residential area. He said he moved to his home because it is quiet, suburban and low density and he believes this will be a change from the previous uses on the property. He believes the owner will want to grow the business and he believes

that Starland will change the character of the area. He said Starland's hours and days of operation are different from that of a church or school. He believes there will be traffic and parking issues and he does not believe the request is in the public interest.

Ms. Kelly Condon, 465 Mallard Lane, said she has looked over the seven Special Use criteria and she does not believe Starland meets the criteria for effect on the neighborhood. She believes the use will a precedent for commercial business in a residential neighborhood. She believes the proposed Starland will affect the property tax values for the surrounding residential homes. She commented that the 445 Pine Street property is currently not well maintained she said the users are transient and don't place any value on the property. She believes the increase in the number of children using the property must to be balanced with an increase in maintenance and upkeep. She said noise from the parking lot carries to the neighboring homes. She believes the building will suffer from more wear and tear with the increased use and that maintenance will be very important.

Mr. Brian Condon, 465 Mallard Lane, is concerned about Starland's future growth as a commercial business. He said noise and garbage from the property carries straight to his property. He said if Starland is approved, he would like them to own the property as a true neighbor and share the responsibility of maintaining the trash. He said if Starland is approved he would like to see Starland limited to no late hours and limited so they cannot expand without further Special Use approval. He is opposed to Starland's proposed hours and the number of students that will be on the site. He said is important that the proper number of adults are there to oversee the children.

Ms. Beth Merkes, 555 Mallard Lane, said her children are currently enrolled in Starland and her family is very pleased with the business. Her main concerns are traffic and Starland being a good neighbor. She has spoken with Mr. More and she is confident Starland will be a good neighbor. She commented that if Starland moves to 445 Pine Street her children will be able to walk or bike there since it is right in the neighborhood. She wants to see Starland stay in Deerfield.

Mr. Steve Schaffer, 422 Pine Street, said he echoes Mr. Getter's comments and he is opposed to the proposed Starland. He said it will be a commercial business in a residential area and noted it will be open six days per week into evening hours. He believes this will set a precedent. He believes there are safety issues as there are two parks nearby and Starland customers will be rushing to Starland. He is concerned about property values and resale values. He said Starland will have a major impact on the neighborhood.

Adrienne Han, 445 Pine Street, said she is supportive of the petitioner's request.

Michelle Gerdy, 508 Pine Street, said she is concerned about traffic and she is opposed to the proposed plan.

Philip Spoehr, 1143 Hackberry Road, agrees with the comments of Mr. Schaffer. He believes Starland should be located in a commercial area and is concerned about the evening hours. He believes the business should locate elsewhere.

Neil and Shayna Goldberg, 1661 Cranshire Court, said their family members are patrons of Starland. Mr. Goldberg said Starland is part of the Deerfield community. He said Starland provides children with opportunity and fulfills a need in the community. He said previous uses on the property include a preschool, a house of worship, and an elementary school. He believes Starland is like a private arts school and that it serves a void in the area. He noted Deerfield does not have a full day kindergarten and Starland supplements this. Starland also offers programs the Park District does not have.

Ms. Kimberly Friedman, 41 Burning Tree Lane, said many previous tenants of the 445 Street building have come and gone. She said the building and property is becoming dilapidated and is an eyesore from the street. She said Mr. More takes care of his business and the community and he will also take care of the Pine Street property. She believes the business will increase property values in the neighborhood. She noted that it is a for-profit business, but it is an education center with an education based program. She said Starland's customers are community members, not riff-raff. She said parents need to be responsible and not litter and noted that litter can come with any use on the property. She said Starland will breathe life into the building and into the community and the business brings togetherness in Deerfield. Starland brings children and families from different local schools and houses of worship.

Ms. Susie Wexler, 219 Forestway Drive, said Starland provides quality programming and instruction. She said Mr. More cares for his space and has roots in the community. She said the 445 Pine Street building has previously been used in many different ways and many users have come and gone. Mr. More wants to invest in the space and make it a permanent home for this business. Currently, the property is blighted and in disrepair and Mr. More will provide investment. She said previous users on the property generated traffic and there is traffic all over Deerfield. Ms. Wexler believes the proposed Starland signage will fit into the neighborhood better than the large lit cross that is currently there. She believes Starland meets the community interest need. She said it is a place for the whole community to come together.

Mr. Ken Andre, 243 Fairview, said he is the broker for the 445 Pine Street property, a Deerfield resident, and a businessman. He said it is irrelevant that Starland is a for-profit business – he noted that a house of worship would want to grow their membership and become larger and could increase traffic in the neighborhood. He said Pine Street is a neighborhood through street. He said the kids attending Starland are young and will be well attended by adults. He believes Starland provides a community benefit, like the Park District, with the programs they offer. He said the property could be taken by many other users that could generate a lot of traffic and have capacity for many more

children. He said Starland's occupancy will be much less than that of a school and he noted that South Park School offers Saturday birthday parties.

Ms. Ashley Lind, 2523 W. Winona, Chicago, said she is a Starland employee. She said she has also taught at Gymboree, a park district, and a preschool and said Starland is an enrichment program that is different from all of these. She said Starland's primary interest is in families and they are interested in what the community wants. She said they hope the new space at 445 Pine would allow them to be a part of the community. They want the business to be where people are raising their families. She believes Starland fulfills a community need. She said they are open to comments from the community on their operations and having an open dialog.

Mr. Morris Ban, 234 Forestway, said Starland is in the interest of the community. He said the empty building currently at 445 Pine Street is not in the community interest and if Starland moves to another town it will not be in the community interest. He believes Starland will provide an overall community benefit. He noted that a daycare Special Use was previously located on the property, and a daycare is a business too.

Ms. Sharon Cohen, 241 Forestway, said she was attracted to the neighborhood because there was a daycare nearby. She said Starland will be a wonderful addition to the neighborhood and noted that children can walk or bike there. She said there are 400 kids at South Park School and she does not believe it is fair to compare traffic at Starland to traffic at South Park School. She said Starland is a successful business that gives back to and supports the community. She said other towns would love to have a business like Starland, and the business augments the local tax base. She believes it is a positive business for the community.

Mr. Michael More, Thornmeadow Road, Riverwoods, said he is Adam More's father. He said his son is committed to his business and the Deerfield community and he wants to make the 445 Pine Street location work. He said his son will be a good neighbor.

Mr. Michael Anisfeld said that if Starland gets approved he believes the local neighbors will be able to have their property taxes reduced.

Mr. More said he has spoken to the Thomas Healy, Property Assessor and the Mr. Healy indicated that there should be no need for the residential property taxes to go up due to Starland locating at 445 Pine Street. Mr. More invited all the neighbors to speak to him about the proposal and said he would like to engage in a dialog with the neighbors.

Commissioner Shapiro made a motion to continue the public hearing for Starland to Thursday, December 8, 2011 at 7:30 p.m. to allow the petitioner to do a traffic study.

Starland – 445 Pine Street Public Hearing

October 13, 2011

Page 8

Chairman Swartz noted they will also need more landscaping details at the December 8 continued public hearing. He also asked staff to create a definition of an enrichment center for the December 8 continued public hearing.

Commissioner Berg seconded and the motion carried on a voice vote.

Prefiling Conference: Request for approval of a Text Amendment and a Special Use to permit a children's enrichment center at 445 Pine Street (Starland)

Mr. Adam More, owner of Starland in Deerfield Square, explained that he would like to move his entire business to 445 Pine Street. Currently, 445 Pine Street is occupied by the True Way Presbyterian Church and it was originally built as the Cadwell School. He said the property is currently for sale and he is looking to purchase it. Mr. Moore explained that the property will be back on the tax rolls if he purchases it. He explained that Starland is primarily for children ages six grade and under, and offers classes in dance, music, theater, art, and academics. He said the 445 Pine Street building is sufficient to meet Starland's needs and they will reuse the existing class rooms for their classes. He explained he is seeking a Text Amendment to the Zoning Ordinance to allow Starland to operate as a Special Use in the R-1 single family residential zoning district.

Mr. More explained he has studied how the parking and traffic circulation will work on the site. Chairman Swartz believes that a major issue that will need explanation at the public hearing is the traffic flow, the drop-off and pick-up, and parking. He said they will also need to know what type of landscape screening will be installed around the front parking lot.

Commissioner Jacoby asked the petitioners why they are moving. Mr. More replied that is a financial decision. Moving to 445 Pine Street will also allow Starland to have more space in the ability to do more programs and activities.

Chairman Swartz asked how the Church will continue to use the building. Mr. More explained that the Church activities will not overlap with Starland's proposed activities. The Church will use the building on Sundays when Starland will be closed. The Church will also use the property from 5:30 a.m. to 7:30 a.m. on weekdays and on Friday evenings after 7:30 p.m. He explained that Starland will not offer parties at the Pine Street location in the way they are offered at their current location in Deerfield Square, as the property is not conducive to parties. Chairman Swartz asked if the Church activities will be cut back. Mr. More explained that the Church will have less of a presence in the building. The Church's worship sessions will remain unchanged.

Commissioner Jacoby asked about signage. Mr. More explained he will remove the existing cross on the west side of the building. He will install the wall sign that Starland is currently using at their Deerfield Square location. The wall sign will be back lit. Mr. More said the Church's current wooden ground sign will be removed. The Church will have a new sign which will be a non-illuminated placard-type sign on the front door, similar to the type of sign JCC had when it operated on the property. Chairman Swartz asked the petitioners to work with Planning staff on the proposed Starland signage, as the property is located in a residential district.

Commissioner Jacoby asked how much space Starland will be gaining with the move. Mr. More said that currently Starland has approximately 8,600 square feet of space in Deerfield Square, and if they move to 445 Pine Street they will have approximately 25,000 square feet in area. Commissioner Moyer asked the petitioners if they expect their business to grow with the new location. Mr. Moore said he expects his business will grow in proportion to the new location. He said the gym program and the school age program especially could grow as they now have the outdoor space to utilize. Chairman Swartz said that at the public hearing the petitioners should be prepared to discuss the proposed use of the outdoor space, what activities will take place outdoors and in the playground, and what hours they will be used. He said they need to submit and present details on the playground fencing.

Commissioner Jacoby noted that Starland currently has shuttles and asked if the shuttles will be operating out of the 445 Pine Street location. Mr. More explained Starland currently operates four vans and these vans will move to the 445 Pine Street property. He said the vans operate at approximately 11:30 a.m., 12:20 p.m., and 3:00 p.m. to 3:25 p.m. The vans take children between Starland and school. Chairman Swartz asked how many employees Starland has. Mr. More explained he has about twelve staff members. Mr. More said he has been operating Starland since 2005 and he knows when the peak times are, when parking demand is greatest, and when traffic flow is heaviest. At Starland's current location they have about 20 to 25 parking spaces. At the new location they will have about 91 parking spaces.

Chairman Swartz asked the Commissioners for their input on whether a professional traffic and parking study is needed. Commissioner Moyer noted that the property was previously a school and that the proposed Starland use will be less intense. Chairman Swartz commented that many of the neighbors who live near 445 Pine Street may not have lived there when it operated as a school, so they may not be used to the type of traffic the property used to generate. Chairman Swartz does not believe that the petitioners need to have a professional traffic and parking study. Commissioner Berg agreed that the petitioners do not need a professional traffic and parking study. He said it will be important that the petitioners address traffic flow and circulation in their materials and at the public hearing.

Commissioner Nadler noted that, if approved, this will be a commercial type of use in a residential district. He questioned if the approval would open up this type of use in the R-1 district and he questioned what would happen to the property if Starland went out of business. Chairman Swartz explained the property is zoned residential and if the Village approves this request, a child enrichment center would be a Special Use, and any other similar uses that wanted to be established in the R-1 district would also be Special Uses. He said that if Starland went out of a business, a similar Special Use could replace it within one year, or a new property owner could seek Village approval for a different use on the property.

Commissioner Berg asked Mr. More if he is concerned about the river running along the property line. Mr. More said there is sufficient vegetation growing along the river and he explained that the playground area will be fenced. He said the young children will not be allowed to run around the property. Mr. More said that the field may be used for the summer camp and he will make sure the property is safe for the summer camp operations. Chairman Swartz said the petitioners need to explain about the summer camp usage of the property in their materials and at the public hearing. A representative from the Church noted that the Park District currently uses the baseball fields, and at when JCC operated on the property they operated a summer camp.

The petitioners asked for clarification on what type of zoning approval they will need. Ms. LéVeque explained the petitioners are seeking a Text Amendment to the Zoning Ordinance to allow a child enrichment center as a Special Use in the R-1 zoning district. She explained that currently a children enrichment center is not listed as a Permitted or Special Use in the R-1 zoning district, so a Text Amendment will be needed. They will also be seeking a Special Use for the proposed Starland to operate at this location.

The petitioners asked what the Plan Commission will expect to see for landscaping around the parking lot and noted there is minimal landscaping there now. Chairman Swartz said a landscape screening plan was previously approved for the property in 1995 when the Church was approved, but the landscaping is not there now. He said that the screening the Plan Commission is looking for is something like a row of bushes to screen the parking lot. Commissioner Jacoby noted that the closest residential neighbors are located to the north and south rather than across the street.

Mr. More said he will need to speak with the Village's Building Inspector and the Fire Department to discuss the building codes and make sure the building is up to code for the proposed use. Commissioner Moyer encouraged the petitioners to work with the building inspector and the fire department on building code issues and permits. Chairman Swartz encouraged the petitioners to discuss their proposed plans with the Property Assessor prior to the public hearing so that it is clear how the property will go back on the tax rolls.

Commissioner Berg indicated that the public hearing it will be important to see the details on the proposed signage, including detailed drawings showing the location, size, height, and illumination of the signage.

Commissioner Nadler asked the petitioners what their anticipated timeline is. Mr. More said if all goes smoothly, he hopes to close on the property in March 2012 and open Starland for business in June 2012. Chairman Swartz asked how much work has to be done on the inside of the building. Mr. More said there is minimal build-out needed, and he thinks the build-out might take a month or month and a half.

Workshop Meeting

August 25, 2011

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Chairman Swartz asked if a public hearing date has been set. Ms. LéVeque said no public hearing date has been set, but it can be scheduled for one of the upcoming Plan Commission meetings.

A representative from the Church said they were hoping to find out tonight if the Plan Commission is agreeable to the proposed use and if they should pursue a public hearing and Village approval. The Plan Commissioners agreed that more detail is needed, but generally they had no objections to the proposed Starland use at 445 Pine Street.

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-12-5

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF DEERFIELD TO AUTHORIZE CHILD
ENRICHMENT CENTERS AS A SPECIAL USE IN THE R-1
SINGLE-FAMILY RESIDENCE DISTRICT

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this

6th day of February, 2012.

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
6th day of February, 2012.

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-12-5

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF DEERFIELD TO AUTHORIZE CHILD
ENRICHMENT CENTERS AS A SPECIAL USE IN THE R-1
SINGLE-FAMILY RESIDENCE DISTRICT

WHEREAS, the Petitioners, Starland LLC as contract purchaser and True Way Presbyterian Church as owner and contract seller of certain property at 445 Pine Street, have petitioned the Plan Commission of the Village of Deerfield for a text amendment to the Zoning Ordinance of the Village of Deerfield to permit a child enrichment center as a special use in an R-1 Single-Family Residence District, and to allow identification wall signage for a child enrichment center approved as a special use in the R-1 Single-Family Residence District; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on October 13 and December 8, 2011 to consider said text amendment, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the evidence and supporting materials presented at said hearing, submitted its written report and findings of fact to the Board of Trustees of the Village of Deerfield recommending approval of a text amendment the Zoning Ordinance of the Village of Deerfield to allow a child enrichment center as a special use in the R-1 Single-Family Residence District and to allow identification

wall signage for a child enrichment center approved as a special use in the R-1 Single-Family Residence District; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the text of the Zoning Ordinance be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That Paragraph 1 (“Educational Institutions”) of Article 4.01-C (“Special Uses”) of Article 4 (“Residential Districts”) of the Zoning Ordinance of the Village of Deerfield be and the same is hereby amended to add the following as Subparagraph f thereof:

- f. a child enrichment center when conducted on non-residential properties.

SECTION 2: That Section 14.02 (“Definitions”) of Article 14 (“Rules and Definitions”) of the Zoning Ordinance of the Village of Deerfield be and the same is hereby amended to add the following as a defined term:

CHILD ENRICHMENT CENTER: A facility that offers instruction in a range of at least five of the following classes: art, dance, drama, voice, music, academics, fitness, fashion design, jewelry making, and similar instructional classes. Performances, theater productions, parties, and camps may be provided when approved as part of the facility.

SECTION 3: That Paragraph 1 (“Identification Signs”) of Article 9.02-A (“Residential Districts”) of Article 9 (“Signs”) of the Zoning Ordinance of the Village of Deerfield be and the same is hereby amended to add the following as Paragraph g. thereof:

- g. Identification Signage for a Child Enrichment Center

- (1) Number and Content
There shall not be more than one (1) identification sign for each zoning lot. Such sign shall indicate only the name and/or address and logo of the child enrichment center.
- (2) Type
An identification sign may be a wall sign only.
- (3) Area
No identification sign shall have more than one (1) sign face. The gross surface area of the sign shall not exceed twenty-two (22.5) square feet.
- (4) Location
An identification sign shall be located on the same zoning lot as the principal use to which it is accessory, and shall be located on a wall of the principal building fronting a public street, public right-of-way, easement for access, or parking area.
- (5) Height
An identification sign shall have a maximum height not to exceed ten feet six inches (10' 6") above grade.

SECTION 4: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

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SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 6th day of February, 2012.

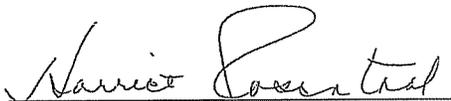
AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

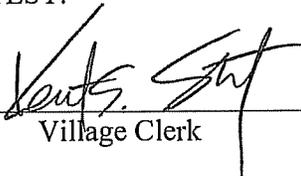
ABSENT: None (0)

ABSTAIN: None (0)

APPROVED this 6 day of January, 2012.


Village President

ATTEST:


Village Clerk

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-12-6

AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR A CHILD ENRICHMENT CENTER AT
445 PINE STREET (STARLAND)

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this

6th day of February, 2012.

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
6th day of February, 2012.

VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS

ORDINANCE NO. 0-12-6

AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR A CHILD ENRICHMENT CENTER AT
445 PINE STREET (STARLAND)

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on October 13 and December 8, 2011 on the application of Starland, LLC as contract purchaser and True Way Presbyterian Church as owner and contract seller (the "Applicants") of certain property at 445 Pine Street legally described on Exhibit A attached hereto (the "Subject Property") for approval of a Special Use to permit the establishment of a child enrichment center as a Special Use of the Subject Property in the R-1 Single-Family Residence District; and,

WHEREAS, said public hearing was held pursuant to public notice duly given and published as required by statute and conforming in all respects, in both manner and form, with the provisions of the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the evidence, testimony and supporting materials offered at said public hearing, filed its report with the President and Board of Trustees containing its written findings of fact and recommendation that the requested Special Use be authorized pursuant to Article 4.01-C, Paragraph 1, Subparagraph f of the Zoning Ordinance of the Village of Deerfield to allow a Starland child enrichment center to be located, established and operated on the Subject Property as a Special Use in the R-1 Single-Family Residence District; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have determined that the proposed Special Use for the Subject Property fully complies with the requirements and standards set forth in Article 4.01-C, Paragraph 1, Subparagraph f and Article 13.11 of the Zoning Ordinance of the Village of Deerfield, and that the best interests of the Village will be served by the authorization and granting of said Special Use to the extent provided herein, subject to and in accordance with the plans and supporting materials submitted by the Applicants which are incorporated herein and made a part hereof;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the President and Board of Trustees do hereby affirmatively find that the Special Use as hereby authorized fully complies with the requirements and standards set forth in Article 4.01-C, Paragraph 1, Subparagraph f and Article 13.11 of the Zoning Ordinance of the Village of Deerfield.

SECTION 2: That the President and Board of Trustees do hereby authorize and approve a Special Use of the Subject Property permitting the establishment, maintenance and operation of a Starland child enrichment center, including accessory performances, theater productions, parties and camps, in the R-1 Single-Family Residence District, and subject to the further conditions, regulations and restrictions set forth in Section 3 of this Ordinance.

SECTION 3: That the approval and authorization of said Special Use for the Subject Property is granted subject to the following additional conditions, regulations and restrictions: (i) the construction, development, operation, maintenance and use of the Subject Property for said Special Use shall be in accordance with the plans and supporting materials attached hereto and made a part of this Ordinance as Exhibit B hereof; (ii) the maximum hours of operation of the

child enrichment center shall be: (a) 8:30 a.m. to 8:30 p.m. Monday – Friday, (b) 8:30 a.m. to 6:00 p.m. Saturday, and (c) closed on Sunday; (iii) the maximum classroom enrollment for the child enrichment center shall be sixty (60) children, with a maximum summer camp (June through August) enrollment of fifty (50) children; (iv) no more than two (2) 90 minute parties may be held on Saturdays, with a maximum of 25 students and 25 parents or guardians allowed to attend; (v) Starland shall not permit employees to park on Pine Street; (vi) Starland shall provide the Village Manager with a written statement of its plans for making one of the main building entrances and at least one restroom facility handicap accessible; (vii) compliance with all documents, supporting materials and exhibits filed in support of the application, and with the terms of this Ordinance; (viii) compliance with all representations made and submitted by the Applicants to the Plan Commission and to the President and Board of Trustees in connection with the application; (ix) continued compliance with the requirements of the Special Use previously granted for True Way Presbyterian Church for that portion of the Subject Property premises that will continue to used and occupied for church purposes; (x) compliance by the Applicant with all applicable provisions of the Zoning Ordinance and Municipal Code of the Village of Deerfield; and, (xi) the benefit of said Special Use is expressly limited to Starland, LLC and shall terminate at such time as Starland, LLC ceases or is no longer permitted to do business at the premises as a child enrichment center pursuant to this ordinance.

SECTION 4: That the Special Use as hereby authorized shall, except as provided in Section 3 hereof, be binding upon and inure to the benefit of the Applicants and Applicants' successors, grantees, transferees and assigns, and any violation of this Ordinance or the conditions, regulations and restrictions set forth herein by the Applicants or its successors, grantees, transferees or assigns shall authorize the revocation of the Special Use as hereby authorized.

SECTION 5: That the Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Lake County, Illinois at Applicant's expense.

SECTION 6: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 6th day of February, 2012.

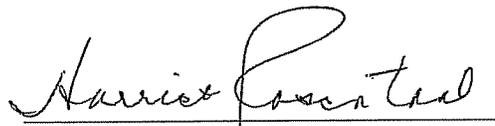
AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

APPROVED this 6th day of February, 2012.


Village President

ATTEST:

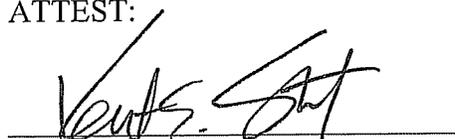

Village Clerk

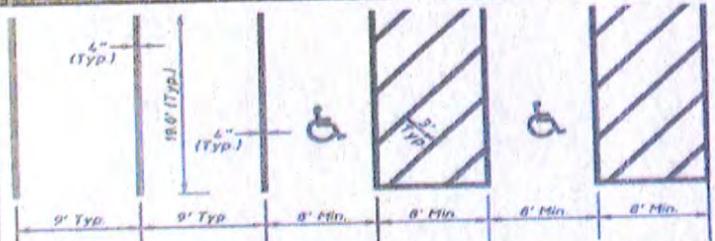
EXHIBIT A

That part of the northeast quarter of section 32, township 43 north, range 12 east of the third principal meridian, described as follows: beginning at the intersection of the west line of said northeast quarter, with the north line of the south 610.5 feet of said northeast quarter; thence south 89 degrees 52 minutes 46 seconds east along said north line, 572.00 feet to the center line of the West Fork of the North Branch of the Chicago River; thence southerly along said centerline through the following eight courses; thence south 24 degrees 02 minutes 15 seconds east, 66.44 feet; thence south 35 degrees 40 minutes 35 seconds east, 48.81 feet; thence south 40 degrees 33 minutes 49 seconds east, 164.54 feet; thence south 34 degrees 6 minutes 52 seconds east, 74.89 feet; thence south 13 degrees 40 minutes 17 seconds east, 38.08 feet; thence south 02 degrees 29 minutes 22 seconds east, 46.04 feet; thence south 13 degrees 43 minutes 02 seconds west, 130.73 feet; thence south 15 degrees 15 minutes 18 seconds west, 57.01 feet; thence south 90 degrees 00 minutes 00 seconds west, 26.00 feet; thence south 80 degrees 32 minutes 16 seconds west, 18.25 feet; thence south 65 degrees 47 minutes 27 seconds west, 136.08 feet to the south line of said northeast quarter of section 32; thence north 89 degrees 52 minutes 46 seconds west along said south line, 244.00 feet to the east line of Pine Street; thence north and northwesterly along the east and northeasterly lines of said Pine Street through the following three courses; thence north 00 degrees 35 minutes 39 seconds east, 119.31 feet; thence along a curve to the left whose radius is 327.94 feet, an arc distance of 269.21 feet; thence north 46 degrees 26 minutes 29' seconds west, 315.42 feet to said west line of the northeast quarter of section 32; thence north 00 degrees 33 minutes 58 seconds east along said west line, 33.47 feet, more or less, to the point of beginning, in Lake County, Illinois.

Exhibit B

Exhibits to an Ordinance Approving a Special Use for a Child Enrichment Center at 455 Pine Street (Starland)

1. Revised Pavestar Plan dated October 13, 2011 for rehabilitation and striping of the parking areas.
2. Sign Specifications by Rainbow Signs, Drawing 7986 dated 11-11-11, depicting a non-illuminated aluminum sign display with dimension of 9' 0" by 30" by 3" in depth, with brushed aluminum letters depicting the Starland name and logo.
3. Recommendations contained in the traffic and parking impact study by KLOA dated November 22, 2011, for drop-off/pick-up operations and for shuttle van service and site access.
4. Estimate No. 534 dated 11/13/2011, by Ronzani's Lawn Service, Inc. describing proposed plantings to create a screening along the north side parking lot, and photographs depicting proposed plant material.
5. Plant list by Thompson Dyke and Associates, dated May 4, 1995, revised May 25, 1995, and revised December 8, 2011.
6. Floor Plan, dated October 13, 2011.



Asile Ways = 24 Feet Wide.

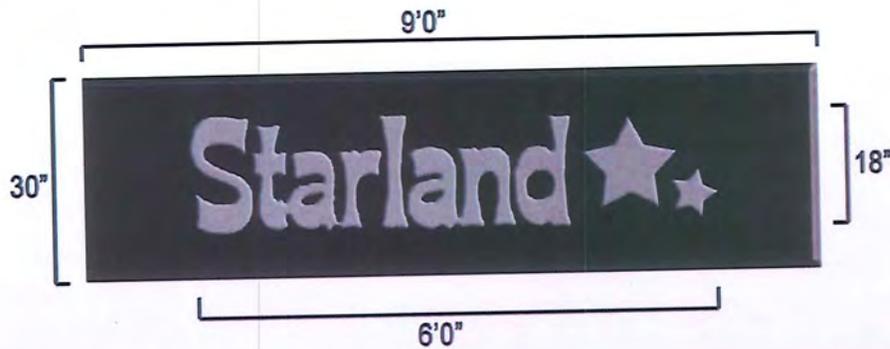


**445 Pine Street
Deerfield, IL**

Ord. O-12-06
Exhibit B 1 of 6

Scope Of Work

1. Total pavement milling of areas 2" inches below existing grades. 5,422 Square Feet.
2. PowerSweep Areas with mobile street sweeper, remove all millings and debris prior to asphalt primer application.
3. Apply CSS-1 liquid asphalt primer @ .25 gallons per square yard. 5,422 Square Feet.
4. Install 2" inches of compacted MOD-111 bituminous mix. Compact using 5 ton vibratory rollers. 5,422 Square Feet.
5. Install asphalt sealcoat with a 2 coat application. 48,294 Square Feet.
6. Layout parking stalls and stripe using O.S.H.A approved set fast traffic paint in repair areas.



2404 SPRING RIDGE DR.
 SPRING GROVE, IL. 60081
 PHONE: 815-675-6750
 FAX: 815-675-6832

Starland

Client
 445 Pine St.
 Deerfield, IL
 Location

Starland

Landlord
 Designer

Cole

7986
 Drawing

11-11-11

Date
 X
 Customer Approval

SIGN SPECIFICATIONS

TYPE: Non-Illuminated Alum. Sign Display

MOUNT: Directly To Brick Fascia

ALUMINUM PAN: .080 Alum. 30"H x 9'0" x 3"D

LETTERS: .063 & .080 Alum. Non-Illuminated

RETURNS: 3"Deep

COLOR: Brushed Aluminum Letters & Matte Black Pan

Ord. O-12-06
 Exhibit B 2 of 6

These plans are the exclusive property of Rainbow Signs Inc. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Rainbow Signs Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied here in, is expressly forbidden. In the event that such exhibition occurs, Rainbow Signs Inc. expects to be reimbursed \$2,000 in compensation for time and effort entailed in creating these plans.

Conclusion and Recommendations

The preceding traffic impact study represents Starland's maximum enrollment during summer operation, not typical school year enrollment or operations. As such, the impact on traffic conditions as a result of Starland activities will be reduced from the analysis above. In addition, area schools will not be in session at this time which will further reduce traffic on the roadway system during peak periods. Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made.

- The volume of new traffic to be generated by the proposed development can be accommodated by the existing roadway system.
- The addition of the new traffic generated by the development is projected to have limited impact on the operation of the roadway system. As a result, no roadway improvements and/or traffic control modifications are required.
- None of Starland's operating hours or activities conflict with current church activities.
- The existing 24 space parking lot located south of the building will be sufficient for most of Starland's activities. The total of 89 off-street parking spaces located on site will be sufficient for all of Starland's activities.
- Starland should use its employees during peak drop-off/pick-up times to ensure that vehicles are following drop-off/pick-up procedures properly and to ensure that no vehicles are parking on the drop-off drive outside of permitted time periods.
- The existing site access drives will be adequate to serve the total traffic that will be generated by the development.

Ronzani's Lawn Service, Inc.

Estimate

300 Temple Ave
 Highland Park, IL 60035
 847-432-8070

Date	Estimate #
11/13/2011	534

Name / Address
Adam More Starland Kids 710 Robert York Deerfield, IL 60015

Project

Description	Qty	Cost	Total
Proposed plantings for 445 Pine Street Install new plants to create a screening along North side parking lot. PLANT KEY:			
A. Norway Spruce (Picea Abies) 8'	4	0.00	0.00
B. Blue Spruce (Picea Pungens) 8'	2	0.00	0.00
C. Korean Spice Viburnum (Viburnum Carlesii) 4'	28	0.00	0.00
D. Winged Burning Bush (Euonymus Alatus "Select") 4'	26	0.00	0.00
Yards Hardwood Mulch	7	0.00	0.00
		Total	\$0.00

Customer Signature _____



Ord. O-12-06
Exhibit B 4b of 6



Ord. O-12-06

Exhibit B 4c of 6



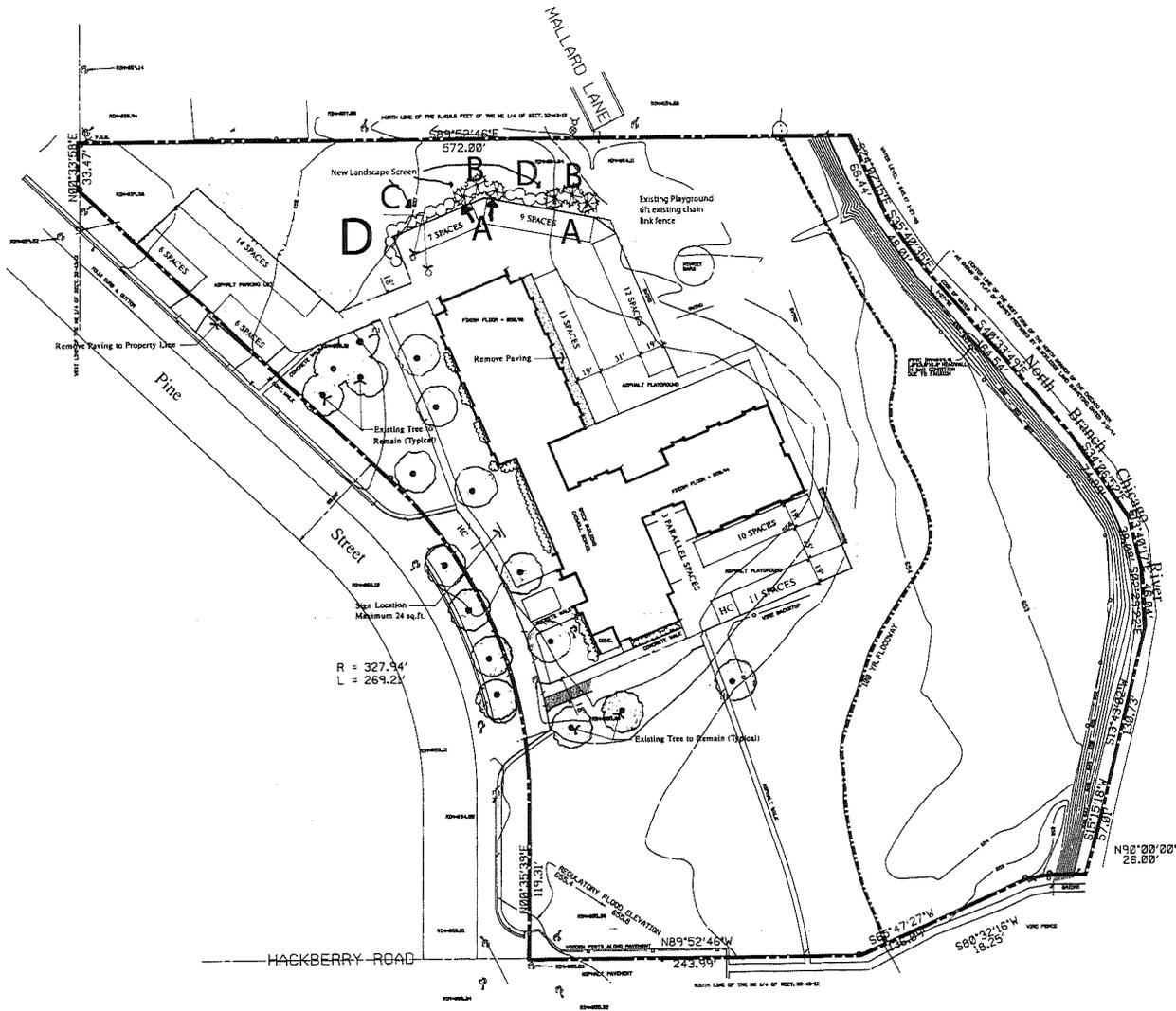
Ord. O-12-06
Exhibit B 4d of 6



Ord. O-12-06
Exhibit B 4e of 6



Ord. O-12-06
Exhibit B 4f of 6



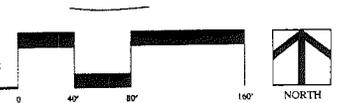
Plant List See Key

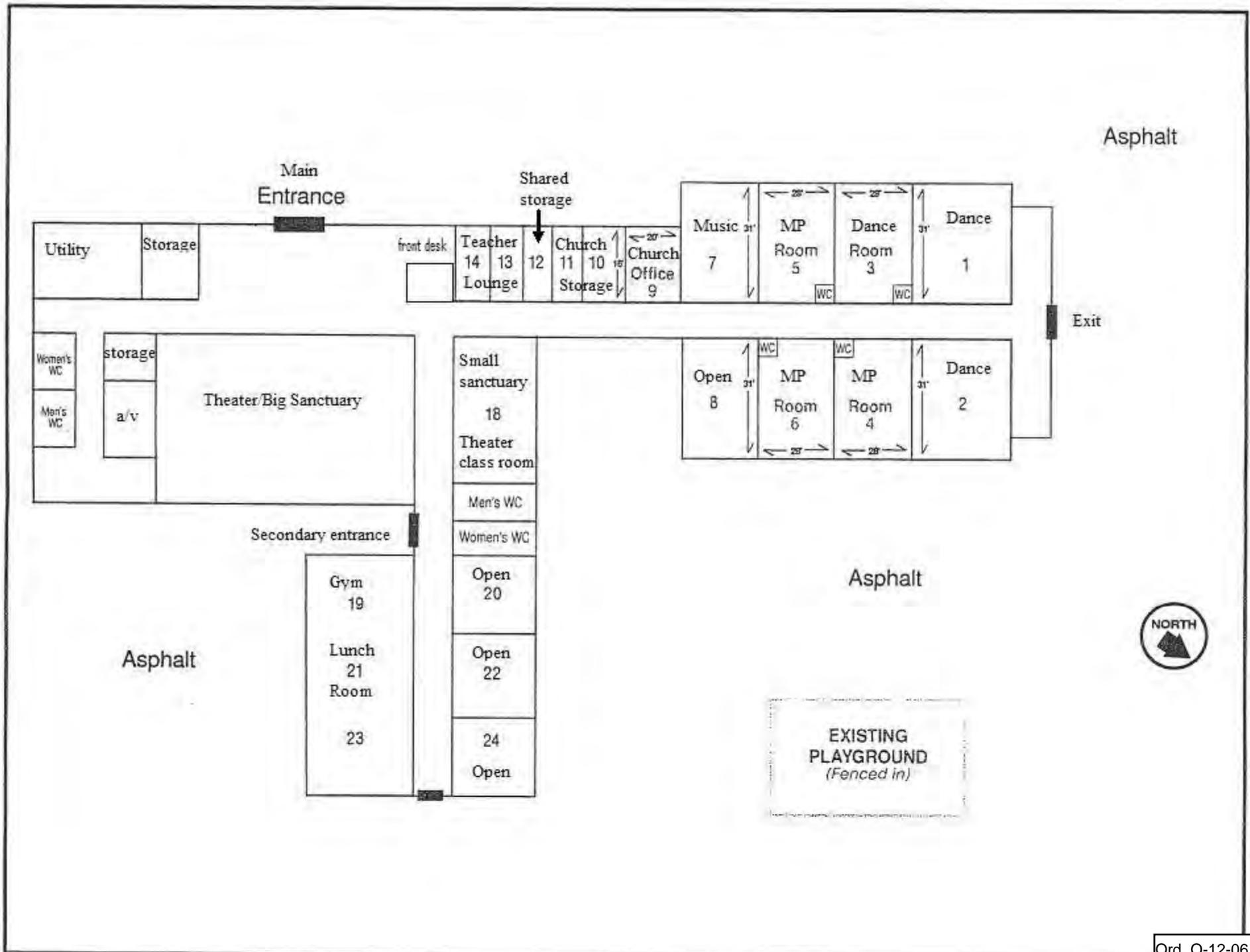
Site Plan

TD
 THOMPSON DYKE & ASSOCIATES, LTD.
 LAND PLANNING • URBAN PLANNING • LANDSCAPE ARCHITECTURE
 899 Skokie Boulevard, Suite 510, Northbrook, Illinois 60062
 708.272.6280 FAX 708.272.9871

Source: Survey by Cowey Oedmannson Lader, Ltd., Itasca, Illinois, January 31, 1995

Revised 25 May 1995
 4 May 1995





MEMORANDUM TO: Adam More
Starland

FROM: Gregory J. Gedemer, PE, PTOE
Consultant

Luay R. Aboona, PE
Principal

DATE: November 22, 2011

SUBJECT: Traffic and Parking Impact Study
Proposed Starland
Deerfield, Illinois

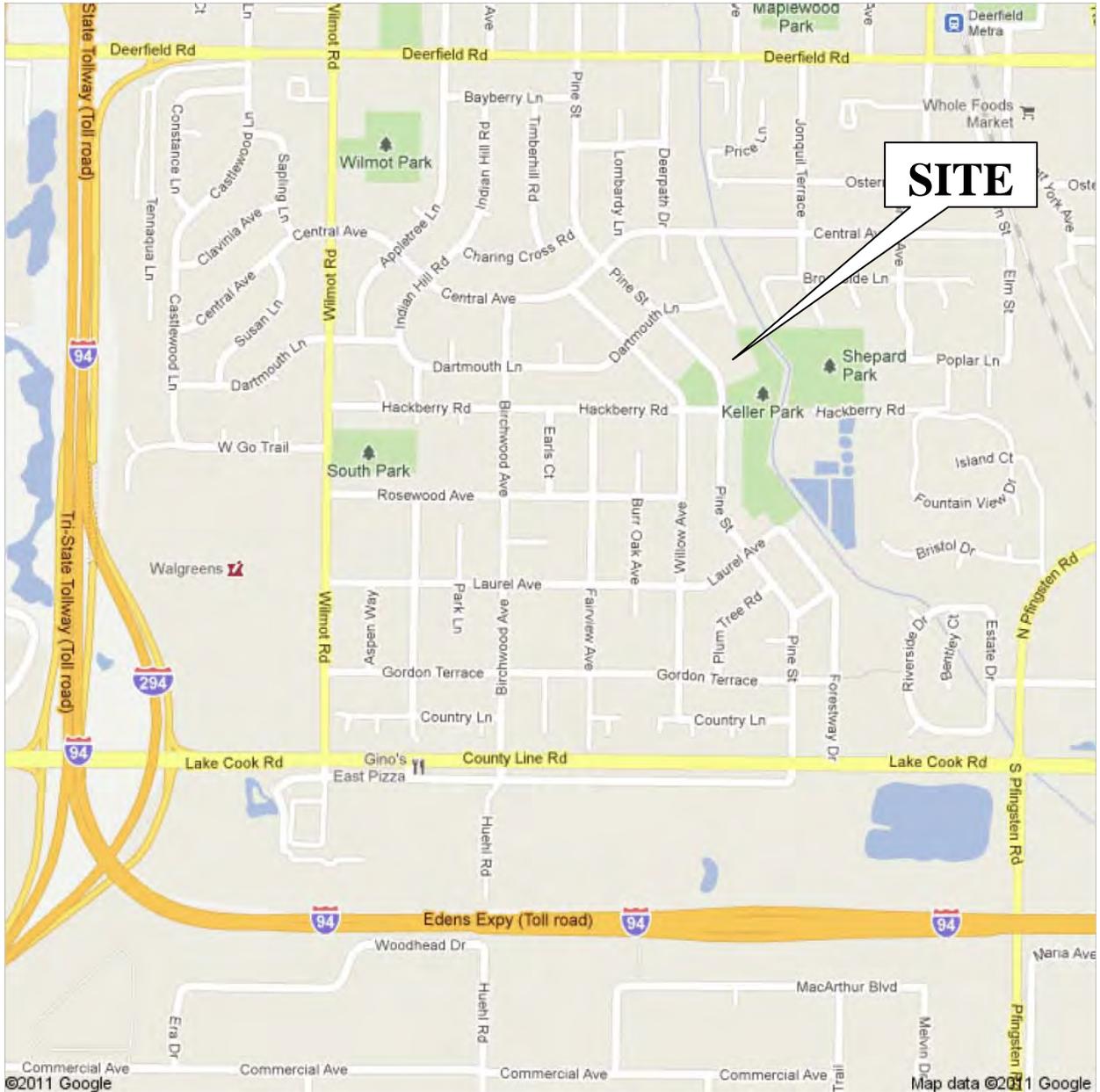
This memorandum summarizes the methodologies, results, and findings of a traffic impact and parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed relocation of Starland from its existing location at 710 Robert York to a site located at 445 Pine Street in Deerfield, Illinois. The proposed site is located in the northeast corner of the intersection of Pine Street and Hackberry Road and is currently occupied by the True Way Presbyterian Church which will remain.

Figure 1 shows the location of the proposed site in relation to the area roadway system. **Figure 2** shows and aerial view of the proposed site area.

The plans call for moving Starland's current operations which currently provides creative arts classes for up to 40 children at any one hour aged one to thirteen years with twelve staff. The facility proposes operating from 8:30 A.M. to 8:30 P.M. on Monday-Thursday and from 8:30 A.M. to 5:00 P.M. on Friday and Saturday none of which will conflict with current church activities. All of the parking lots on the proposed site will be resurfaced and re-stripped to provide 89 off-street parking spaces with an existing 20 foot wide drop-off drive provided in front of the building. Most parents will be utilizing the 24 space parking lot located south of the building, with occasional drop offs occurring in the drop-off drive during specific time periods. All employees and on-site vehicles will utilize the lot located east of the building.

The purpose of this study includes the following.

- Determine the existing traffic and parking conditions at Starland's current location and the proposed site to establish a base condition
- Assess the impact that proposed Starland site will have on traffic and parking conditions in the adjacent neighborhood
- Determine what traffic, parking, or operation improvements are necessary to accommodate the proposed Starland site



Site Location

Figure 1



Aerial View of Site Location

Figure 2

The sections of this report present the following.

- Existing conditions at the True Way Presbyterian Church site
- A description of the Starland operations and site development plan
- Directional distribution of the development generated traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the proposed site
- Traffic analyses for the weekday morning and evening peak hours
- Parking demand and analysis for the proposed development
- Recommendations with respect to adequacy of the site access system, adjacent roadway network, and internal circulation particularly with respect to the dropping off/picking up of children

Existing Conditions

Existing transportation conditions in the vicinity of Starland's proposed site and at its existing location were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the proposed site, physical characteristics of the area roadway system including lane usage and traffic control devices, existing peak hour traffic volumes, and existing parking occupancy.

Site Location

The proposed site, which currently contains True Way Presbyterian Church, is located in the northeast quadrant of the Pine Street with Hackberry Road intersection. The site provides 89 off-street parking spaces and a 20 foot wide drop-off drive with stacking for seven vehicles provided in front of the building. Adjacent land uses are primarily residential with Keller Park located east of the site and South Park Elementary School located approximately a half mile west on Hackberry Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the proposed site are described below.

Pine Street is generally a north-south collector roadway with a posted speed limit of 25 mph in the vicinity of the site. One lane is provided in each direction with on-street parking prohibited on both sides of the road along the site frontage. No exclusive turn lanes are provided at its intersection with Hackberry Road and Dartmouth Lane. Its intersection with Hackberry Road is under all-way stop sign control. Pine Street is under the jurisdiction of the Village of Deerfield.

Hackberry Road is an east-west local roadway with a posted speed limit of 25 mph in the vicinity of the site. One lane is provided in each direction with on-street parking permitted on both sides of the road. No exclusive turn lanes are provided at its all-way stop sign controlled intersection with Pine Street. Pine Street is under the jurisdiction of the Village of Deerfield.

Characteristics of the Existing Church (Proposed Starland Site)

The existing church has approximately 110 members. Below is a description of the components included in the church.

- Sanctuary/Worship area
- Classrooms
- Approximately 89 on-site parking spaces

Based on information provided by church officials, **Table 1** presents a breakdown of their operations during a typical week.

Table 1
WEEKLY ACTIVITIES AND FUNCTIONS

Function/Activity	Time of Day	Days of the Week	Average Attendance
Weekdays			
Bible Study	5:30 to 7:30 A.M.	Monday - Friday	10 people
Friday Evening Service	7:30 to 8:30 P.M.	Friday	10 to 20 people
Sundays			
First Sunday Service	9:30 to 10:30 A.M.	Sunday	70 people
Second Sunday Service	11:30 A.M. to 12:30 P.M.	Sunday	70 people

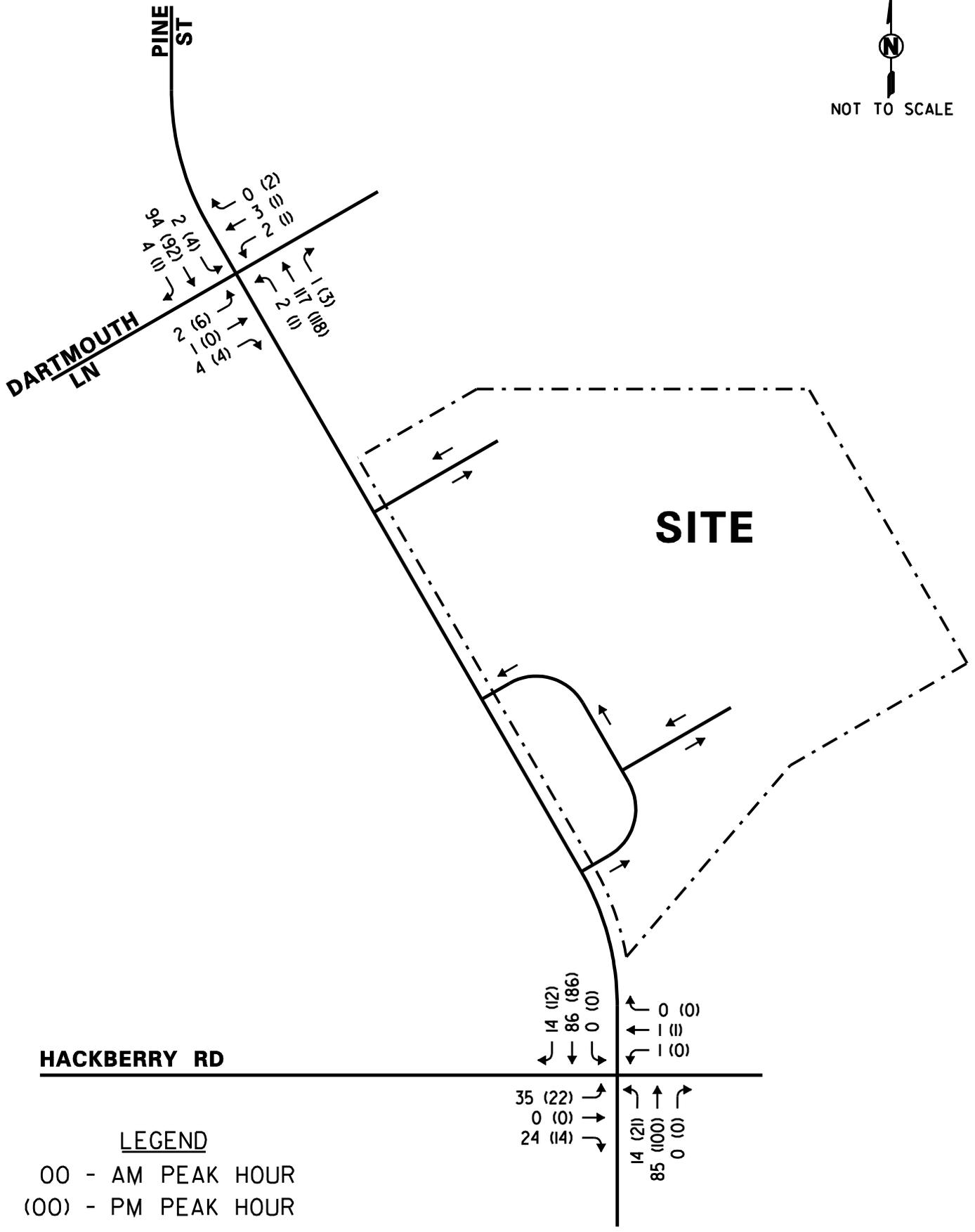
From Table 1 it can be seen that other than Sundays the church has limited activities on weekday mornings and Friday evenings. As such, the church generates a very limited volume of traffic during weekdays and Saturdays which is significant since it will not conflict with the critical weekday morning and evening commuter peak periods when the roadway system and the proposed Starland experiences its highest traffic levels. Other activities such as weddings, funerals, etc. occur periodically and are typically outside of the peak hours of traffic.

Existing Traffic Volumes

In order to determine current traffic conditions on the existing roads in the vicinity of the proposed site, traffic counts previously conducted by KLOA, Inc. at the intersections of Pine Street with Dartmouth Lane and Pine Street with Hackberry Road were utilized. The traffic counts were conducted on Friday, February 7, 2003 during the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. To account for area growth, these volumes were increased by ten percent. **Figure 3** illustrates the existing peak hour traffic volumes.



NOT TO SCALE



HACKBERRY RD

SITE

LEGEND

- 00 - AM PEAK HOUR
- (00) - PM PEAK HOUR

PROJECT: STARLAND DEERFIELD, ILLINOIS

TITLE: EXISTING TRAFFIC VOLUMES

PROJECT NO: 11-168

KLOA

FIGURE NO: 3

Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed redevelopment, including the directional distribution, volumes of traffic, and parking demand that it will generate.

Proposed Development Plan

As proposed, Starland will occupy approximately 25,000 square feet in the True Way Presbyterian Church in eleven classrooms, lunch room, and theater/sanctuary. All of the parking lots on the proposed site will be resurfaced and re-stripped to provide 89 off-street parking spaces with an existing 20 foot wide drop-off drive with stacking for seven vehicles provided in front of the building. Access to site is provided via (1) an existing full ingress/egress access drive on Pine Street to the parking lots north and east of the building, (2) an existing 20 foot wide drop-off drive with one inbound and one outbound access drive on Pine Street, (3) an existing full ingress/egress access drive on the drop-off drive to the parking lot south of the building.

Characteristics of the Proposed Development

Starland proposes operating in the site from 8:30 A.M. to 8:30 P.M. Monday-Thursday and from 8:30 A.M. to 5:00 P.M. on Friday and Saturday. It should be noted that none of these operating hours conflict with current church activities. There are currently twelve employees (7 full-time teachers, three part-time teachers, one maintenance worker, and one owner). Children enrolled at Starland are brought to classes via four options (1) parents parking and staying in the building (2) parents dropping-off and picking-up their children (3) parents dropping-off and Starland shuttle vans taking them to area schools (4) Starland shuttle vans picking-up from area schools and parents picking up from classes.

Based on information provided by Starland, **Table 2** presents a breakdown of their operations during a typical week. In addition to regular operations, performances are held at the end of each class semester for each of the classes along with a theater production held on Thursday and Friday evenings (6:00-7:00 P.M.) and Saturday afternoon (3:00-4:00 P.M.). The class performances will generate an attendance of approximately 20 people (adults and children) for each performance and the theater production will generate a maximum attendance of approximately 150 people (adults and children) each of the days listed. All performances are held during normal operating hours.

Table 2
STARLAND WEEKLY ACTIVITIES AND FUNCTIONS

Function/Activity	Time of Day	Days of the Week	Average Enrollment
Weekdays			
Classes (Kindergarten and younger)	9:30 A.M. to 11:30 A.M.	Monday - Friday	20-30 children
Classes (Kindergarten and younger)	1:00 to 3:00 P.M.	Monday - Friday	20-30 children
Classes (1 st Grade to 6 th Grade)	4:00 to 5:00 P.M.	Monday - Friday	20-30 children
Dance Classes	5:30 to 8:30 P.M.	Monday - Thursday	15-20 children
Saturdays			
Two Classes or Two Parties	8:30 A.M. to 5:00 P.M.	Saturday	30 children

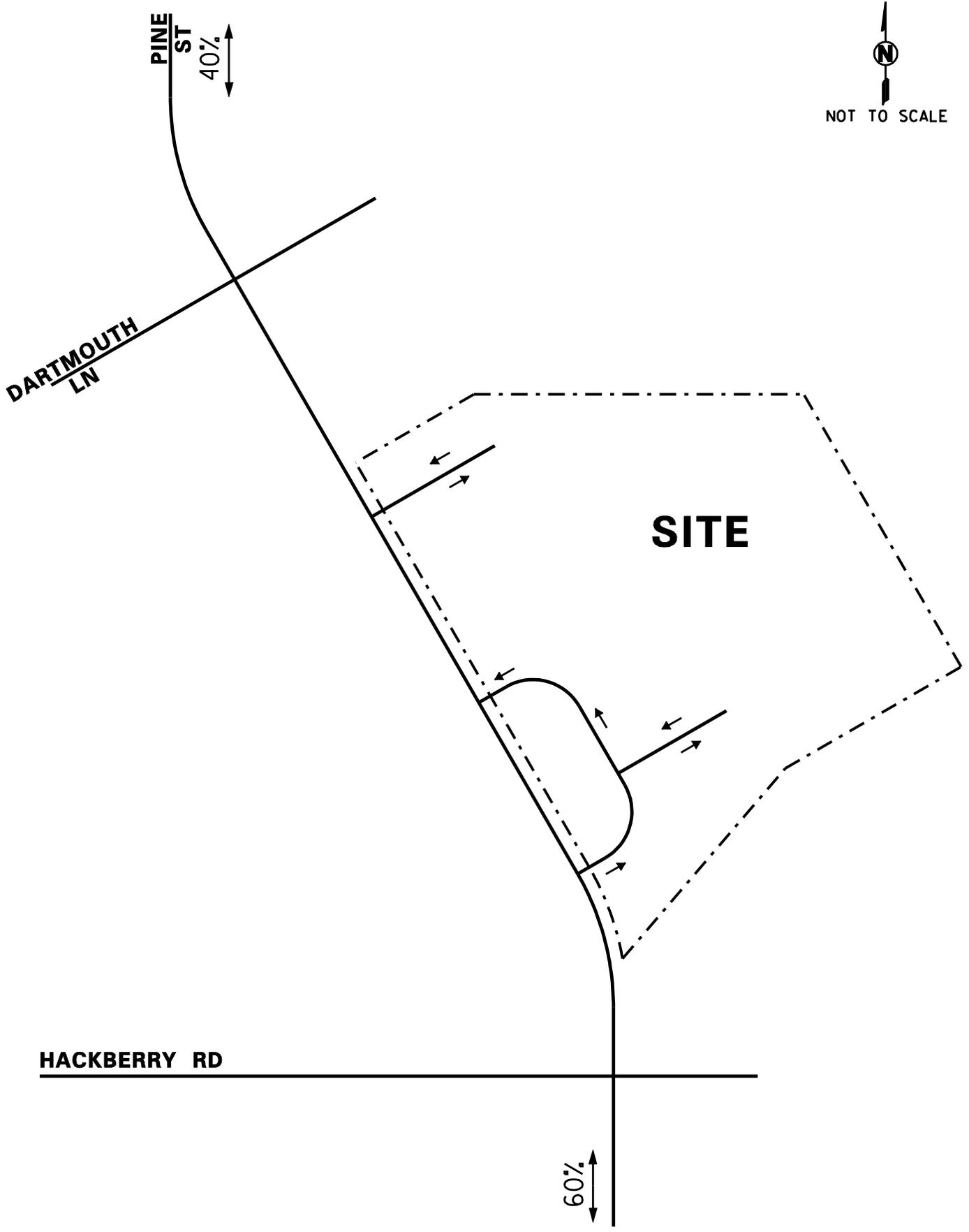
It should be noted that the maximum enrollment for all activities listed in Table 3 is 60 children with an additional 50 children enrolled in a summer camp offered for a total maximum enrollment of 110 children. From Table 3 it can be seen that majority of activities occur between 9:30 A.M. and 5:00 P.M. However, most children enrolled at Starland (approximately 80 percent) utilize the shuttle van service, which limits the time periods when traffic will be generated by parents. As such, the impact on traffic conditions throughout the day as a result of these activities will be limited.

Directional Distribution of Site Traffic

The directional distribution of future site-generated trips on the roadway system is a function of several variables including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which customers of the development will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts. **Figure 4** illustrates the directional distribution of traffic.

Estimated Site Traffic Generation

To determine a base condition for traffic generated by Starland’s current operation, traffic counts were conducted at the parking lot entrances at Starland’s current location. The counts only included traffic going into Starland’s building, not the adjacent businesses. The traffic counts were conducted on Monday, November 7, 2011 during the morning (8:30 to 11:30 A.M.) and evening (2:30 to 5:30 P.M.) peak periods. It should be noted that Monday currently has the greatest amount of classes (27) during the day at Starland, thus providing a worst case scenario. **Table 3** illustrates the existing peak hour traffic volumes.



<p>PROJECT:</p> <p>STARLAND DEERFIELD, ILLINOIS</p>	<p>TITLE:</p> <p>ESTIMATED DIRECTIONAL DISTRIBUTION</p>	<p>PROJECT NO: II-168</p> <p>KLOA</p> <p>FIGURE NO: 4</p>
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Table 3

EXISTING PEAK HOUR TRAFFIC GENERATED BY STARLAND

	A.M. Peak Hour	P.M. Peak Hour
Inbound Traffic	39	36
Outbound Traffic	<u>36</u>	<u>49</u>
Total Traffic	75	85

Because this is an existing, operating facility, trip generation rates for the morning and evening peak hours were calculated based on the recorded traffic volumes accessing the development based on the existing enrollment of 20-30 children. To present a conservative analysis, the trip generation was then calculated assuming the maximum summer enrollment of 110 children. **Table 4** illustrates the peak hour traffic estimated to be generated by the proposed development.

Table 4

PROJECTED PEAK HOUR TRAFFIC GENERATED BY STARLAND

	A.M. Peak Hour	P.M. Peak Hour
Inbound Traffic	88	88
Outbound Traffic	<u>69</u>	<u>88</u>
Total Traffic	157	176

It should be noted that these numbers represent the maximum enrollment during summer operation, not typical school year enrollment or operations. As such, the impact on traffic conditions as a result of Starland activities will be reduced from the numbers shown in Table 4.

Drop-Off/Pick-Up Operations

Starland will utilize the drop-off drive on the site for its drop-off operations during peak drop-off hours (9:20 to 9:40 A.M., 10:20 to 10:40 A.M., and 3:50 to 4:10 P.M.). During these time periods a Starland employee will be stationed outside to collect children from the parent's vehicles and bring them into the building. This will allow parents to only be parked in the drive for about a minute. The maximum number of drop offs during each of these periods will be 40 vehicles, which can be accommodated within the existing stacking of the drop-off drive. These are the only time periods that the drop-off drive will be utilized. Parents arriving outside of these time periods will have to park in the lot south of the building and bring their children inside. This will be strictly enforced by Starland employees.

For pick-up operations, the parents will have to park in the lot south of the building and sign their children out. Parents will not be allowed to park in the drop-off drive for pick-up operations. This will also be strictly enforced by Starland employees.

Shuttle Van Service

As mentioned earlier, Starland will provide pick-up and drop-off service for children enrolled in classes to area schools. There is a current fleet of four full size vans and one mini-van which will stay at its current level. The schedule for these vans is as follows.

- 11:35 A.M. - pick up children from area schools
- 12:20 P.M. - drop off children at area schools
- 3:00 P.M. - pick up children from area schools.

Projected Traffic Volumes

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system (**Figure 5**) in accordance with the previously described directional distribution. **Figure 6** illustrates the projected traffic volumes including the traffic for the proposed development.

Traffic Analysis

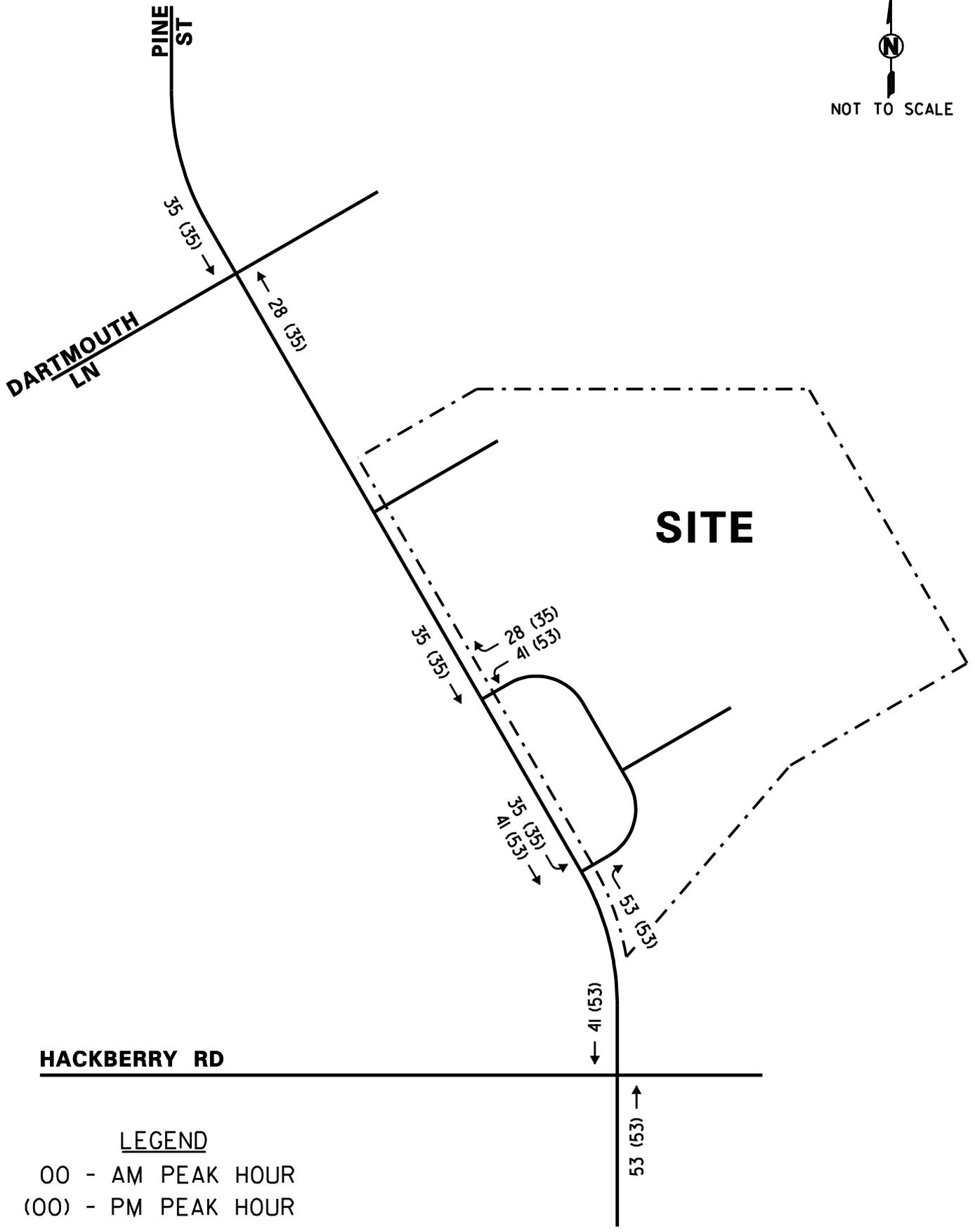
Traffic analyses were performed for the intersections within the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the existing roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours and the Saturday midday peak hour for the existing traffic volumes and the projected traffic volumes.

The traffic analyses were performed using HCS+ computer software, which is based on the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2000. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole).

The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized intersections are shown in **Table 5**. The results of the capacity analysis are summarized in **Table 6** for the existing traffic volumes and **Table 7** for the projected traffic volumes.



NOT TO SCALE

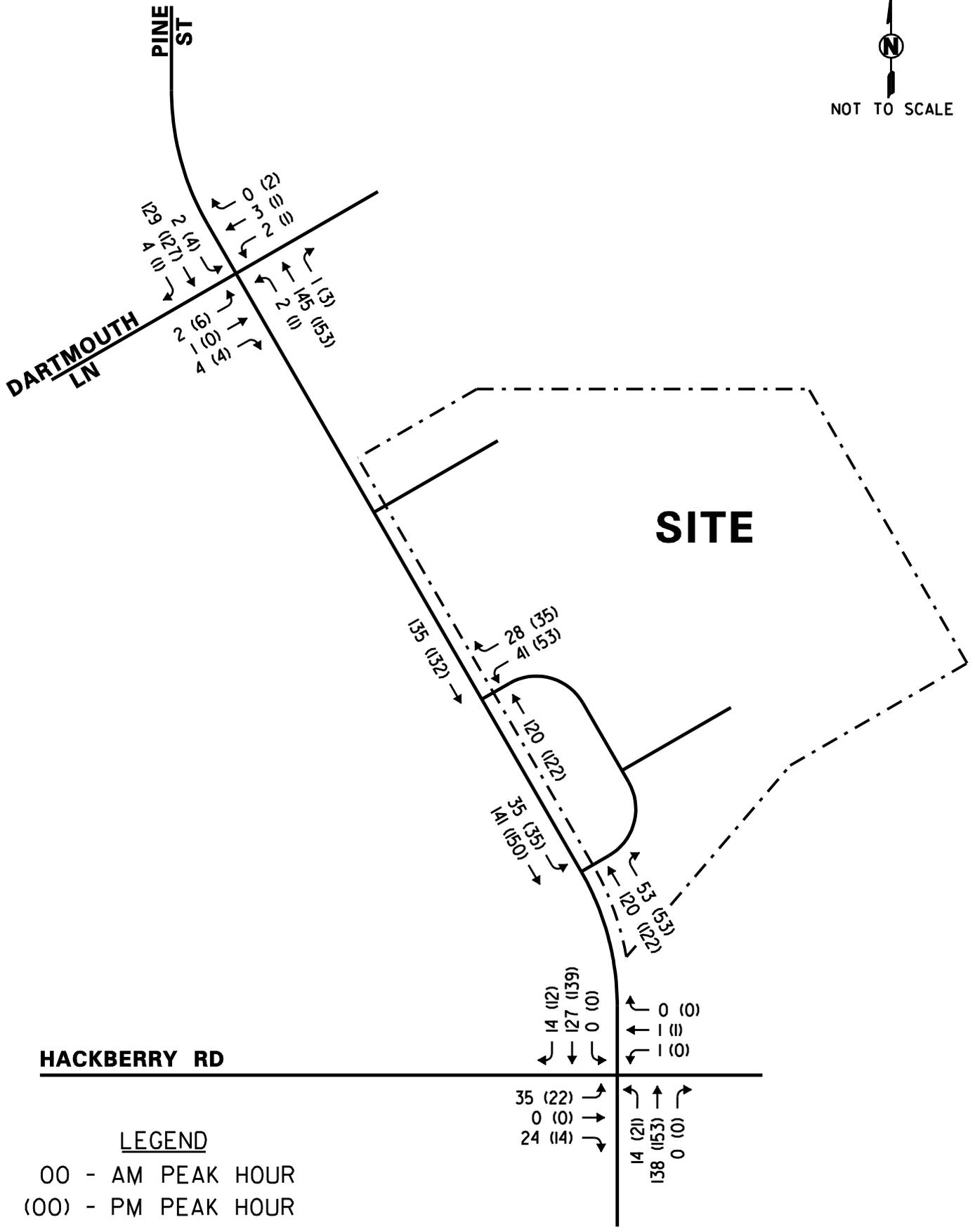


LEGEND
 00 - AM PEAK HOUR
 (OO) - PM PEAK HOUR

PROJECT: STARLAND DEERFIELD, ILLINOIS	TITLE: SITE GENERATED TRAFFIC VOLUMES	PROJECT NO: II-168  FIGURE NO: 5
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NOT TO SCALE



HACKBERRY RD

SITE

LEGEND

00 - AM PEAK HOUR
(00) - PM PEAK HOUR

PROJECT: STARLAND
DEERFIELD, ILLINOIS

TITLE: PROJECTED TRAFFIC VOLUMES

PROJECT NO: 11-168

 FIGURE NO: 6

Table 5
LEVEL OF SERVICE CRITERIA—UNSIGNALIZED INTERSECTIONS

Level of Service	Average Total Delay (SEC/VEH)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

Source: *Highway Capacity Manual, 2000.*

Table 6
CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Eastbound Dartmouth Lane with Pine Street ¹	10.3	B	9.5	A
Westbound Dartmouth Lane with Pine Street ¹	9.4	A	9.6	A
Pine Street with Hackberry Road ²	7.6	A	7.7	A

LOS - Level of Service

Delay - Measured in seconds.

¹Represents operation of the approach under stop sign control.

²All-way stop sign control intersection.

Table 7

CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Eastbound Dartmouth Lane with Pine Street ¹	10.8	B	9.9	A
Westbound Dartmouth Lane with Pine Street ¹	9.7	A	10.0	B
Outbound Starland Access Drive with Pine Street ¹	9.9	A	10.1	B
Pine Street with Hackberry Road ²	8.0	A	8.1	A

LOS - Level of Service

Delay - Measured in seconds.

¹Represents operation of the approach under stop sign control.²All-way stop sign control intersection.**Traffic Evaluation**

The results of the capacity analysis indicate that all the stop sign controlled intersections in vicinity of the site currently operate at the acceptable level of service in the morning and evening peak hours. With the additional traffic resulting from maximum enrollment at Starland during the summer session, the existing stop sign controlled intersections as well as the intersection of the access drive with Pine Street will continue to operate at an acceptable level of service. This indicates that site traffic will not have a significant impact on the operation of the intersections.

Site Access

Access to site is provided via (1) an existing full ingress/egress access drive on Pine Street to the parking lots north and east of the building, (2) an existing 20 foot wide drop-off drive with one inbound and one outbound access drive on Pine Street, (3) an existing full ingress/egress access drive on the drop-off drive to the parking lot south of the building.

Pine Street Full Ingress/Egress Access Drive

A full ingress/egress access drive that provides access to the parking lots north of the building is provided on Pine Street approximately 550 feet north of Hackberry Road. Outbound movements from this access drive will be under stop control. This driveway will be used primarily by Starland employees and shuttle bus vans. Parents will only utilize this drive when the parking lot south of the site reaches capacity.

Pine Street Drop-Off Drive/Southern Parking Lot Access

An inbound and outbound access drive is provided on Pine Street for the drop-off drive approximately 160 feet and 340 feet north of Hackberry Road. A full ingress/egress access drive that provides access to the parking lots south of the building is provided on this drop-off drive approximately 30 feet north of the inbound access drive. Outbound movements from both access drives will be under stop sign control. Proper one-way signing will be installed at the inbound and outbound access drives on Pine Street as well as the south parking lot access, indicating the northbound one-way movement on this drop-off drive. The intersection of the outbound access drive with Pine Street operates at an acceptable level of service under proposed conditions.

Parking

As noted earlier, all of the parking lots on the proposed site will be resurfaced and re-stripped to provide 89 off-street parking spaces. Most parents staying in the building or picking-up their children will be utilizing the 24 space parking lot located south of the building with overflow to the lot north of the building. All staff and vans will utilize the lot east of the building with a maximum of eleven vehicles parked. **Table 8** presents a breakdown of parking demand during a typical weekday and Saturday.

Table 8
STARLAND PARENT PARKING DEMAND

Function/Activity	Time of Day	Days of the Week	Average Parking Demand
Weekdays			
Morning Classes	9:30 A.M. to 11:30 A.M.	Monday - Friday	15 spaces
Afternoon Classes	1:00 to 3:00 P.M.	Monday - Friday	8 spaces
Afternoon Pick Up	3:00 to 3:30 P.M.	Monday - Friday	7 spaces
Late Afternoon Classes	4:00 to 5:00 P.M.	Monday - Friday	6 spaces
Late Afternoon Pick Up	5:00 P.M. to 5:30 P.M.	Monday - Friday	7 spaces
Dance Classes	5:30 to 8:30 P.M.	Monday - Thursday	6 spaces
Saturdays			
Two Classes or Two Parties	8:30 A.M. to 5:00 P.M.	Saturday	24 spaces

As seen in Table 4, most of the activities at Starland can be accommodated in the parking lot located south of the building. In addition the class performances and theater productions will generate the maximum parking demand with 150 people (adults and children) at one time, which can be accommodated in the 89 off-street parking spaces located on site.

Conclusion and Recommendations

The preceding traffic impact study represents Starland's maximum enrollment during summer operation, not typical school year enrollment or operations. As such, the impact on traffic conditions as a result of Starland activities will be reduced from the analysis above. In addition, area schools will not be in session at this time which will further reduce traffic on the roadway system during peak periods. Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made.

- The volume of new traffic to be generated by the proposed development can be accommodated by the existing roadway system.
- The addition of the new traffic generated by the development is projected to have limited impact on the operation of the roadway system. As a result, no roadway improvements and/or traffic control modifications are required.
- None of Starland's operating hours or activities conflict with current church activities.
- The existing 24 space parking lot located south of the building will be sufficient for most of Starland's activities. The total of 89 off-street parking spaces located on site will be sufficient for all of Starland's activities.
- Starland should use its employees during peak drop-off/pick-up times to ensure that vehicles are following drop-off/pick-up procedures properly and to ensure that no vehicles are parking on the drop-off drive outside of permitted time periods.
- The existing site access drives will be adequate to serve the total traffic that will be generated by the development.

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

FOUNDATION FOR HELLENIC EDUCATION
AND CULTURE

Special Use and Text Amendment Request
For An Elementary and Middle School for HAA
445 Pine Street, Deerfield, IL 60015

Contact
Constantine P. Kanellos
312-504-9304

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- I. Special use for the property located at 445 Pine Street, Deerfield, IL 60015.
- II. Hellenic American Academy History and Use
 - a. Day school
 - b. Adult Education
 - c. Evening School
 - d. Saturday School
 - e. Child Care
 - f. Summer camp
 - i. Hellenic American Academy
 - ii. Starland's Use
 - e. Cultural Programs
- III. Improvements being made to the building
 - a. Outdoor
 - b. Indoor
- IV. Religious use at the property
- V. Traffic flow, parking, occupancy and hourly usage
- VI. Building Entrances and Exits
- VII. Site Plans (see attached) (outdoor, Indoor)
- VIII. Schedule and occupancy (see attached)

Contact us

Constantine P. Kanellos
312-504-9304

I. SPECIAL USE OF THE PROPERTY LOCATED AT 445 PINE STREET

Approximate SQ FT entire building (25,000) 445 Pine Street

The Foundation for Hellenic Education and Culture, NFP, (“Foundation”) is looking to purchase the property at 445 Pine Street (“Starland”) to support a variety of educational and cultural programs. The Foundation intends to lease the Starland property to the Hellenic American Academy (“HAA”) to run their day to day operations out of that building. Current zoning on the property is R-1 and we request a special use and text amendment to the zoning ordinance to allow our tenant, HAA, to use the Starland property.

The Foundation is a company incorporated in the State of Illinois on June 17, 2016 and currently seeking Not for Profit Status for the purpose of promoting its charitable, educational, and religious purposes by advancing a greater understanding and appreciation of the Hellenic history, culture, arts and tradition among the Hellenic community in the Chicagoland Area.

In purchasing the property, we will be leasing the property to the Hellenic American Academy, an institution which we believe furthers the Foundation’s purpose. We will be seeking to have the property removed from the tax roll and will be seeking tax exempt status.

The property was initially an elementary school in District 109, classified as a P-1 zoning (Caldwell School). The property was then sold to a church which received a special use to operate as a religious institution under art. 4.01c-4 in a R-1 District, and the property was rezoned to R-1. (1995). On February 6, 2012 Starland received a special use permit under Article 4.01-C with Amendment to the Zoning Ordinance of the Village of Deerfield to add the term Child Enrichment Center under Section 14.02. Starland was permitted to open a Child Enrichment Center.

The Foundation is seeking a special use and text amendment to the zoning ordinance to allow educational and cultural programs to be conducted on the property through its proposed tenant, the Hellenic American Academy.

II. THE HELLENIC AMERICAN ACADEMY

DAY SCHOOL

The Hellenic American Academy first opened its doors at 1085 Lake Cook Road, Deerfield in 2006. The school’s roots are deep as it has been in existence for over 100 years. It was initially located in Chicago, Illinois and operated under the name of Socrates day school.

Since moving to Deerfield, it has become an institution for educational excellence. It’s Labor Day festival has gained tremendous community support and is instrumental in supporting the Academy.

The academy’s most extensive program is its Day School which serves children in grades Pre-k through 8th grade. It is a dual language program with an emphasis in Greek language instruction. However, the school also offers Serbian and, most recently, Spanish for the upper grades and

supplemental Russian language instruction. The school offers a variety of after-school programs which vary from time to time but typically include Book Club, Science Club, Choir, Chess Club etc. The school also has several programs that occur throughout the school year after school where parents are invited to attend, including programs celebrating: Christmas, Graduation, Greek Independence, Preschool Activities, Family Heritage Night, etc.

Although the school was originally founded in 1907-08 to serve the Greek American community, the school's reach has expanded tremendously. Due to the excellence of its educational and language instruction, the school currently enjoys a highly diverse student body which most recently has included students of the following ethnicities and backgrounds; Greek, Russian, Serbian, Indian, Italian, Jewish and others.

At its height, the Day School had 173 students in Pre-k – 8. It is foreseeable that the school will be able to resume those numbers within 4 - 5 years. Knowing that the current facility was built with an ability to host 300 children, there is hopeful optimism that the school can grow beyond its historic highs, however, the maximum number of students foreseen at this point is 225 day-school students.

ADULT EDUCATION

The school has been offering 10-week Greek courses for adults upon demand. Classes are contacted once or twice a week, Monday and/or Thursday, from 7:00 a.m. - 8:00 p.m. Projected number of student adults per course is a maximum of 10. This will be a text amendment in R-1 Zoning District for non-residential properties.

EVENING SCHOOL

The Hellenic American Academy offers Greek language classes for children 4-12 years old, Monday and Thursday, from 4:30 p.m. to 6:30 p.m. from mid-September to first week of June, current enrollment is 47 students with future growth possibilities. This will be a text amendment in R-1 Zoning District for non-residential properties.

SATURDAY SCHOOL

Saturday's Greek language program operates from 9:00 a.m. until 1:30 p.m., from mid-September to first week of June. The school currently has approximately 175 students ranging from Pre-K – 12. It is hoped that Saturday School enrollment at some point in time will grow to 225 students. This will be a text amendment in R-1 Zoning District for non-residential properties.

CHILD CARE: The school is looking into whether or not it would be able to accommodate a child care program. There are no plans of having a child care system this school year. This would be a future special use which we would adhere to all requirements to insure it is done correctly.

SUMMER CAMP: It is intended that the property will be having summer camps during the summer with the following use.

- a. The Hellenic American Academy offers a Summer Camp for children, ages 4 - 10 years old, from June 15th to July 30th. Enrollment varies yearly between 50-100 children. This occurs on a daily basis from 8:00 a.m. until 4:00 p.m.

b. STARLAND's USE

Starland and the Foundation have entered an agreement whereby Starland will be using some of the premises during the summer. Their intended use pertains to four rooms within the property for summer camps. Most Notably Rooms 1 and 2 and Rooms 23 and 24. It is our belief and understanding that Starland's use of the Summer camp will be using open space for play and games. There will be nothing "programming related" and that they will be using the facility in the same manner that they currently use.

It is believed that Starland would have no need to for any temporary use permits.

CULTURAL PROGRAMS

Approximately 10 events per year, such as plays, lectures and concerts, will be held at the Academy usually on Thursday through Saturday, from 7:00 p.m. to 10:00 p.m. Attendance ranges from 20-100.

III. IMPROVEMENTS ANTICIPATED AT THE PROPERTY

a. INDOOR

- i. Security doors will be put within the facility in order to provide security to the facility prior to opening. Additionally, all rooms will be equipped for a lockdown program should there ever be a need.
- ii. Security cameras will be installed so that the facility is under video surveillance at all times.
- iii. Kitchen: there is no plan on installing a kitchen as the school is currently catering all food.
- iv. Bathrooms. As is. No plans to change them.
- v. Auditorium/Gymnasium: (21) There is currently a plan to install basketball nets on either side of the wall of the auditorium to provide a half/court like play field. The size of the auditorium is estimated at 48' x 32' with the control room being roughly 8' x 12'.
- vi. Rooms 1-4, on the plat shall be used for children in Pre-k through 4th grade and shall have their own entrance which is secured and only able to be opened from the inside.

- vii. Rooms 20, 22 and 24 will be used for grades 5 – 8.
- viii. 18 will be the library as well as used for a chapel.
- ix. Lockers are planned on being installed in the hallways.
- x. The use of all other rooms is currently undecided.

b. OUTDOOR

The Foundation does not have any plans to materially change anything outdoors. There are no plans for landscaping modifications, but a service will be in place to upkeep the landscape. The current playground will remain the same. Currently there is discussion of either a ground or wall sign being erected. This will be a determination made prior to the public hearing.

Additionally, though there are no plans at this point, two additional flag poles will be installed, all of which will be present for the public hearing.

Security camera's will be installed insuring that the premises have video surveillance.

IV. RELIGIOUS USE AT THE PROPERTY:

There is no plan to have any church at the facility, however, religious studies, and a couple of religious services yearly, for our school community, will be held in our Library/Media Room (room 18).

V. TRAFFIC FLOW, PARKING, OCCUPANCY and HOURLY USAGE

Day School: Parents drop their children off in the morning between 8:00 and 8:30 and pick up their children between 3:00 and 4:00p.m. There are approximately 80 vehicles which include staff. After School Classes are Monday through Friday and terminate at 4:30. There are approximately 20 vehicles.

Evening School: Occurs twice a week, Monday and Thursday, 4:30 p.m. - 6:30 pm. Student population 47. There are approximately 35 cars which include staff.

Adult School occurs Monday and Thursday from 7: 00 pm. - 8:00 pm. Currently there is no participation.

Saturday School: Parents drop their children off between Saturday, 8:30 and 9:30 a.m. – and pick up their children between 1:00 and 1:45 p.m. Student population 175. There are approximately 130 cars (staff included)

Cultural Program Events: Thursday - Saturday, 7:00 p.m. - 10:00 p.m. (Approximately 10 events yearly). Attendance 20-100 persons per event. Traffic, same time, 10-60 cars.

VI. BUILDING ENTRANCE AND EXIT

There are six entrances to the facility. All exits shall be locked at all times with the exception of the exit between the storage and 14th from which shall be open from 8:00 a.m. until 8:15 and 3:15 – 3:30 p.m. to allow the students to enter. The exit on the north side of the building, outside room 1 and 2 shall have a buzzer with students being buzzed in at all times. These interior locks shall allow break out in emergencies.

VII. SITE PLAN

VIII. SCHEDULE AND OCCUPANCY

Day School: Monday through Friday 8:15 a.m.– 3:30 p.m.. After Care terminates at 5:30 p.m. Which consists of Monday through Friday 3:30 p.m. – 4:30 p.m. Traffic from 4:00 p.m. - 5:30 p.m. approximately 20 cars.

Current student population 113. Traffic between 8:00 a.m. - 9:00 a.m. and 3:00 p.m. to 4:00 p.m. approximately 80 cars (staff included).

Evening School: Monday and Thursday, 4:30 p.m. - 6:30 pm. Student population 47. Traffic, same time, 35 cars (staff included).

Adult School: Monday and/or Thursday, 7:00 pm. - 8:00 pm. Not applicable right now.

Saturday School: Saturday, 9:00 a.m. – 1:30 p.m. Student population 175. Traffic from 8:30 a.m. to 9:30 a.m. and from 1:00 p.m. to 1:45 p.m. 130 cars (staff included)

Cultural Program Events: Thursday - Saturday, 7:00 p.m. - 10:00 p.m. (Approximately 10 events yearly). Attendance 20-100 persons per event. Traffic, same time, 10-60 cars.

It is our intention to discuss the above with the fire department prior to the public hearing.

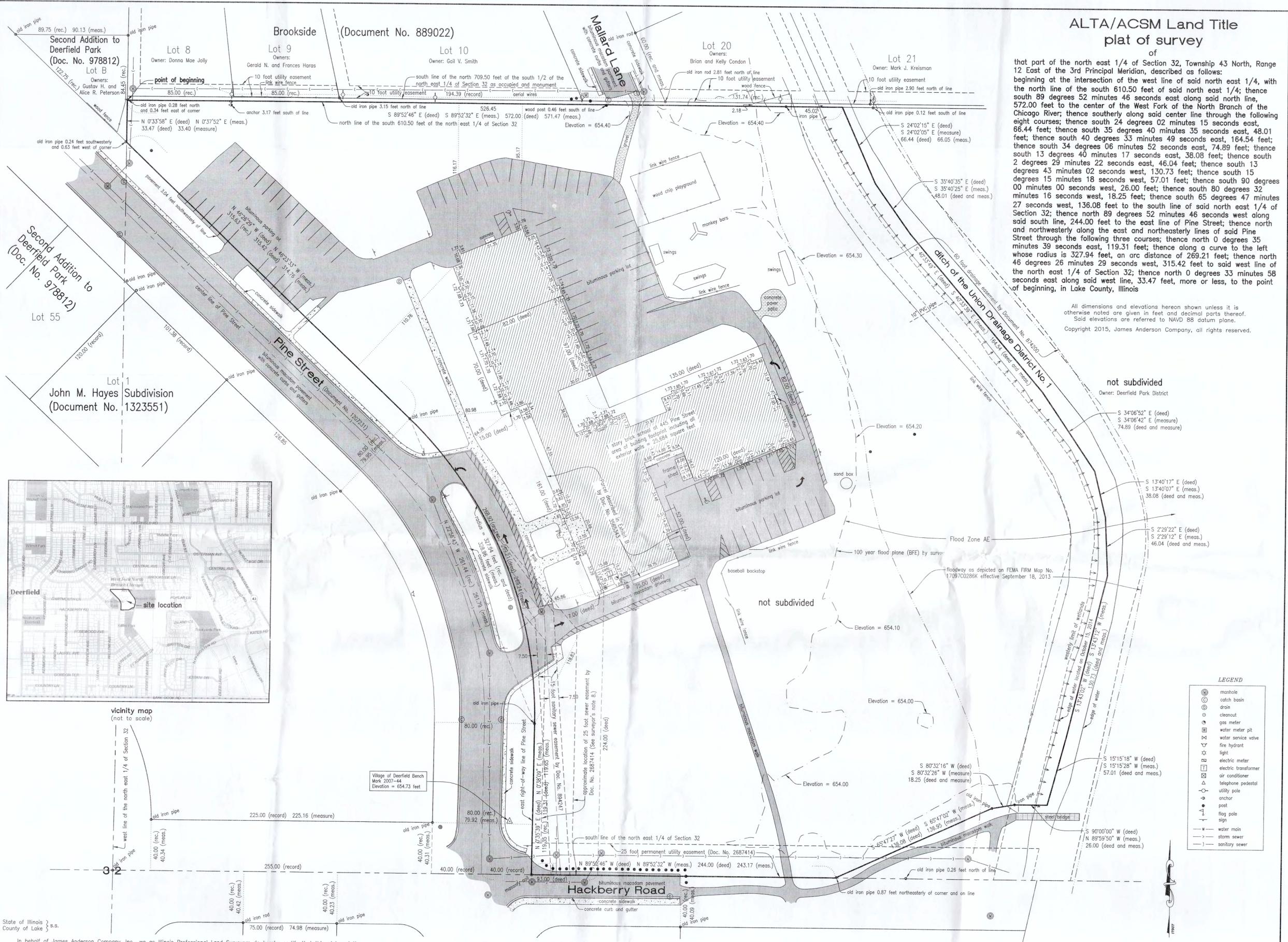
TEMPORARY USES: The academy intends to continue its annual labor day festival and further anticipates no more than 5 temporary events necessitating a permit.

It is believed that Starland would have no need to for any temporary use permits.

ALTA/ACSM Land Title plat of survey

of that part of the north east 1/4 of Section 32, Township 43 North, Range 12 East of the 3rd Principal Meridian, described as follows: beginning at the intersection of the west line of said north east 1/4, with the north line of the south 610.50 feet of said north east 1/4; thence south 89 degrees 52 minutes 46 seconds east along said north line, 572.00 feet to the center of the West Fork of the North Branch of the Chicago River; thence southerly along said center line through the following eight courses; thence south 24 degrees 02 minutes 15 seconds east, 66.44 feet; thence south 35 degrees 40 minutes 35 seconds east, 48.01 feet; thence south 40 degrees 33 minutes 49 seconds east, 164.54 feet; thence south 34 degrees 06 minutes 52 seconds east, 74.89 feet; thence south 13 degrees 43 minutes 02 seconds west, 130.73 feet; thence south 15 degrees 15 minutes 18 seconds west, 57.01 feet; thence south 90 degrees 00 minutes 00 seconds west, 26.00 feet; thence south 80 degrees 32 minutes 16 seconds west, 18.25 feet; thence south 65 degrees 47 minutes 27 seconds west, 136.08 feet to the south line of said north east 1/4 of Section 32; thence north 89 degrees 52 minutes 46 seconds west along said south line, 244.00 feet to the east line of Pine Street; thence north and northwesterly along the east and northeasterly lines of said Pine Street through the following three courses; thence north 0 degrees 35 minutes 39 seconds east, 119.31 feet; thence along a curve to the left whose radius is 327.94 feet, an arc distance of 269.21 feet; thence north 46 degrees 26 minutes 29 seconds west, 315.42 feet to said west line of the north east 1/4 of Section 32; thence north 0 degrees 33 minutes 58 seconds east along said west line, 33.47 feet, more or less, to the point of beginning, in Lake County, Illinois

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to NAVD 88 datum plane. Copyright 2015, James Anderson Company, all rights reserved.



not subdivided
Owner: Deerfield Park District

S 34°06'52" E (deed)
S 34°06'42" E (measure)
74.89 (deed and measure)

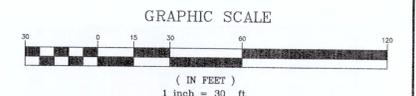
S 13°40'17" E (deed)
S 13°40'07" E (meas.)
38.08 (deed and meas.)

S 2°29'22" E (deed)
S 2°29'12" E (meas.)
46.04 (deed and meas.)

S 15°15'18" W (deed)
S 15°15'28" W (meas.)
57.01 (deed and meas.)

S 90°00'00" W (deed)
N 89°59'50" W (meas.)
26.00 (deed and meas.)

- LEGEND**
- ⊕ manhole
 - ⊙ catch basin
 - ⊖ drain
 - ⊙ cleanout
 - ⊕ gas meter
 - ⊕ water meter pit
 - ⊕ water service valve
 - ⊕ fire hydrant
 - ⊕ light
 - ⊕ electric meter
 - ⊕ electric transformer
 - ⊕ air conditioner
 - ⊕ telephone pedestal
 - ⊕ utility pole
 - ⊕ anchor
 - ⊕ post
 - ⊕ flag pole
 - ⊕ sign
 - water main
 - storm sewer
 - sanitary sewer



field work completed on November 10, 2014
revised on March 17, 2015

surveyor's notes:

- (1) Part of the property is located within the 100-Year Flood Plain as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 17097C0280K effective September 18, 2013, which map covers the area in which the property is situated.
- (2) All elevations depicted hereon are referenced to the Village of Deerfield Benchmark Mark 2007-44.
- (3) The area of the property is 296,826 square feet being equivalent to 6.814± acres.
- (4) There are 86 regular parking spaces and 2 handicap parking spaces on the property. Parts of the parking spaces along Pine Street fall within the right-of-way of said Pine Street.
- (5) We observed no evidence of the site being used as a solid waste dump, sump or sanitary landfill, no evidence of current earth moving work or building construction, and no evidence of recent street or sidewalk construction or repairs.
- (6) Our copy of Document No. 3565343 may be missing page 9. In our opinion the easement described in said Document No. 3565343 does not affect the property depicted hereon.
- (7) The easement described in Document No. 1794037 appears to be on the property east of the property described in the caption hereon.
- (8) We could not determine in the field the location of sanitary sewer and the location of the sanitary sewer easement by Document No. 2687414 depicted hereon has been scaled from the attached Exhibit B to said Document No. 2687414. We did not depict the temporary construction easement by said Document No. 2687414.
- (9) Chicago Title Insurance Company's Title Commitment No. 15ST00463NB effective February 4, 2015, was utilized in preparing this plat.

In behalf of James Anderson Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and by the National Society of Professional Surveyors, and includes Item Nos. 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20(a), and 22 of Table A thereof.

- certified to:
- (1) Chicago Title Insurance Company
 - (2) 445 Starland, LLC
 - (3) Starland
 - (4) Starland RE Holdings LLC, an Illinois Limited Liability Company

dated at Lake Bluff, Illinois, this 17th day of March, 2015

James Anderson Company, Inc.
Illinois Professional Land Surveyor No. 305
license expiration date: November 30, 2014

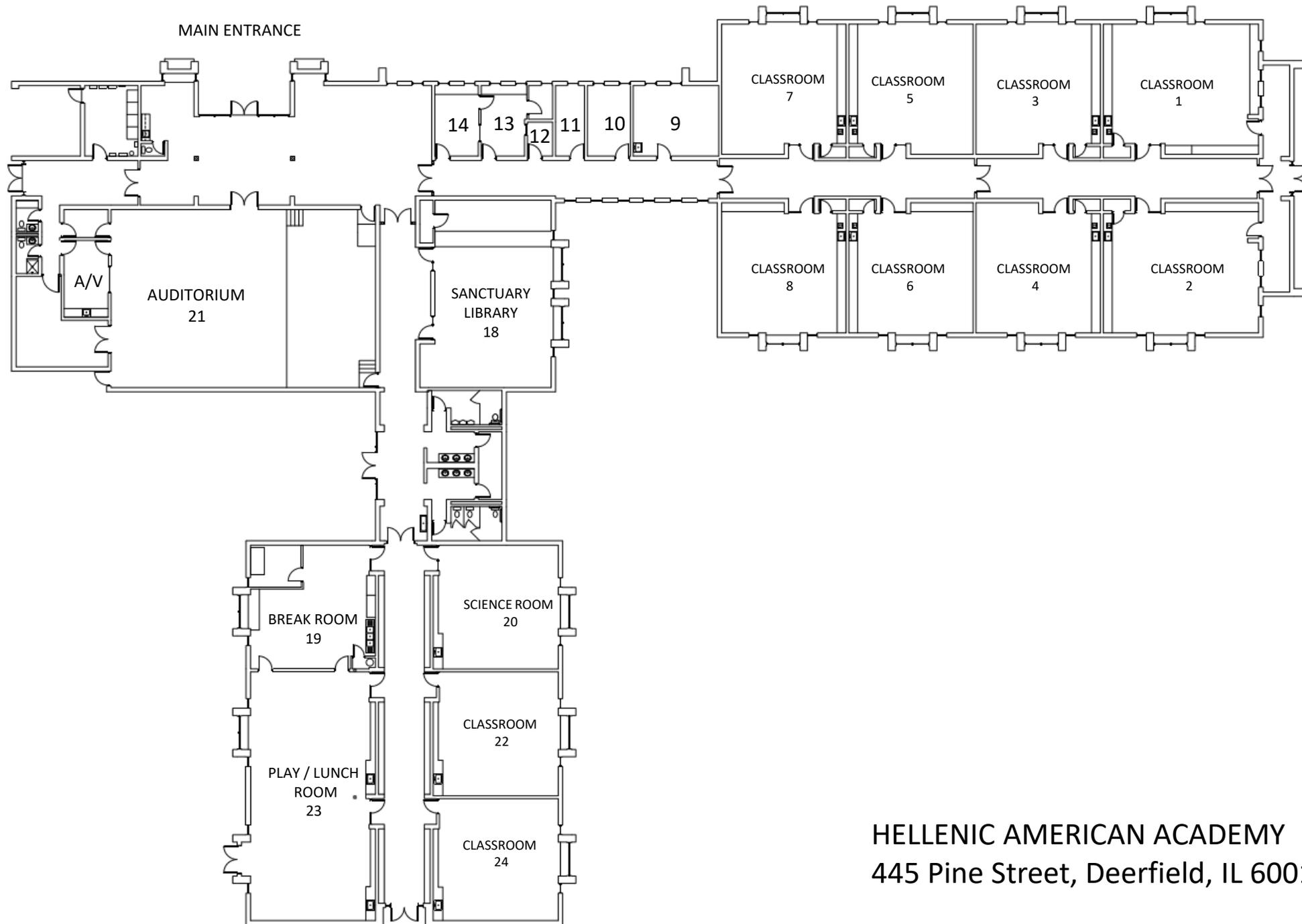
Attest
as Assistant Secretary-Treasurer of



for
Mr. Adam More
445 Pine Street
Deerfield, Illinois, 60015

from the office of
James Anderson Company
Engineers, Planners, and Surveyors
920 West North Shore Drive
Lake Bluff, Illinois, 60044
(847) 295-3322
Professional Design Firm 184.000847

Order No. 17907
Field Book C15.9 page 25
Date November 17, 2014
File No. 16-9-302



HELLENIC AMERICAN ACADEMY
445 Pine Street, Deerfield, IL 60015

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Associate Planner

DATE: October 7, 2016

RE: Prefiling Conference: Special Use for a medical office at 800 Deerfield Road – Aligned Modern Health and Taxman Company.

The purpose of a prefiling conference is to provide the applicant with feedback, input, and direction on the proposal.

Subject Property

The subject property consists of 800 Waukegan Road which is the space currently occupied by Fleet Feet. 800 Waukegan Road as well as 806 Waukegan Road (Walter's Taylor Shop) and 808 Waukegan Road (Cherry Pit Café) are owned by Mr. Taxman. Fleet Feet is proposing to rent out about half of the tenant space to Aligned Modern Health, which is proposing to take the western portion of the existing Fleet Feet tenant space. The subject property is zoned C-1 Village Center District.

Surrounding Land Use and Zoning

North: R-5 General Residence District – Fiorini Property (810-816 Waukegan Road) and First Presbyterian Church

South: C-1 Village Center District – (across Deerfield Road) Deerfield Village Square

East: C-1 Village Center District (across Waukegan Road) – Deerfields Bakery and Village Music Store on the ground floor, residential apartments above

West: C-1 Village Center District – Village owned public parking lots

Proposed Plan

Aligned Modern Health is proposing a 2,450 square foot health services office to be located on the first floor in the C-1 Village Center district. This number is over the 1,500 square feet that is up for consideration by the Board for office uses to be changed from a Special Use to a Permitted Use. Aligned Modern Health offers chiropractic physical medicine, acupuncture, functional medicine and clinical nutrition, and massage services. These services are explained on pages 3 through 5 of the petitioner's materials. The typical hours of operation will be Tuesday, Wednesday, and Thursday from 11 a.m. to 7 p.m., Friday from 7 a.m. to 2 p.m., and Saturday from 9 a.m. to 2 p.m. Most of their patient's pre-schedule appointments, but they take walk-ins when there is availability in a provider's schedule. Approximately 7 employees will work at the proposed office. Peak times are expected to be before 9 a.m. and after 4 during weekdays, and Saturday from the open hours of 9 a.m. to 2 p.m. The petitioner anticipates up to 50 patients a day with appointment times ranging from 15 to 90 minutes and a maximum of up to 10 patients at any one time for a maximum of 17 customers and employees at one time.

The entrance to the office will be from the Deerfield Road sidewalk at the existing westernmost door. A new black awning with a logo and the word Aligned will be placed over the entrance to the tenant space. The petitioners have provided written materials that explains their proposed plans for Aligned Modern Health at this location. A floor plan, a rendering of the proposed awning, and brochures of Aligned Modern Health services are included in the materials too.

Zoning Conformance

The petitioners are seeking approval of a Class A Special Use for a medical facility on the first floor in the C-1 Village Center District. Attached are the standards for the approval of a Special Use.

Traffic and Parking

A medical office is required to provide four (4) patient parking spaces for each staff doctor, plus two (2) parking spaces for each three (3) employees, plus one (1) parking space for each staff doctor. Two (2) doctors and five (5) employees will work at this location. Based on the above, a total of 14 parking spaces are required for this use (2 doc x 4 = 8, plus 2 doc spaces, plus 3.33 for employees = 13.33 = 14 spaces).

There is a provision in the Zoning Ordinance which addresses parking requirements in the C-1 Village Center District when a change in use occurs. The Zoning Ordinance states:

“Whenever the existing use of a building, structure or premises shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the building or structure was lawfully erected prior to the effective date of this Ordinance, and it is located in the C-1 Village Center District, additional parking or loading facilities are mandatory only in the event the floor area of the building or structure is increased, and then only to the extent required by the additional space. Notwithstanding anything in the foregoing paragraph, all special use standards set forth in Article 13.11-D shall be applicable.”

The petitioners are not planning to increase the floor area of the building, therefore no additional parking would be required on the property for the proposed use based on the above provision, but parking is one of the Special Use standards.

The petitioners are asking for a waiver of the traffic and parking study, and the Plan Commission should provide their opinion on this matter. The nail salon approved at 810 Waukegan Road in 2014 had their parking and traffic study waived due to the proximity of a large public lot immediately adjacent to the business. The subject property currently has no parking spaces located on it. There is a Village owned public parking lot to the west of the subject property containing approximately 105 parking spaces that is open to the public and has a 3-hour parking time limit. As part of the Deerfield Road construction project, the Village recently installed a right-in right-out on Deerfield Road into the parking lot that is not open yet.

Since the municipal lot is restricted to three-hour parking, the Village may need to allow parking in the lot for more than 3 hours for the employees of Aligned Modern Health, probably through the issuance of passes or stickers. Aligned Modern Health has indicated they will work cooperatively with the Village Manager's Office on employee parking in the Village owned parking lot.

Signage

The petitioner has provided a color rendering of their proposed south wall sign for Aligned, which is located over the Deerfield Road door entrance. Under the zoning ordinance, a sign on an awning is considered to be a wall sign. A new black awning with a logo and the word Aligned is proposed, as shown on the rendering in the packet. The proposed sign is 10 square feet in area when a box is placed around all of the sign elements (the logo and the word Aligned) - this area is 5'8" long by 1'9" tall.

The new business has to follow the approved window sign regulations, which allows for no more than 20 percent of the window area to contain signage. The petitioners have been provided with the Village's window sign regulations.

Appearance Review Commission (ARC)

The ARC will have to review and approve the exterior signage for the proposed office if the use is approved in this location by the Board of Trustees.

800 Waukegan Road



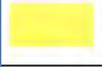
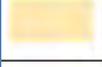
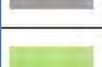
1 inch = 100 feet



Village of Deerfield 2016 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

Village of Deerfield Planning Commission

Pre-Filing Workshop Materials

Aligned Modern Health

Pre-Filing Workshop October 13, 2016

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Business Description

Overview

At Aligned Modern Health (“AMH”), we provide the highest standard of evidenced-based complementary and integrative healthcare coupled with a 5-star experience for our patients. We help people feel better, eliminate pain, recover from injuries, improve performance, and treat many chronic conditions. Our physicians and providers deliver the highest standard of evidence based care with an integrated approach through Chiropractic Physical Medicine, Acupuncture, Functional Medicine/Clinical Nutrition, and Massage Therapy.

Our providers create personalized care plans for every patient. Our commitment to quality care and customer experience can be seen in our Yelp reviews as we are consistently one of the highest rated Wellness destinations in all of Chicago (see examples later in this submission). AMH has 8 locations in Chicago and seeks to open its first suburban location in Deerfield. Current locations are in the Lincoln Square, Lincoln Park, Streeterville, West Loop (1 block from Ogilvie and Union Stations), Wicker Park, River North, South Loop, and Lakeview neighborhoods.

Our current locations are found in high-foot traffic and retail-dense areas in Chicago. We find that retail businesses are excited when Aligned Modern Health opens a clinic near them as our clinics typically generate additional foot traffic in the area when our patients come for their appointments then often shop in nearby retail afterwards. In addition to the foot traffic we generate with our patients, we actively partner with nearby retailers to cross-promote their goods and our services. Cross-promotional efforts range from hosting events in our clinics to promote new stores in an area to encouraging patients to buy the right clothing and gear at a nearby retailer such as Fleet Feet.



Lakeview
3514 North Southport



Lincoln Square
4555 North Lincoln



Lincoln Park
560 West Diversey



Streeterville
338 East Ohio



West Loop
118 South Clinton



Wicker Park
1741 W Division



River North
W Superior Street



South Loop
1335 S Michigan
(Opening October)

Days and Hours of Operation and Appointments

AMH sets its days and hours of operation based on local patient needs. Six of our clinics are open Tuesday through Saturday, while two are open Monday through Friday. All clinics have several nights where they're open until 7:00 pm or 8:00 pm and one or two Mornings where they

open by 7:00 am in order to accommodate varying patient work schedules. Most patients pre-schedule appointments, but AMH happily takes walk-ins if there are openings in a provider's schedule. Almost 50% of our patients discover AMH by walking/driving by a clinic and then walk in or call to schedule an appointment.

For our Deerfield site we anticipate the following days and hours:

Tuesday, Wednesday, and Thursday	11:00 – 7:00
Friday	7:00 – 2:00
Saturday	9:00 – 2:00

We expect peak times to be before 9:00 and after 4:00 during weekdays and that Saturday will be busy during open hours.

Employees and Customers

Each location employs:

- Full time clinic manager,
- Full time chiropractic physical medicine physician,
- Up to two full time chiropractic assistants
- Acupuncturist – part time or full time depending on patient demand
- Functional medicine doctor – 2-3 days per week
- Massage therapist – 2-3 days per week
- Total of up to 7 employees working at one time

We anticipate up to 50 patients per day with appointment times ranging 15 to 90 minutes, and a maximum of up to 10 patients at any one time (maximum of 17 customers and employees at a one time).

Square Footage

Our space plan is for 2,540 square feet. Please see included architectural drawings for the proposed layout

Aligned Modern Health Services

Chiropractic Physical Medicine

Chiropractic Physical Medicine at Aligned Modern Health focuses on improving the biomechanics, motion, and structure of the spine and musculoskeletal system. Chiropractic care can alleviate pain, help patients recover from injuries, and optimize function in the back, neck, legs, and other muscles and joints of the body. Our practice utilizes manual treatment methods, including: manipulation and mobilization of joints, myofascial release (clinical massage therapy), and other physical therapy techniques for the muscles and soft tissue. We incorporate therapeutic exercise programs into our treatment to stretch tightened muscles and strengthen weakened ones. Our exercise programs improve posture, core strength, flexibility, and stability. Our Chiropractic team is in network with Blue Cross Blue Shield, United Healthcare, Aetna and are participating providers with Medicare. Our chiropractic physical medicine practitioners treat a multitude of conditions including:

- Musculoskeletal Pain – back, neck, hip, knee, extremity
- Injury
- Headaches
- Athletic performance improvement
- Sciatica
- Carpel Tunnel Syndrome

Acupuncture

Many people ask, “how does Acupuncture work?” The simplest answer is, Acupuncture stimulates a body’s natural processes to increase blood circulation and the release of certain hormones in targeted areas so the body can utilize its natural healing abilities by activating the cardiovascular, nervous, and immune systems. Tiny needles, less than 1/10 the size of a sewing needle, are inserted into specific locations that correlate with a patient’s condition. Activating specific acupuncture points promotes blood flow, which reduces inflammation and secretes endorphins to help alleviate pain. All of our Acupuncturists are nationally board certified with a masters or doctorate in Acupuncture and Traditional Chinese Medicine (MSTOM). Our acupuncturists treat conditions including

- Stress, anxiety, and emotional disorders
- Insomnia
- Musculoskeletal pain
- Women’s health
- Gastrointestinal and digestive disorders
- Neurological disorders
- Infertility

Functional Medicine & Clinical Nutrition

Functional Medicine is an approach to healthcare that seeks to identify and address the root cause of illness and disease. Our Functional Medicine doctors conduct thorough histories and utilize specialized diagnostic tests, including laboratory blood work. These tests allow them to understand the unique interactions between a patient’s genetics, environment, and lifestyle factors that influence health. Treatment is cooperative, both doctor and patient play an active role. Care is designed not only to relieve symptoms, but to promote and optimize wellness. Common issues that our Functional Medicine teams treat include:

- Autoimmune disorders
- Gastrointestinal and digestive disorders
- Inflammatory conditions and food sensitivities
- Fatigue
- Weight related conditions
- Nervous system conditions

Massage Therapy

Aligned Modern Health has an amazing team of Licensed Massage Therapists trained in a variety of therapeutic techniques, including: myofascial release, deep tissue massage, sports massage, pre- and post-natal massage, and many others. Our team recently won Best Sports Massage in the Midwest, as voted by the readers of Competitor magazine for our work on Chicago's athletes. Our clinically trained therapists often assist in treatment prescribed by our Chiropractors, although massage-only clients are always welcome. Our massage therapist help patients with a multitude of conditions and issues including:

- Headaches
- Stress and anxiety
- Soft tissue strains or injuries
- Tightness and soreness

Exercise Classes & Workshops

While we offer small group fitness classes at several Chicago locations, we do not currently anticipate offering these in Deerfield.

Special Use Standards

1. Compatible with Existing Development

Use as a retail-focused complementary and integrative healthcare provider is highly compatible with, and complementary to, the existing businesses adjacent to AMH as well as in the surrounding retail developments. Not only will AMH help draw more customers to this area as a recognized and respected destination for complementary and integrative healthcare, but provides an additional set of services for customers of existing retail establishments.

2. Lot of Sufficient Size

There will be no alterations to the exterior structure of the building in which the AMH space sits, and the lot is of sufficient size for the current structures. The proposed use will not impede the normal and orderly development and improvement of surrounding property.

3. Traffic

Given the sufficient supply of parking, providing general healthcare services in this location will not have an adverse effect on surrounding properties or traffic.

4. Parking and Access

There are approximately 105 parking spaces in a lot immediately to the west of the site, which is open to the public for up to 3 hours of parking. The public lot will be more than sufficient for the proposed use.

5. Effect on Neighborhood

The proposed use will not be detrimental or injurious to surrounding property owners or values. In fact, Fleet Feet Sports, who will be our immediate neighbor to the East, is a strong proponent of our occupying this site. Owner, David Zimmer, told us many times that our presence will be an attractive draw for potential customers for his store and our services will be of significant value to many of his customers who become injured or who want to improve their performance in competitive events. He believes that our presence will increase his total sales, even though Fleet Feet's footprint will be smaller once AMH takes over the western half of the site.

6. Adequate Facilities

Adequate utilities, access roads, drainage and/or other facilities are currently being provided at this location and no changes are sought.

7. Adequate Buffering

Adequate fencing and screening is currently being provided and no changes are sought.

8. Effect on C-1 Village Center District

The proposed use will not be detrimental or injurious to surrounding property owners or values. Aligned Modern Health is complementary to retail districts in that its services bring new potential customers to an area on a regular basis. As seen in the over 180 5-star Yelp! reviews AMH received so far, the company is a strong draw to bring patients to an area and a world class complementary and integrative healthcare provider.

Parking Study

AMH requests a waiver of a parking study since there is an approximate 105 unit parking lot immediately to the west of the site.

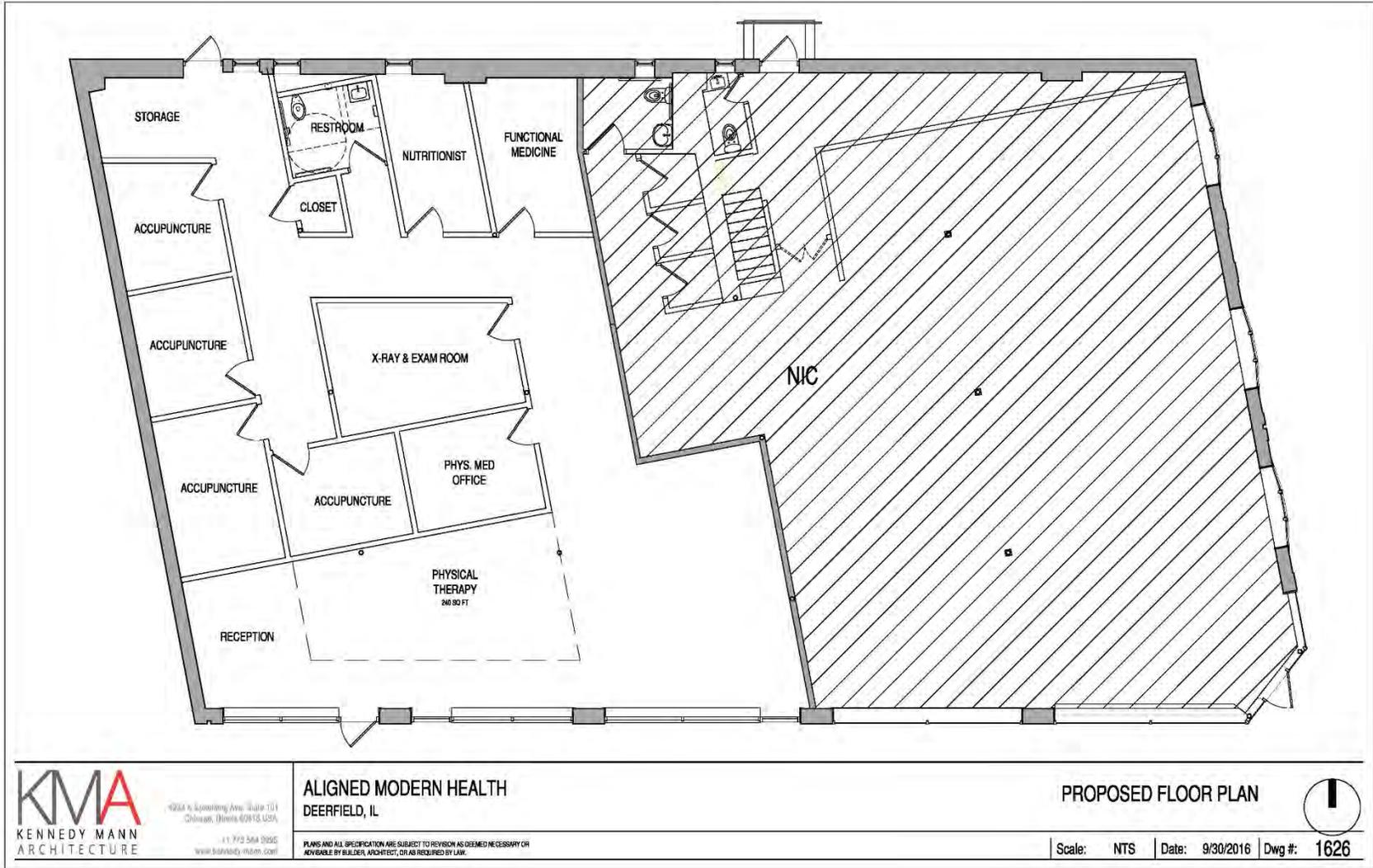
Exterior Wall Signage

Please see attached renderings that show the proposed awning.

Site Plan



Floor Plan



KMA
KENNEDY MANN
ARCHITECTURE

4004 N. Greenway Ave. Suite 101
Chicago, Illinois 60630, USA

+1 773 584 3085
www.kennedy-mann.com

ALIGNED MODERN HEALTH
DEERFIELD, IL

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR
ADVISEABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

PROPOSED FLOOR PLAN



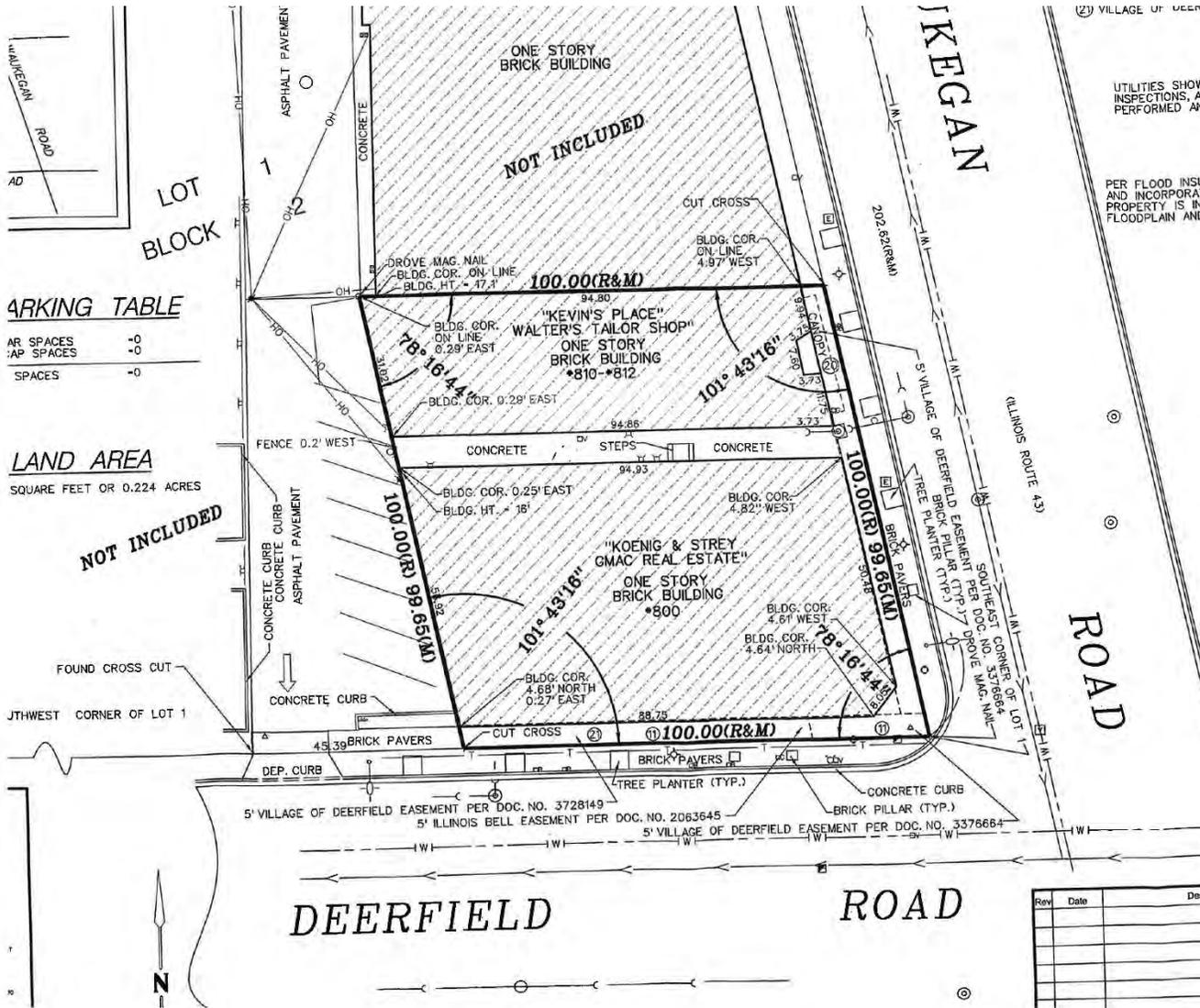
Scale: NTS | Date: 9/30/2016 | Dwg #: 1626

Exterior Wall Signage

We plan to use a single awning over the western most door to the premises as shown in the rendering below.



Survey



PARKING TABLE

AR SPACES	+0
AP SPACES	+0
SPACES	+0

LAND AREA

SQUARE FEET OR 0.224 ACRES

GENERAL NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, AND AVAILABLE RECORDS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLAT

FLOOD ZONE NOTE

PER FLOOD INSURANCE RATE MAP NUMBER 17097C0286 F FOR LAKE COUNTY AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 1997 PROPERTY IS IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE TI FLOODPLAIN AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TO: CHITOWN DEVELOPMENT, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND 1 ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 7c, 8, 9, 10, AND 11 OF TABLE A THEREOF, PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS FURTHER CERTIFIED THAT IN MY PROFESSIONAL OPINION THE SURVEYOR REGISTERED IN THE STATE OF ILLINOIS RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 16th DAY OF JANUARY 2008

BY: *Joel C. Vietti*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561
LICENSE EXPIRES: NOVEMBER 30, 2010
WHEATON, MCGRATH & AHLBERG, SOIL LAND SURVEYORS
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603



SELECTED ZONING DATA

ZONING CLASSIFICATION - C-1 VILLAGE CENTER
FRONT YARD - 5 FEET
CORNER SIDE YARD - 5 FEET (25 FEET WHEN RESIDENTIAL C)
REAR YARD - 10 FEET (25 FEET WHEN ADJUT RESIDENTIAL DISTRICT)
MAXIMUM LOT COVERAGE NOT TO EXCEED 7
MAXIMUM HEIGHT - 45 FEET

Rev	Date	Description	By

FIELDWORK COMPLETE

ALTA/ACSI LAND TITLE S

LOCATION: NORTHWEST CO DEERFIELD ROAD WAUKEGAN ILL DEERFIELD, ILL

PREPARED FOR: CHITOWN DEVELOPMENT LLC C/O MUGH SHELST

Representative Yelp Reviews

9/26/2016 Christine W 

I came to Aligned Modern Health a few weeks ago looking for a solution for my longtime sciatica issues and constant, dull back and shoulder pain. Never having seen a chiropractor before, I wasn't sure what to expect. Fast forward to today, and I can say - without a doubt-- that coming here and taking charge of my health was one of the best decisions I've ever made. When you become a patient at AMH, Dr. Rejano and his professional, knowledgeable team will develop a multi-faceted treatment plan tailored to your specific needs. While spinal adjustments are certainly a major component, therapeutic massage and physical therapy play supporting roles (if you need them). Acupuncture and nutrition are also options for treatment. Follow your plan, and you will be as good as new (or better!) by the time you finish up all of your appointments. After living with low-to-moderate pain for 13 years (yes, you read that right), I am completely pain-free today because of the amazing people I worked with on my journey back to wellness. It doesn't matter whether your discomfort is due to poor posture (like mine was), a car accident, or a sports injury. You deserve to feel better, and it all starts with taking that first step and making an appointment. You'll be in good hands.

9/18/2016 Danielle R 

I sought out Aligned after having a neck issue that proceeded to become a shoulder and back issue back in July. I saw they were open at 7am and as a mother of two small children the earlier the hours the better! I got a massage one day and came back to see Dr. Ahrens the next day. Within five day of my first treatment my pain had significantly subsided. But instead of it being just a band aid solution, the team put me on a plan that included physical therapy exercises to help strengthen my weak areas to help prevent injuries in the future. Not only did they give me the exercises, but they have personal trainers there to help you practice, give feedback, and add to your exercises if they get to be too easy. They know when you haven't done them either so you're motivated to keep up the work at home! I had been to the chiropractor before and thought I knew what I was getting myself into, but I was sure surprised! The full service staff included personal trainers, massage therapists, dietitians, an acupuncture specialist, not to mention Dr. Ahrens, the chiropractor in charge. I have never experienced such a holistic approach to health and I have been to all of the above but at different locations. I highly recommend Aligned to anyone, but especially to moms! They get what having a baby does to your body and they help support you in your activities of daily living to help you be the best mom you can be without feeling like you're 100 years old! Plus even when I'm in a bad mood going to Aligned, I walk out with a good mood because everyone on the staff is so positive!

9/9/2016 Jaime G 

Over a year ago, I was going thru a phase where I thought I was a power-lifter. I ended up throwing out my back and could barely bend past a 45° angle. Upon first seeing Dr Ahrens, I was skeptical that this petite, elegant woman would be able to fix a lunk like

me. I guess I should have done my research because Dr Ahrens is a beast! She snapped, cracked and popped me (in a good way) right back into place. I still think I'm a power-lifter but I continue to push my limits because I know I can trust my health to Dr Ahrens and the entire staff at Aligned. They are extremely knowledgeable, competent and so much fun to heal with. I fully recommend them to anyone needing fixing.

8/26/2016 Jenny T 

I love Aligned Modern Health (Division location)! My entire family is under the care of Dr Kasten (she's amazing!). You will never met a better staff, I adore Shera, she is very knowledgeable, and she always answers my questions quickly, and her attention and concern for the health of my family has made me a super fan for life! I can't end this without saying how cool Aaron is! He even makes physical therapy fun :-) If I could give it more stars, I definitely would!

7/16/2016 Allie E 

Stopped in this location while on a walk and I'm so glad I did! My sister and I have both suffered from headaches and migraines since high school and we finally had enough, so I figured I'd ask about chiropractic care and acupuncture. Ryan helped me set up an appointment with Dr. Lubaway first. We tried both chiropractic care and acupuncture but that wasn't fully helping so she suggested I go see their functional medicine doctor, Dr. Gemelas. I found out I had some food allergies that were probably causing all of these headaches! Dr. Gemelas and their nutritionist Olivia helped me figure out ways to adjust my diet in an easy, straight forward way. All around super caring and fun people to go see. Highly suggested!

7/7/2016 Kara B. 

Today was my first time stepping into a chiropractors office, and after my great experience today, it will not be my last! I am a nurse and have low back pain from hours of lifting patients who can't lift themselves. I know, I shouldn't do it, but I do anyways. And I obviously don't lift from my legs or else I wouldn't be in this situation I find myself in, now would I? With a troublesome lower back spot for the last four months, I decided to make an appointment with Aligned Modern Health (just a few yards from my house). They were able to get me in same day.....

7/5/2016 Matt L. 

All the great things that people say about this place are true. Dr. Raq, Angie, Cathy and the entire staff are excellent. I started coming here in April after throwing out my lower back while tying my shoe (never get old, kids). From the get go, these guys were thorough, working with me to strengthen my lower back and relieve what was otherwise debilitating pain. I highly recommend this place if you're dealing with back pain as they'll get you back up and running before you know it.

...plus over 170 other 5-star Yelp! reviews...and counting

WELCOME TO ALIGNED MODERN HEALTH

Core Services

CHIROPRACTIC PHYSICAL MEDICINE

At Aligned Modern Health, our Chiropractic Physical Medicine team specializes in the non-invasive treatment of musculoskeletal problems. Utilizing joint mobilization, physical rehabilitation, and soft tissue therapies, we quickly alleviate pain, treat the underlying cause of your health concerns, and help each patient progressively achieve their personal goals. The most common conditions we treat include:

- Musculoskeletal pain (back, neck, hip, knee, extremity)
- Injury
- Headaches
- Athletic performance enhancement
- Sciatica



ACUPUNCTURE

Integrating Eastern and Western practices, Acupuncture at Aligned Modern Health combines modern medicine with 2,000 years of healing tradition. Acupuncture is used as a primary form of healthcare in many parts of the world. It involves the insertion of tiny, hair-thin needles into specific points throughout the body in order to alleviate pain, enhance the immune system, promote physical and psychological well-being, and treat many other health conditions. The most common conditions we treat include:

- Stress, anxiety, and emotional disorders
- Musculoskeletal pain
- Women's health
- Gastrointestinal and digestive disorders
- Neurological disorders
- Infertility



INTEGRATIVE MEDICINE

With the patient at the center of our practice, we focus on your optimal health. No matter which service you are using at Aligned Modern Health, we take the whole person - physical, mental, lifestyle - into account to create the best treatment possible.

Throughout your experience, do not hesitate to ask questions or seek additional information from your doctor or clinic manager. We are here to help!

FUNCTIONAL MEDICINE AND CLINICAL NUTRITION

Functional Medicine and Clinical Nutrition at Aligned Modern Health addresses the underlying cause of disease, examining dietary, lifestyle, genetic and environmental factors at the root cause of your health concerns. Informed by thorough clinical and diagnostic testing, we create a truly individualized plan to help you achieve optimal health. The most common conditions we treat include:

- Autoimmune disorders
- Gastrointestinal and digestive disorders
- Inflammatory conditions
- Fatigue
- Weight related conditions
- Nervous system conditions



MASSAGE THERAPY

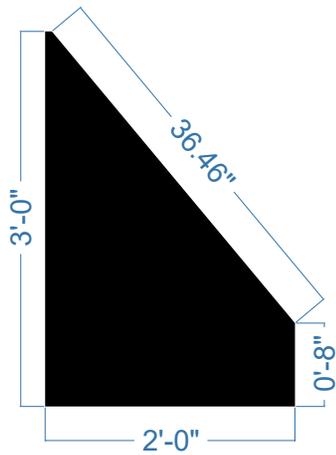
Our clinically trained, licensed massage therapists enhance health and well-being through manual manipulation of soft body tissues. After a brief consultation, our massage therapists tailor your treatment to meet your needs, health concerns, and preferences. Common conditions we treat include:

- Stress and anxiety
- Fibromyalgia
- Headaches
- Soft tissue strains or injuries
- Tightness and soreness

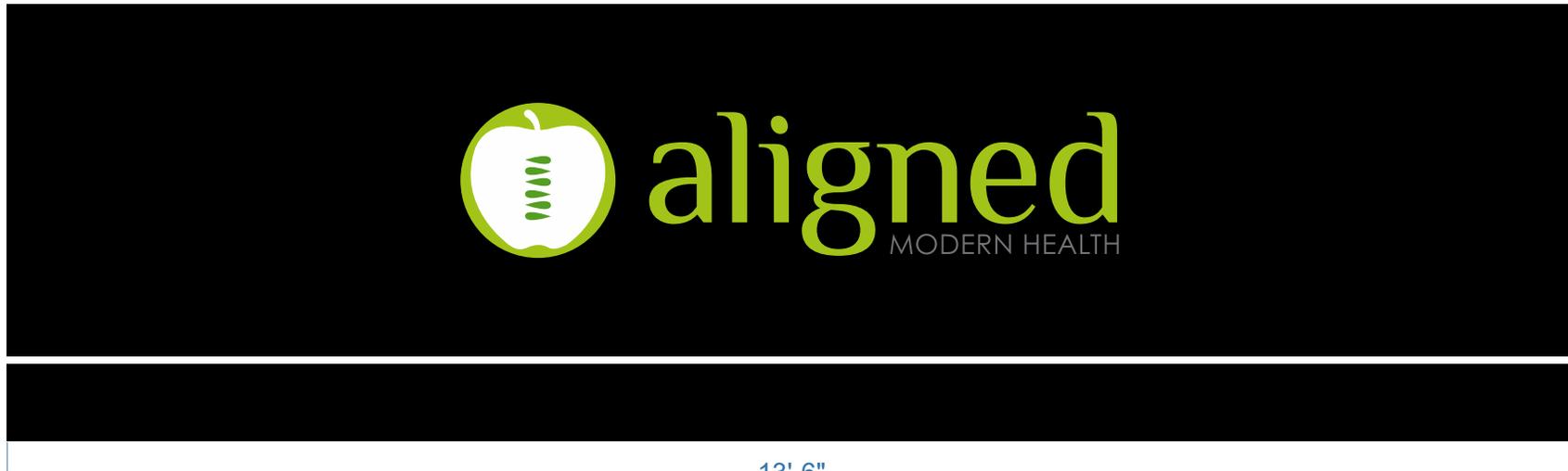


(773) 598-4387

www.alignedmodernhealth.com



Logo - 68" x 16"



THATCHER OAKS AWNINGS Phone: 630-833-5700 Fax: 630-833-5795 718 Industrial Dr. Elmhurst, IL 60126	CLIENT <i>Aligned Health</i>			AWNING COVER MATERIAL <i>Sunbrella Black</i>		FILE NAME <i>Aligned Health</i>	
	DRAWING DESCRIPTION <i>Graphic Approval Layout</i>		DATE <i>10/04/2016</i>	DRAWN BY <i>Dominic</i>	GRAPHIC APPLICATION <i>SGS Thermal Film/3M Vinyl</i>		
	CLIENT APPROVAL				GRAPHIC COLOR(S) <i>White</i> <i>Apple Green</i> <i>Bright Green</i>		
	ORDER #: <i>000000</i>	SALES REP <i>Allison</i>	SCALE		#	REVISION BY	DATE

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: September 22, 2016

RE: Proposed Changes to the C-1 Village Center Zoning District.

We transmit for your consideration a recommendation adopted by the Plan Commission on the request for Text Amendments to the C-1 Village Center District to update the uses in this zoning district. The Plan Commission held two workshop meetings (on June 9, 2016 and June 30, 2016) and a public hearing on September 22, 2016 where testimony and documentary evidence were presented in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Background

At the present time, the Village has a first floor ordinance which requires all uses on the first floor in the C-1 Village Center District to be retail (the selling of merchandise to the customer), unless a Special Use is approved for non-retail uses as listed in the Zoning Ordinance. This ordinance has been in place since 1989. The intent of the first floor/ground floor retail ordinance was to create a shopping environment in the Village Center where customers can shop from store to store. The Village did not want the first floor of the downtown to become dominated by office uses (real estate office, professional offices such as a financial broker or architect, medical offices, dentist offices, insurance agents, etc.) and other non-retail uses such as dry cleaners, beauty shops, and other service uses that did not provide much pedestrian activity and foot traffic in the downtown. Only the downtown (and not the C-2 outlying commercial district) has the first

floor retail ordinance as the downtown is a more compact area more conducive to pedestrian traffic.

The current first floor retail ordinance allows only retail uses on the ground floor as a Permitted Use in the C-1 Village Center. Service and office uses are allowed to locate as a Permitted Use only if they locate above the ground floor. If a service or office use wants to locate on the ground floor in the C-1 Village Center District, a Special Use must be granted, which involves a public hearing with the Plan Commission, and ultimate approval of the use by the Mayor and Village Board. Additionally, the Appearance Review Commission (ARC) reviews all signage, exterior building changes, and other exterior changes proposed in the Village Center for both Permitted Uses and Special Uses. The Special Use process was streamlined a couple years ago by eliminating the VCDC from reviewing the Special Uses in the Village Center. The Village Center Development Commission (VCDC) was repurposed into the Village Center Commission (VCC) in 2014 and is now an idea commission focusing on promoting and enhancing the Village Center with events, promotions, and attractions so the downtown is attractive, lively, well maintained, and a great place to shop and dine. The Village also streamlined signage approval a couple of years ago by allowing the ARC to review signage that goes above the roof deck by up to 3 feet without the need for a public hearing with the Plan Commission. Additionally, where possible, the Plan Commission also takes up quite a few items by substantial conformance which saves the applicant time as there is no public hearing and no ordinance for changes to the PUD.

Attached to this recommendation is the current list of Permitted Uses and Special Uses in the C-1 Outlying Commercial District, an aerial photo of the C-1 Village Center District that lists all current businesses located on the first floor in the Village Center District, and a zoning map of the C-1 Village Center District (red).

Summary of Plan Commission Two Workshop Meetings

Based on discussions at the two Plan Commission workshop meetings this summer (both sets of minutes are attached), the Plan Commission is considering changes to the C-1 Village Center District including:

- Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations (currently Class B Special Uses) of under 3,000 square feet, including the outdoor seating areas, to become Permitted Uses. Restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations over 3,001 square feet in area or greater would be a Class B Special Use. Note: If the changes associated with the new use results in significant changes to the site plan, then the property owner will need to hold a public hearing with the Plan Commission for these changes and depending on these changes, could be done as substantial conformance instead of a public hearing. For example a couple of years ago, Subway and Mod Pizza were under 3,000 square feet (C-2 District) but they still had to go to the Plan Commission for an amendment to the PUD for the major changes they were making to the site plan.
- Allowing smaller office and service uses (currently Class A Special Uses) under 1,500 square feet to become Permitted Uses.
- Allowing self-improvement facilities uses (currently Class B Special Uses), including physical exercise and fitness training facilities, sports training schools, learning/tutoring centers and martial arts schools under 2,500 square feet to become Permitted Uses.
- Adding a massage service establishment as a Class A Special Use.
- Adding new uses to the Permitted Use list (e.g. candle store, party supply store, cellular phone store, vitamin and supplement store.) The list of uses to be added to the Permitted Use list is below.
- Adjusting the current verbiage/wording of the use categories to better reflect today's uses. The verbiage/wording adjustment is shown in the chart below.

Recall that a Class A Special Use is a Special Use on the first floor of the C-1 District, but the use is a Permitted Use when located above the first floor. A Class B Special Use is a Special Use in all locations whether on the first floor or the second floor.

The following uses are the new uses to be added to the Permitted Use list in the C-1 Village Center Zoning District (These uses would be a Permitted Use in all locations up to 10,000 square feet in the Village Center, both on the ground floor and above the ground floor. The notes in parentheses and italics elaborate on or indicate examples of what staff was thinking for the particular type of use.)

- Apparel and Accessories Stores. *Currently, under “wearing apparel stores”*
- Baby and Children’s Products and Apparel Stores.
- Beauty Products, Cosmetics, Perfumes and Soaps Stores, except those beauty supply stores which sell products which can only be purchased by a customer possessing a state license.
- Bedding and Mattress Stores. *(this category was added because this use did not fit neatly into an existing category)*
- Bridal and Formalwear Stores.
- Camera and Photograph Supply Stores and Photographic Studios.
- Candle and Wax Stores.
- Cellular Phone and Mobile Device Stores.
- Comic Book Stores.
- Costume, Clothing and Theater Prop Sales Stores.
- Dancing and Gymnastics Supplies and Apparel Stores.
- Electronics Stores, including ancillary electronics repair *(retail sales of televisions, home entertainment systems, home gaming systems, computers, tablets, MP3 players, music, movies, video games, etc.)*
- Exercise Equipment Sales.
- Frozen Dessert Stores.
- Home Decorating and Home Goods Retail Stores.
- Musical Instrument Sales and Repair, Sheet Music, and Musical Recordings
- Party Supply Stores.
- Pet Supply Stores.
- Restaurants, Cafes, Coffee Shops, Tea Shops, Bagel Shops, and Similar Operations of 3,000 square feet in area or less, including the square footage of any outdoor seating area, and not including a drive-thru. *(Currently, all restaurants are Special Uses and any outdoor seating areas are Special Uses. Retailer Fact Sheets from the International Council of Shopping Centers (ICSC) indicate that many restaurants, cafes, coffee shops and tea shops are looking for spaces of 3,000 s.f. in area or less - some examples from ICSC are Starbucks, Argo Tea, Five Guys, Potbelly’s, Jimmy Johns, Jersey Mike’s Subs, Protein Bar, Red Robin, and Roti Mediterranean Grill; attached are a few ICSC Retailer Fact Sheets. Under the proposed Text Amendment, restaurants, cafes, coffee shops, tea shops, bagel stores and similar operations of 3,000 s.f. or less, including the*

square footage any outdoor seating area and not including a drive-thru, would be able to go into a space in the C-1 District as a Permitted Use.) These types of uses also generate sales tax for the Village. If for example, a restaurant has 1 million in sales annually, the Village's annual sales tax is \$20,000 from the Village's portion of the sales tax which is 2% (1% sales tax back from the State, and 1% home rule sales tax).

- Specialty food retail stores of 3,000 square feet in area or less (e.g. tea, coffee, oils and vinegars, cheeses, etc. Examples of such stores are Teavana in Northbrook Court; The Coffee & Tea Exchange in Chicago; Pastoral Artisan Cheese, Bread and Wine in Chicago; and Oh, Olive! in Libertyville and Glenview)
- Vitamin and Supplement Stores.

Class B Special Use to Add to the Current C-1 Zoning District (These uses would be a Special Use in all locations in the Village Center. The italics is an explanation)

- Massage services establishments (*Currently, massage services are not allowed as a freestanding use in the C-1 District; massage services are only allowed when ancillary to a chiropractor, physical therapy facility, or beauty shop. Adding massage establishments as a Special Use would allow freestanding massage services establishments such as Massage Envy or Heavenly Massage to pursue Special Use approval in the C-1 Village Center District. Note: Deerfield previously licensed massage therapists, but about 10 years ago the Village was no longer allowed to license massage establishments/therapists and they are licensed through the State of Illinois.*)

Since a restaurant and a specialty food store up to 3,000 square feet are proposed to be a Permitted Use, when these uses are over 3,001 square feet they will need to be a Class B Special Use:

- Restaurants, cafes, coffee shops, tea shops, bagel shops, and similar operations of 3,001 square feet in area or greater, including the square footage any outdoor seating area
- Specialty food retail stores of 3,001 square feet in area or greater.

The following chart indicates proposed wording changes to an existing category in the C-1 Village Center District to better reflect today's uses

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
Camera and Photograph Supply Stores	Camera and photograph supply stores and photographic studios.	Permitted Use
Ice cream and yogurt stores, but not including those operations which sell a wide variety of other non-ice cream or yogurt menu items	Frozen dessert stores including outdoor seating areas up to 250 square feet in area (<i>includes ice cream, ice cream cakes, frozen yogurt, Italian ice, and other frozen desserts</i>)	Permitted Use
Luggage and Suitcase Store	Delete (<i>already covered by "Leather goods and luggage stores"</i>)	Permitted Use
Musical instruments, sales and repair	Musical instrument sales and repair, sheet music, and musical recordings	Permitted Use
Newspaper and Magazine Store	Delete (<i>already covered by "Magazine and newspaper stores"</i>)	Permitted Use
Pet shops	Pet supply stores	Permitted Use
Phonograph record, tape and sheet music stores	Delete (<i>can be covered by "Musical instrument sales and repair, sheet music, and musical recordings" listed above</i>)	Permitted Use
Radio and television sales	Delete (<i>can be covered by "Electronics stores" suggested above as a Permitted Use</i>)	Permitted Use
Wearing apparel stores	Apparel and accessories stores (<i>"wearing apparel stores" is awkward wording</i>)	Permitted Use
Blueprinting and photocopy establishments	Photocopy establishments	Class A Special Use

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
<p>Dry cleaning and laundry establishments, including self-service, coin-operated equipment; provided that the floor area devoted to any one such establishment (including floor area devoted to accessory uses as well as the principal use) shall not exceed 2,000 square feet.</p>	<p>Dry cleaning and laundry establishments; provided that the floor area devoted to any one such establishment (including floor area devoted to accessory uses as well as the principal use) shall not exceed 2,000 square feet, provided that the dry cleaning establishment is established and operated as a green dry cleaner. <i>(Added green dry cleaner which is defined in the Zoning Ordinance as not using perchloroethylene, and uses only dry cleaning machines with solvent reclaimers. Green dry cleaner definition was added to Zoning Ordinance with CD One Price Special Use. Delete the wording “including self-service, coin-operated equipment”)</i></p>	<p>Class A Special Use</p>
<p>Photographic studios</p>	<p>Delete as a Special Use <i>(can be covered by “Camera and photograph supply stores and photographic studios” which is listed above as a Permitted Use)</i></p>	<p>Permitted Use</p>
<p>Radio and television service and repair shops</p>	<p>Delete <i>(electronics repair is ancillary to retail electronics stores)</i></p>	<p>Class A Special Use</p>
<p>Video tape rental stores</p>	<p>Movie and game rental stores</p>	<p>Class A Special Use</p>
<p>Restaurants, Sit-Down or Carry-Out.</p>	<p>Restaurants, Cafes, Coffee Shops, Tea Shops, Bagel Shops, and Similar Operations of 3,001 square feet in area or greater,</p>	<p>Class B Special Use</p>

<u>Current Text in C-1 District (Current Category)</u>	<u>Suggested Text Change or Deletion (Proposed Category)</u>	<u>Permitted or Special Use</u>
	(Continued) including the square footage any outdoor seating area.	
Coffee shops, tea shops, bagel shops and similar operations, subject to all zoning regulations applicable to restaurant uses	Delete (<i>now included with Restaurants, as listed above</i>)	Class B Special Use
Food stores, grocery stores, and supermarkets	Add the following language to this category: An outdoor sales area/merchandise display area and outdoor seating area may be provided when approved as part of the food store, grocery store or supermarket.	Class B Special Use

Removal of Use from the Permitted Use List

During the discussions of uses in the C-1, the Plan Commission discussed variety stores (eg. Dollar Tree, Family Dollar, Dollar General), Resale Stores, and Consignment Shops. The Plan Commission was not in favor of these uses for the C-1 Village Center District and believes these are more suitable for the C-2 Outlying Commercial District. A variety store is currently a Permitted Use in the C-1 District (Article 5.01-B, fff.) and is defined in the zoning ordinance. The Plan Commission was in favor of not including this use in the C-1 Village Center District.

Update to the C-3 Limited Commercial Office District (1 property, 720 Osterman Avenue)

Based on discussion at the Plan Commission workshop meetings, the Plan Commission is considering the following changes to the C-3 Limited Commercial Office District including:

- Remove animal hospital, veterinary clinic and funeral home Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the C-3 District description of district, as the adjacent properties have been redeveloped.

TOD/Higher Density Housing in C-1 Village Center District

At the June 30, 2016 workshop meeting (minutes attached), the Plan Commission discussed the benefits of additional housing for the downtown and the possibility of changing the maximum height allowed (which would increase density) for a Commercial PUD in the C-1 Village Center District. After discussion of the topic, the Plan Commission concluded that it would be best not to change the current maximum height of 55 feet and that if a developer wanted to go above 55 feet, they would need to make the case for increased height on an individual basis at the time of approval.

CONCLUSIONS

During two workshop meetings in the summer of 2016, the Plan Commission discussed the **C-1 Village Center's current zoning regulations** in detail and formulated their thoughts about the changes needed to the **current first floor retail ordinance to reflect the realities of today's retail** environment (see June 9 and June 30 minutes). The Plan Commission held a public hearing on September 22, 2016 on the proposed changes and property owners were sent a certified mailing of the public hearing notice along with the background information about what changes the Plan Commission was considering. The Plan Commission discusses these changes further at the public hearing (see September 22 public hearing and workshop minutes) and they believe the proposed changes are appropriate and in the public interest.

The Plan Commission believes that the proposed Text Amendments are in the **public interest because changes reflect the realities of today's market** plan where e-commerce is growing by leaps and bounds. The Plan Commission believes the proposed changes to the C-1 Village Center District will allow the Village Center to remain a vibrant center with a great mix and variety of uses. The Plan Commission believes these changes will **allow Deerfield's citizens and also Deerfield's large daytime population** that works in the Lake Cook Road office corridor to have a variety of uses in the

Village Center. The Plan Commission believe there will be a good synergy between the new Permitted Uses allowed by the proposed Text Amendments and the Special Uses.

They Plan Commission would like as much retail as possible in the Village Center as it creates foot traffic for the downtown Deerfield as well as sales tax that help pay for Village services, but they also understand that e-commerce (the Amazon effect) has impacted greatly the bricks and mortar retail stores. The Plan Commission believes the proposed changes to the C-1 Village Center District reflect the uses that are desirable in the C-1 District, and have an overall positive impact on the downtown. These uses will bring people into the Village Center for these services and in the case of smaller restaurants under 3,000 square feet, to purchase a meal. The changes also make it easier for smaller businesses to come into the C-1 Village Center district as the Special Use process is avoided.

The Plan Commission also believes these smaller uses do not need to be reviewed by the Village for Special Use approval. The Plan Commission believes that allowing these smaller size uses to become Permitted Uses will not adversely impact traffic or parking. The Plan Commission also recognizes that there might be locations in the C-1 Village Center District where property owners will need to use good judgement when finding a tenant for a space so that parking and traffic does not adversely impact existing businesses and their customers. These uses are smaller food users (under 3,000 square feet), smaller fitness facilities (under 2,500 square feet), along with smaller office and service uses (under 1,500 square feet).

The Plan Commission is in favor of the updates to the C-3 Limited Commercial District as outlined in the recommendation above (which consists of one property at 720 Osterman Avenue). A paragraph was eliminated referencing redevelopment and a few uses were eliminated from the list of Special Uses.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the following Text Amendments to the C-1 Village Center District be adopted in order to update the C-1 Village Center zoning district:

1. Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations of under 3,000 square feet (including the outdoor seating areas) to become Permitted Uses.
2. Allowing smaller office and service uses (that are currently Class A Special Uses) under 1,500 square feet to become Permitted Uses.
3. Allowing smaller self-improvement facilities – personal fitness facilities (yoga and exercise facilities), martial arts studios, and learning and tutoring centers under 2,500 square feet) as Permitted Uses.
4. Adding new uses to the Permitted Use list (e.g. bridal store, cellular phone store, party supply store).
5. Adding a massage establishment as a Class A Special Use.
6. Eliminating a variety store as a Permitted Use. By zoning ordinance definition, a variety store is a retail store offering inexpensive merchandise – a store such as Dollar Tree)
7. Adjusting the current language/wording of the use categories to better reflect **today's uses (eg. Ice cream and yogurt stores become frozen dessert stores; Pet shops become Pet supply stores; and blueprinting and photocopy establishments become Photocopy establishments)**.
8. Changes to the C-3 Limited Commercial District to **remove animal hospital, veterinary clinic and funeral home Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the C-3 District description of district, as the adjacent properties have been redeveloped.**
9. Adding new uses to the Permitted Use list as indicated in this recommendation on the bottom of page 3 to page 5 (e.g. bridal store, cellular phone store, party supply store).
10. Adding a massage establishment as a Class A Special Use.

11. Adjusting the some of the current language/wording of the use **categories to better reflect today's** uses (examples: Ice cream and yogurt stores become frozen dessert stores; pet shops become pet supply stores) as indicated in this recommendation on page 6 to page 8 of this recommendation.

Ayes: (5) Bromberg, Jacoby, Moyer, Shayman, Oppenheim

Nays: (0) None

Respectfully submitted,
Mary Oppenheim, Chairperson
Deerfield Plan Commission

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing Meeting at 7:30 P.M. on September 22, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Al Bromberg
Jim Moyer
Elaine Jacoby
Stuart Shayman

Absent were: Bob Benton
Larry Berg

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

Public Comment on a Non-Agenda Item

Andrew Marwick, 442 Kelburn Road, commented on his disappointment that Biaggi's is closed. He also pointed out communities (similar to Deerfield) such as downtown Santa Monica, California, Manhattan Beach, California and Uptown Dallas, Texas where there is tremendous density and high property values; and explained that those communities offer developers incentives to include a higher percentage of housing in their developments. The residential developments in these downtown areas are similar to the new residential development on the southeast corner of Deerfield and Waukegan Road. Mr. Marwick commented that it's unfortunate that developments in Deerfield, such as: Deerfield Square and the area around the Lake Cook Train Station (Deerfield Park Plaza and Deerbrook Mall) are focused on maintaining purely retail shopping centers, and are not open to incorporating residential developments in these areas. Mr. Marwick acknowledged that tonight's Public Hearing would address the issues of restricting the first floor in the central business district to strictly retail as Permitted Uses, and added that the current retail restrictions is the reason for the empty tenant spaces.

Mr. Marwick pointed out downtown Manhattan Beach, California as an example of a city that has gone through a tremendous effort and expense to eliminate parking fields from their downtown area, and instead create underground park garages; adding that it would be beneficial to developments in Downtown Deerfield (such as Deerfield Square) to consider developing underground parking garages, which would eliminate the eye sore of large parking fields, as well as open up the area for residential development. Residential development in the downtown area creates a denser environment and leads to more customer activity with downtown residents walking around and patronizing businesses where they live. Mr. Marwick commented that he thinks it would be

beneficial to Deerfield's business district if more apartments and condos were developed near the train stations; and added that he was glad to see the development going up west of the Deerfield Metra Station.

Mr. Marwick commented that he has a home in Phoenix, and there has been a lot of residential and retail development in the surrounding downtown area in the last few years. Mr. Marwick is concerned about Deerfield's lack of residential development in the downtown area, and thinks that the Plan Commission and the Village should look at new residential development proposals around the Deerfield and Lake Cook Road Train Stations, and not just look at pure retail development. Mr. Marwick commented that living in downtown areas is appealing to people who don't want to live way out and fight the traffic to work, and that there is a demand to live in communities like Deerfield that have a more active, urban environment. Mr. Marwick commented that in summary Deerfield is a desirable community to live in and the Village should be moving towards more residential development in the downtown area, just like the other suburban communities that have been very successful.

(1) Request for Approval of a Special Use to Construct an Employee Café in the Existing Building at Six Parkway North (Fulcrum Asset Advisors and Parkway North Center)

Richard Gordon, Principal, Interwork Architects, Inc., commented that the proposed café is intended to be used by the tenants of the 6 Parkway North Building and will be located on the first floor in the northwest corner of the building overlooking the pond and the walking path. The floor layout includes a kitchen area, entry corridor, a grab-and-go area, a salad bar area, a hot soup station, a sandwich station, a hot food station, cash register area and a small seating area. The petitioners are anticipating that the majority of the tenants are going to purchase their food at the café and then go back to their offices to eat. Since they will be providing hot entrées at the café, there will be an exhaust hood in the kitchen. The window in the kitchen area will be modified in order to install a louver grill in the side of the building to accommodate the hood exhaust.

Chairperson Oppenheim explained that a café is currently a Special Use in the I-1 Zoning District. She noted that the Plan Commission has discussed making changes to the I-1 Zoning District's Special and Permitted Uses and when it does come up for reviewing and recommending changes to the I-1 Zoning District that the Plan Commission is going to take into consideration whether the Village should really be involved in regulating what an owner does on the interior of their building for their own tenants. Chairperson Oppenheim thanked the petitioners for their patience, and explained that the Public Hearing for their request for a Special Use was necessary at this time as the Zoning Code currently requires it.

(2) Consideration of the Changes to the C-1 Village Center and C-3 Limited Commercial Office Zoning Districts to Update Permitted and Special Uses

Mr. Nakahara presented proof of legal notice publication in the Deerfield Review for this public hearing, and proof of certified mailings to the property owners in the C-1 and C-3 zoning districts.

Mr. Ryckaert, Principal Planner, presented a PowerPoint on the changes under consideration to the C-1 Village Center District and C-3 Limited Commercial Office District. In the PowerPoint presentation, Mr. Ryckaert explained the following items:

He explained that the Village is undertaking a comprehensive update of the uses in the C-1 and C-3 Districts. He explained that tonight's Public Hearing is to consider changes to the C-1 Village Center District and the C-3 Limited Commercial Office District (one property is located in the C-3 District) to ease/lessen some of the existing use regulations. He explained that Plan Commission will be making a recommendation to the Village Board of Trustees who has the decision on the matter.

For the C-1 Village Center District, Mr. Ryckaert explained the first floor retail ordinance has been in place since 1989 and it allows only retail businesses (the selling of merchandise) to locate on the first floor as a Permitted Use. All other non-retail businesses such as office uses, beauty shops, dry cleaners, fitness facilities, real estate offices and other service uses need to obtain zoning approval from the Village for a Special Use. When the Village put the first floor retail ordinance in place 27 years ago, the purpose was to create a shopping environment in the downtown where a customer could walk from store to store. Retail stores are also a major benefit by creating sales tax for the Village.

Mr. Ryckaert said the world of retailing has changed and the Village is looking at changes to the C-1 Village Center zoning district. He said there have been a changes in buying patterns with online shopping (the Amazon effect), with e-commerce growing by leaps and bounds. A lot of today's consumers, such as Millennials, would prefer to spend their money on an experience (such as going to a restaurant or on a vacation). He said that a number of national fashion retailers are reducing their store locations, and in the past several years since the Great Recession, toy stores, book stores, and electronics stores have disappeared. Recently, major retailers such as Macy's, Sport Authority, Kmart, Office Depot, and others have closed some of their stores. Mr. Ryckaert said stores are trying to increase their on-line presence and cited Walmart's recent purchase of Jet.com. From a staff standpoint, the Village is no longer receiving as many inquiries as we had in the past for retail. Instead, the Village is receiving more inquiries from food users, personal fitness facilities (yoga and exercise facilities), nail shops, beauty salons, and massage facilities – most of these inquiries are services that cannot be purchased on the internet.

Mr. Ryckaert said that earlier this summer, the Plan Commission held two workshop meetings to discuss this matter and came up with some possible zoning changes to the C-1 Village Center District to reflect the reality of today's retail environment.

Mr. Ryckaert explained that the Plan Commission is in favor of the following changes:

- Allowing smaller restaurants, cafes, coffee shops, bagel shops, and similar operations of **under 3,000 square feet** (including the outdoor seating areas) to become Permitted Uses.
- Allowing smaller office and service uses (currently Class A Special Use **under 1,500 square feet**, to become Permitted Uses.
- Allowing smaller self-improvement facilities – personal fitness facilities (yoga and exercise facilities), martial arts studios, and learning and tutoring centers **under 2,500 square feet**) as Permitted Uses.
- Adding new uses to the Permitted Use list (e.g. bridal store, cellular phone store, party supply store).
- Adding a massage establishment as a Class A Special Use.
- And adjusting the current language/wording of the use categories to better reflect today's uses (e.g. Ice cream and yogurt stores become frozen dessert stores; Pet shops become Pet supply stores; and blueprinting and photocopy establishments become Photocopy establishments).

Mr. Ryckaert noted that the square footages (stated above) were determined by examining the square footage data for typical size stores from the International Council of Shopping Center (ICSC), and also the square footages of existing stores in the Village Center. Mr. Ryckaert explained that even with these changes, the Village still wants as much retail as possible as it creates a shopping environment and brings in sales tax, but also wants to be cognizant of the changing retail environment.

Mr. Ryckaert said that the C-3 Limited Commercial Office District is made up of one property at 720 Osterman Avenue. Based on discussion at the Plan Commission workshop meetings, the Plan Commission is in favor of the following changes to the C-3 Limited Commercial Office District:

- Remove animal hospital, veterinary clinic and funeral home as Special Uses from the C-3 Limited Commercial Office District, and eliminate the second paragraph under the District description as the adjacent properties have been redeveloped.

Mr. Ryckaert said that the Plan Commission also discussed the benefits of additional housing in the C-1 Village Center District because it benefits local businesses. He explained that the Plan Commission discussed the possibility of changing the maximum height (resulting in more density) allowed for a Commercial Planned Unit Development in the C-1 Village Center District. After discussion of the topic, the Plan Commission

concluded that it would be best not to increase the current maximum height of 55 feet for a commercial PUD in the C-1 Village Center District, and that if a developer wanted an increase in height (which results in higher density), they would make the case for increased height at the time of approval of a development or when making changes to an existing development.

Chairperson Oppenheim commented that in addition to discussing the need to reflect the current retail environment and climate, the Plan Commission also discussed, at length, issues about parking, traffic and safety, so that the various businesses could coexist harmoniously in the C-1 District. One of the Plan Commission's chief goals was to streamline the process for prospective tenants interested in locating their businesses in the downtown area and making the process as least onerous as possible by changing certain uses that they felt would fit into the downtown area from Special Uses to Permitted Uses.

She said that the Plan Commission's decision to change certain types of uses to Permitted Uses was also based on the kind of demand that they have been receiving, which includes smaller restaurants and other types of service uses. Chairperson Oppenheim commented that the Plan Commission is hopeful that the changes they are proposing are going to help fill the downtown area with viable businesses that will keep the area a vital and great place to shop, as well as make it easier for prospective tenants to locate their businesses there. Chairperson Oppenheim opened the discussion to the audience members.

Jonathan Berger, owner, Bensenville Associates LLC, asked about the next steps in the approval process, and the timeframe in which the changes to the C-1 and C-3 Districts would be officially adopted by the Village if this is approved. Mr. Ryckaert responded that the proposed changes are going to the Board of Trustees on October 17th, and if the Board agrees and passes the request then the ordinance goes through two readings: on November 7th and November 21st. If the Board approves the ordinance, the changes will go into effect. Chairperson Oppenheim explained that the process could be prolonged if the Board had any questions or concerns that they wanted the Plan Commission to further consider or discuss; however, she does not anticipate the Board having issues with the proposed changes as the Board has also discussed the need to update the C-1 and C-3 District's Permitted and Special Uses.

Chairperson Oppenheim told Mr. Berger that if the proposed changes are made to the C-1 District that it could affect the 636 Deerfield Road Building, as tenants (depending on their use) may no longer have to go through a Special Use process, which would allow tenants to occupy the space more quickly. Chairperson Oppenheim acknowledged that it may be frustrating for tenants who had to recently go through a Special Use process, and now their Special Use may be changed to a Permitted Use. She explained that the Village reviews zoning ordinances periodically, and a process is followed to update the Village's ordinances and codes in order to maintain a current, modern perspective.

Commissioner Bromberg commented that the Plan Commission received a letter from the owners of Deerfield Square, CRM Properties Group, in which they commended the Village for the proposed changes to the C-1 District, but also voiced their disappointment with the size limitations that the Village was proposing for Permitted Uses. Chairperson Oppenheim explained that the Plan Commission determined the size limitations through consideration of the parking, traffic and safety.

Dr. Al La Pelusa, DDS, owner of 711 Orchard Street building, commended the Plan Commission for the proposed changes, and expressed his understanding that the zoning code currently required certain uses to apply for a Special Use, and business owners and tenants have to meet certain requirements. He asked if a tenant received a Special Use Permit from the Village, but then decided not to use the Special Use Permit, can another business interested in renting that same space be allowed to apply for another Special Use Permit. Chairperson Oppenheim explained that it depends on the type of use that the new tenant was proposing; if the replacement use was within the list of Permitted Uses than the tenant would not have to apply for a Special Use Permit.

Michael Collins, Deerfield resident, commented that the existing space that Dr. La Pelusa is referring to has a Special Use approval for a beauty salon, and they are interested in relocating an accounting firm into that space. Mr. Ryckaert inquired about the square footage of the space they are referring to. Dr. La Pelusa confirmed that the space was around 1,300 square feet. Mr. Ryckaert commented that since the space is under 1,500 square feet, if the proposed changes to the C-1 District are passed and the ordinance is in place by the end of November, then the professional office under 1,500 square feet would be a Permitted Use in the Village Center.

Mr. Ryckaert explained that a Special Use which has been approved by the Village has to be established within one year from the date of approval. If it is not established within a year, the Special Use expires. Also, if a tenant with a Special Use ends their lease and moves out of a tenant space, the landlord has a year to fill that tenant space with another substantially similar Special Use. Dr. La Pelusa asked for confirmation that since a beauty salon was given a Special Use Permit for a tenant space in his building, another similar beauty salon could locate thee business in that space. Mr. Ryckaert confirmed that another beauty salon could go into that space if it is within one year and a substantially similar use.

Mr. Marwick expressed his concern that a landlord who has a Special Use permit for a specific use is having a difficult time finding another tenant (of a similar use) to rent his available tenant space. He believes that the Village should consider various types of uses in the downtown area, and should not focus on developing additional retail type spaces if there is no longer a demand for retail. Mr. Marwick commented that the downtown already has beauty salons and dry cleaners, and that there is not a demand for additional retail development.

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There being no further business to discuss a motion was made and seconded to close the public hearing.

Respectfully Submitted,
Mary Glowacz

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on September 22, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Al Bromberg
Jim Moyer
Elaine Jacoby
Stuart Shayman

Absent were: Bob Benton
Larry Berg

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

(1a) Discussion of Café for Six Parkway North Center

The Plan Commission did not have any issues with the proposed café and felt it was appropriate for the building. Commissioner Bromberg motioned to approve the Special Use to construct a café in the existing building at Six Parkway North. Commissioner Jacoby seconded the motion. The vote was as follows:

Ayes: (5) Bromberg, Moyer, Jacoby, Shayman, Oppenheim
Nays: (0) None

The motions passed.

(2a) Discussion of the Changes to the C-1 Village Center and C-3 Limited Commercial Office Zoning Districts

The Plan Commission did not have any issues with the proposed changes to the C-1 Village Center & C-3 Limited Commercial Office Zoning Districts, and believes the issues were thoroughly discussed. They are in favor of all the changes outlined in the materials and believe the changes to the C-1 and C-3 districts will serve the Village well. The changes make it easier for a business to come into the Village Center and the Plan Commission believes these changes will not have a negative impact on traffic and parking. The proposed changes also include removing the more antiquated uses in the C-1 Village Center District. Chairperson Oppenheim commented that the Plan Commission also discussed the potential benefit of developing higher density in the downtown area through transit oriented development.

Commissioner Bromberg asked Jonathan Berger, owner, Bensenville Associates, LLC, how his efforts were going in filling up his remaining open tenant spaces in the 636 Deerfield Road Building. Mr. Berger responded that his efforts to fill his tenant spaces were going very well, and added that the proposed changes to the C-1 Zoning District are very important as it takes a lot of the risk out for potential tenants who are greatly affected by the time consuming process of acquiring a Special Use permit. Chairperson Oppenheim commented that the Plan Commission is aware of the effects that the current Special Use Process has on prospective tenants, and they are hopeful that their proposed changes are going to both maintain the quality of occupancy in the downtown area, as well as make it easier for prospective businesses to come into the downtown area and occupy the available tenant spaces.

Commissioner Jacoby motioned to approve the changes to the C-1 Village Center and C-3 Limited Commercial Office Zoning Districts to Update Permitted and Special Uses as outlined in the materials. Commissioner Bromberg seconded the motion. The vote was as follows:

Ayes: (5) Bromberg, Moyer, Jacoby, Shayman, Oppenheim

Nays: (0) None

The motions passed and will be on the October 17th Village Board of Trustees Meeting agenda.

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,
Mary Glowacz