

**PLAN COMMISSION
Village of Deerfield
Agenda**

February 14, 2019

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

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

- (1) Relocation of the Stop Sign on the Site Plan for the Proposed Panera Bread Restaurant in Outlot Retail F Building in Deerbrook Shopping Center (Mid America Asset Management & Chicago Bread LLC)

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, Planner

DATE: February 8, 2019

Relocation of the Stop Sign on the Site Plan for the Proposed Panera Bread Restaurant in Outlot Retail F Building in Deerbrook Shopping Center (Mid America Asset Management & Chicago Bread LLC)

At the February 4, 2019 Board of Trustees meeting, Panera's traffic consultant recommended moving the stop sign and stop bar further west eliminating the potential confusion at the intersection of the east-west circulatory road with the Lake Cook Road easterly right-in/right-out access drive. The Village Board then directed the petitioner to have the Plan Commission do an advisory review, discuss this change and to come back with a recommendation from the Plan Commission prior to the February 19, 2019 Village Board meeting. The petitioner's materials explains the rationale for moving the stop sign and painted stop bar on the pavement, and also provides the site plan showing the location of these items.

MEMORANDUM TO: Mike Rupp
ANSWERS, Inc.

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: February 6, 2019

SUBJECT: Striping and Traffic Control Modifications
Proposed Panera Bread Restaurant
Deerfield, Illinois

As requested by the Village of Deerfield, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has prepared exhibits illustrating the recommended traffic control and primary travel paths to/from and within and adjacent to the proposed Panera Bread restaurant.

The original plan contemplated the provision of a north-south crosswalk on the west leg of the circulatory road at its intersection with the easterly right-in/right-out access drive. At the request of the Planning Commission, the crosswalk was moved farther west to better connect the parking area with the restaurant and provide more separation between incoming vehicles and pedestrians. It is further recommended that the stop sign for eastbound traffic be moved west to its original location thus eliminating the potential confusion at the intersection of the east-west circulatory road with the easterly right-in/right-out access drive.

Figure A illustrates the proposed modifications.

Lastly, **Figures B** and **C** show the likely inbound and outbound maneuvers within the Panera Bread restaurant and the adjacent parking areas. As can be seen, the parking areas serving the Panera Bread restaurant will have multiple ways to enter and exit as well as allowing two-way movement thus distributing traffic in an efficient manner and allowing customers maximum ingress/egress flexibility.

LAKE COOK ROAD



SCALE: 1" = 40'

CITY
BARBEQUE

DEERFIELD
PARK PLAZA

REMOVE STOP
BAR AND STOP
SIGN

PROPOSED
PANERA
BREAD

RELOCATE STOP
BAR AND STOP
SIGN

JEWEL OSCO

CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

PROPOSED SIGNAGE AND STRIPING MODIFICATION

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: A

CHECKED: JM
REV:



LAKE COOK ROAD



SCALE: 1" = 40'

CITY
BARBEQUE

DEERFIELD
PARK PLAZA

PROPOSED
PANERA
BREAD

JEWEL OSCO

CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

INBOUND MANEUVERS

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: B

CHECKED: JM
REV:





SCALE: 1" = 40'

LAKE COOK ROAD

CITY
BARBEQUE

DEERFIELD
PARK PLAZA

PROPOSED
PANERA
BREAD

JEWEL OSCO

CONCEPTUAL DESIGN - FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PANERA BREAD
DEERFIELD, ILLINOIS

OUTBOUND MANEUVERS

DRAWN: MD
DATE: 02-06-19
PROJECT # 18-159
FIGURE: C

CHECKED: JM
REV:



Documents for Approval

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: February 14, 2019

RE: Relocation of the Stop Sign on the Site Plan for the Proposed Panera Bread Restaurant in Outlot Retail F Building in Deerbrook Shopping Center (Mid America Asset Management & Chicago Bread LLC)

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners to move the stop sign and stop bar on the Panera site plan in Deerbrook Shopping Center in Outlot Building F at 385 Lake Cook Road in Deerbrook Shopping Center. The Plan Commission held a Workshop Meeting for an advisory review on February 14, 2019 as directed by the Village Board of Trustees. At that Workshop Meeting, the petitioners presented testimony and documentary evidence in support of the request. A copy of the meeting minutes are attached.

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

FINDINGS OF FACT

At the February 4, 2019 Board of Trustees meeting, Panera's traffic consultant recommended moving the stop sign and stop bar further west eliminating the potential confusion at the intersection of the east-west circulatory road with the Lake Cook Road easterly right-in/right-out access drive. The Village Board then directed the petitioner to have the Plan Commission do an advisory review, discuss this change and to come back with a recommendation from the Plan Commission prior to the February 19, 2019 Village Board meeting. The petitioner's materials explains the rationale for moving the stop sign and painted stop bar on the pavement, and also provides the site plan showing the location of these items.

CONCLUSION

The Plan Commission reviewed the traffic flow with the traffic consultant, who is very familiar with traffic patterns on the site due to their past studies they conducted at Deerbrook shopping center. The Plan Commission finds that the proposed change to

DRAFT

the stop sign and stop bar location should not create traffic problems on the subject property and will provide for safe circulation of traffic. The Plan Commission also finds that the traffic will flow well and efficiently on the site with the stop sign and stop bar location change.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request to move the stop sign and stop bar further west to eliminate the potential confusion at the intersection of the east-west circulatory road with the easterly right-in/right-out access drive, be approved.

Ayes:

Nays:

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

DRAFT

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: January 24, 2019

RE: Request for Approval of a Special Use for a proposed reflexology massage spa to be located at 671 Waukegan Road (business owner Kai Lui and property owners Eliopoulos Family LLC)

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 Special Use for a reflexology massage spa. The Plan Commission held a public hearing on January 24, 2019. At that public hearing, 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 vacant tenant space at 671 Waukegan Road (formerly Baskin Robbins at the south end of the building and north of the Deerfield Auto and Tire property). The subject property is zoned C-1 Village Center District and was approved as a commercial Planned Unit Development in 1984 consisting of a single story 4,800 square foot building with 22 parking spaces (Ordinance O-84-43). In 1984 when the development was approved, a variation was granted to allow 22 parking spaces for this property in lieu of the required 23 spaces based on the retail parking requirement.

Surrounding Land Use and Zoning

North: C-1 Village Center District – Deerfield Cyclery

South: C-1 Village Center District – Deerfield Auto and Tire

East: R-3 Single Family Residential – Residential

West (across Waukegan Road): C-1 Village Center District – Marathon Service Station, Deerfield Square Shopping Center

Proposed Plan

The petitioner is proposing to open a reflexology massage spa known as Kay Foot Spa at 671 Waukegan Road. The proposed massage spa would offer reflexology and massage therapy. The proposed massage spa will provide services strictly in massage and will not offer any retail sales or ancillary services. The petitioner is proposing massage therapy to customers in an 877 square foot tenant space. The petitioner is not proposing any changes to the exterior of the building other than wall signs. The massage spa will employ up to 4 full time massage therapists and 1 full-time receptionist. The petitioner's materials indicate that the maximum number of employees on site at one time would be 4. Their materials also indicate that there will not be more than 5 customers in the spa at one time (4 customers getting a massage and 1 customers waiting). They anticipate their peak times will be between 5:00 PM to 8:00 PM every day. The business is appointment based, but walk-ins are welcome. The petitioner is proposing to be open 7 days a week from 10:00 AM-9:00 PM.

Zoning Conformance

Massage establishments are a Class A Special Use in the C-1 Village Center District. Only retail uses are allowed as Permitted Uses on the ground floor in the Village Center. Class A Special Uses located on the ground floor in the C-1 Village Center District require a Special Use, but are a Permitted Use if they are located above the ground floor in the C-1 Village Center District.

Parking

There is no specific parking requirement for a massage establishment in the Zoning Ordinance. According to Article 8.02-E, 8. when required parking is not listed for a use in the Zoning Ordinance, parking shall be as recommended by the Plan Commission. The closest requirement in the zoning ordinance for this use is a beauty shop, which requires 1 parking space for each 150 square feet of gross floor area, which is a similar type of use with clients going to the business establishment mostly for appointments where the client is on the premises for a while. When the parking requirement for a beauty shop is used for the proposed reflexology establishment (which the Plan Commission believes is an appropriate requirement), a total of 6 parking spaces are required ($877 \text{ s.f.} / 150 = 5.84 = 6$). If this space were retail, a total of 5 parking spaces would be required ($877/200 = 4.38 = 5$).

The proposed reflexology massage business shares a parking lot with other businesses in this development. The total parking required for all of the current uses in the building including the proposed reflexology massage spa is 26 parking spaces (Merit Cleaners requires 9.66 spaces, Salon 675 requires 6.44 spaces, vacant InHouse space calculated as retail requires 4.02 spaces, and the proposed reflexology massage spa requires 5.84 spaces based on the Village's parking requirement for beauty salons for a total of $25.96 = 26$ spaces). The petitioner is requesting an exception to the required

number of parking for the property. Twenty-six (26) parking spaces are required for all of the uses including the proposed use, and twenty (20) parking spaces are provided including one (1) accessible spaces. One (1) accessible space is required and is provided on the property.

The petitioner's materials indicate that they have gathered parking count information at various peak times from the existing businesses in the shopping center's parking lot. The data collected in Section VII Parking Table of the petitioner's material indicate that twenty (20) parking spaces are needed to meet the parking needs of the building, including the proposed reflexology massage spa as calculated above and the vacant tenant space at 687 Waukegan Road calculated as a retail use. Actual parking counts done by the petitioner at six (6) various peak times show that no more than twenty (20) parking spaces are needed including the propose use.

Signage

There is no a specific sign criteria for this development although the petitioners have indicated that they will conform to Village code requirements for signage. Section VI of their material is the signage they are proposing for the west (fronting Waukegan Road) building elevation and south building elevation. The wall signs will not exceed 12 inches in height and 36 inches in length and will have a black background and white letters that will read, "Kay Foot Spa". The petitioner's exterior wall signage for the west and south walls of the building has been submitted for the January 28, 2019 the Appearance Review Commission meeting. The Appearance Review Commission (ARC) reviewed and approved the exterior signage for the proposed reflexology massage spa at their January 28, 2019 meeting.

Any window signage must also follow the approved window sign regulations, which allows for 20 percent of the window area to have signage. The petitioner is proposing vinyl stickers with the text displaying the hours of operation.

CONCLUSIONS

Compatible with Existing Development

The Plan Commission finds that the proposed reflexology massage spa will be compatible with existing development and should not impede the orderly development and improvement of surrounding properties. The Plan Commission believes that the use will be an amenity to the shopping center and will bring people into the Village Center. They believe the reflexology massage spa is a good use of the property and will be compatible with the existing development in the area. The Plan Commission finds the proposed reflexology massage spa will not have an adverse impact on surrounding properties and is a welcome addition to the Village Center. The Plan Commission does not believe traffic and parking will be adversely impacted by the proposed use.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the proposed beauty shop use. The Plan Commission believes the property is suitable for the proposed use and will not create a negative impact on surrounding properties.

Traffic

The Plan Commission finds that the proposed use should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties. They finds the traffic generated by the proposed use will not have an adverse impact on traffic in the area. No changes to the parking lot layout will be made for the proposed reflexology massage spa.

Parking and Access

The Plan Commission reviewed the petitioner's parking study and finds that parking will be adequate for the proposed use and they believe the proposed business should not create a parking problem in the area. The reflexology massage spa employees will car pool to free up spaces for customers of the shopping center. The Plan Commission believes that the reflexology spa will work well with uses on the property. Kay Foot Spa's peak times will be from 5 p.m. to 7 p.m. when the dry cleaners and the beauty shop has less business generating less parking demand in the lot. The petitioner's parking study indicates that adequate parking will be available on the subject property for the proposed business.

The existing access point to and from this development on Waukegan Road will not be changed for the proposed reflexology massage spa.

Effect on Neighborhood

The Plan Commission finds the proposed use should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to the other property or improvements in the neighborhood nor should it diminish or impair property values in the surrounding area. The Plan Commission finds the proposed use will not have an adverse impact on surrounding properties. The Plan Commission found the proposed wall signage is appropriate and the revised sign plan with smaller letters is a better appearance than the larger block letters previously proposed. The Plan Commission finds that the proposed reflexology massage spa will be a good use for this vacant space and will be an asset to the shopping center and the Village.

Adequate Facilities

Adequate facilities (utilities, access roads) will be provided on the subject property.

Adequate Buffering

The Plan Commission believes that the existing buffering on the subject property is adequate.

Not Injurious to the Character of the C-1 Village Center District as a Retail Center

The Plan Commission finds the proposed reflexology massage spa should not be injurious to the character of the C-1 Village Center District as retail center. The Plan Commission believes the use fits well in this location and will be a nice addition to this small shopping center.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that Kay Foot Spa's request for a Class A Special Use to permit the establishment a reflexology massage spa at 671 Waukegan Road be approved.

Ayes: (4) Bromberg, Goldstone, Silva, Berg
Nays: (0) None

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing at 7:30 P.M. on January 24, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Justin Silva

Absent were: Elaine Jacoby
 Blake Schulman

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

Chairman Berg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

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

PUBLIC HEARING

(1) Public Hearing: Request for a Special Use for a Proposed Reflexology Massage Spa to be Located at 671 Waukegan Road (Kai Lui, business owner and Eliopoulos Family LLC, property owner)

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Ryckaert reported that the legal notice was published on January 7, 2019.

Attorney Chance Badertscher of Lavelle Law reported that he is representing Kay Foot Spa and is joined by business owner Kai Liu.

Mr. Badertscher commented that the Prefiling Conference was very helpful, and he will review the proposal and changes made to the plans since then. Mr. Badertscher stated that Ms. Liu is a licensed massage therapist with a great deal of experience and is hoping to bring reflexology to Deerfield with her business. Reflexology provides improved circulation, better sleep, and overall improved well-being. They found a great spot for their business at 671 Waukegan Road in the former Baskin Robbins space and are now asking for a Class A Special Use Permit for a massage establishment.

Mr. Badertscher displayed the site map of the property. The proposed reflexology business would be in a space that is currently vacant. There is one other vacant tenant space in development. Along with these two vacancies, there is a beauty salon and dry cleaners in the center. Mr. Badertscher reviewed that the parking lot has 20 spots, one of which is accessible. He showed a view of the parking during business hours, pointing out that most spaces are not being used.

Mr. Badertscher reported that they made an adjustment to the floor plan at the suggestion of the Commission at the Prefiling Conference meeting. They added an entrance and exit door at the rear of the interior space for easy access to the parking lot. The petitioner changed the floor plan by shortening the employee lounge to add a hallway to the rear door, the rest of the floor plan is the same from the Prefiling Conference meeting. There will be four massage tables and a reception at the front as well as a partitioned off couples massage area. The employee area is sectioned off and a new hallway is added for exit and entrance from the rear.

Mr. Badertscher reported that there would be four full-time employees, all of whom are licensed massage therapists with the State. At peak times, they could have nine people total, four employees and five people receiving or waiting for services. Most customers will be by appointment, but they will take walk-ins as available. Appointments can range from 15 minutes to an hour. A basic head and neck massage will be 30 minutes.

Mr. Badertscher reviewed the Special Use criteria for Kay Foot Spa noting that this use will be located on the ground floor. The Petitioner does not believe this use will harm the surrounding area in any way and they believe it will be a fantastic benefit and provide a place for shoppers to take a break and relax. He added that the use is consistent with the existing development and there is plenty of space inside to accommodate customers. Mr. Badertscher continued that they do not believe there will be any adverse effect on traffic and that it will generate less traffic than the Baskin Robbins formerly in the space. There will also be no changes to fencing, screening or parking.

Mr. Badertscher stated that the wall signage was revised from the Prefiling Conference. The dimensions accurately reflect the images in the Petitioner's materials. The Petitioner also plans to have vinyl stickers on the door indicating the store hours.

Mr. Badertscher reviewed the parking table and parking counts. As there are only two of four businesses in the development right now, at no time did they find more than 10 parking spaces occupied. They anticipate Kay Foot Spa using no more than five spaces putting the total used spaces at 15. Even with another new tenant and the development full, they do not expect more than 17 spaces to be full at any time. He added that Kay Foot Spa's peak times will be 5 P.M. to 7 P.M. when the dry cleaners will be closing, and the beauty salon will be slowing down. They expect no adverse effect on parking or neighboring businesses. Mr. Badertscher concluded the presentation and commented that they feel that Kay Foot Spa will be wonderful addition to Deerfield and the business owner has great experience and is enthusiastic about the services she will provide.

Commissioner Bromberg commented that the plans look very nice and asked if they prefer customers to enter on the west side. Mr. Badertscher agreed that they prefer customers to enter on the west side of the building where reception will be located, but a rear door on the east side of the building closer to the parking lot is an option for the customer.

Commissioner Bromberg asked the building owner if any parking spaces are taken up for snow removal and storage. The property owner's representative Andreas Eliopoulos replied that there are no parking spaces lost for snow and that along the east side fence there is six to seven feet width of empty gravel where the snow is all pushed and stored.

Commissioner Goldstone commented that peak times expect a total of nine persons with staff and customers, but there are five parking spaces contemplated for the reflexology business in their traffic study. She asked where employees will park and where parking overflow will be if the lot is full as some busy times could overlap with the other tenants. Mr. Badertscher replied that all four employees would carpool together and take up one parking space leaving more parking spaces for customers. Ms. Lui added that the four employees will work the same schedule and she will ensure that they carpool and do not use up additional parking spaces.

Chairman Berg asked if the sign is compatible in size and lettering with the existing businesses in the development. Mr. Badertscher replied that they believe it is and they are meeting with the Appearance Review Commission on Monday, January 28th for their sign review.

Chairman Berg asked staff about Deerfield's licensing requirements for massage establishments. Mr. Nakahara replied that the Village's application does require licensing for massage establishments, which means all Kay Foot Spa massage therapists must be licensed with the State.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission will now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. He stated that this portion of the meeting is open to the public, but no new testimony would be taken unless requested by the Commission.

There being no further discussion, the Public Hearing adjourned at 7:47 P.M.

Respectfully Submitted,
Laura Boll

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on January 24, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Justin Silva

Absent were: Elaine Jacoby
 Blake Schulman

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

WORKSHOP MEETING

(1a) Discussion of reflexology Special Use

Commissioner Silva commented that he has no issues with this proposal overall. However, he feels that there could be times when the parking lot may be full and customers will have to park elsewhere.

Commissioner Goldstone commented that she likes the design and is glad the space will be rented. She has some concerns regarding parking when the last vacant space in the center is leased. She feels that there may be a parking issue and there is no good overflow parking around this location. She feels that this is a nice use for the space and supports the proposal with a minor concern about the parking.

Commissioner Bromberg agreed with the parking concerns and stated that this is a good use for the location despite his parking concerns. He feels this will be a less intense use than Baskin Robbins was, and parking is just the nature of some buildings in downtown Deerfield that have existed for years.

Chairman Berg agreed that his only concern is parking, but it is not a great concern. He added that some of this would come down to self-policing. He commented that if carpooling of employees does not working out and employees start taking customer parking spaces, then this will impact the business and it will be up to them to work this out in order to be successful.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve the request for a Special Use for a proposed reflexology massage spa to be located at 671 Waukegan Road (Kai Lui, business owner and Eliopoulos Family LLC, property owner) and granting an exception for the parking requirement. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Berg (4)
Nays: None (0)

Mr. Ryckaert reported that this matter would go before the Village Board on February 19, 2019.

(2) **Prefiling Conference: Request for an Amendment to the Deerfield High School Special Use and a Text Amendment for a Proposed Digital Scoreboard on Adams Athletic Field for Deerfield High School (Township High School District 113)**

John Fuhrer, Director of Operations and Facilities at District 113 shared the district's mission statement which was developed and is shared by the entire community.

Larry Letwat introduced himself as Co-President of the Deerfield High School Booster Club and stated that his wife is Co-President and they are both volunteers in these roles. Over the past nine months, the Booster Club has worked closely with District 113, the superintendent and the Deerfield High School principal on plans for a new digital scoreboard for Adams Field and is pleased to now be in front of the Plan Commission.

Mr. Letwat shared that the mission of the Booster Club is to promote athletic success, spirit, sportsmanship and commitment to excellence beyond the classroom and to inspire students, teachers, parents and the community. They raise money and contribute funds for uniforms equipment, training, scholarships and more.

Mr. Letwat reported that advertising on the new scoreboard will generate revenue which is one of the main objectives of this project. Most or all the advertising revenue will go to the 31 athletic teams at Deerfield High School. This is one of the many benefits of the new scoreboard which will replace the existing 25 year old scoreboard and be the last big improvement on the campus to enhance the school overall. The scoreboard will improve the customer experience for parents, athletes and all sports spectators. It is a smaller scale of what an NFL or MLB scoreboard would look like and will incorporate graphics and replays and share information on student athletes. Broadcasting on the new scoreboard and operating it will be a collaboration of students and staff with a goal is to involve more students. The scoreboard will be there for years to come and will have the functionality and availability for dances, athletic events, cheer, commencements, senior nights and other activities. It will be a real improvement to the campus overall.

Robert Ruiz stated he has been the Athletic Director at Deerfield High School since 2009, at which time he heard that the facilities were in such bad shape and in need of upgrades that many of their sports teams preferred to play on the road then at their home facilities. He commented that the past few years has been planning for the funds and resources to complete several upgrades concluding with the new scoreboard.

Mr. Ruiz shared improvements completed over the past several years including the turf field at Adams Field spearheaded by Susan Bromberg, former Booster Club President. The district was not willing to finance the 1.2 million dollar turf field project, which involved many agencies, and Booster Club ensured it was completed. It was a significant start to many athletic upgrades. He added that the field benefits everyone and every student on the campus uses it for sports and physical education and it is also used on the weekends and by the community. A new pool was then put in with a referendum. All who compete at the new pool want to come back as it is a beautiful facility. The pool is busy from 3 P.M. to 10 P.M every day and on Saturdays. It is one of the biggest "wow" factors on campus after the newness of the new turf field wore off. After the pool was completed, a new gym was built large enough to host groups of over 2,000. The old gym could host no more than 900. When the new gym was built, they demolished old tennis courts and created new ones at that time, as well. Tennis players say new tennis courts are a

significant upgrade. The most recent upgrades are the new press box and bleachers at Adams Field. Mr. Ruiz added that the bleachers get packed for Friday night football games which is a positive activity for students to engage in and they are happy to have them on the campus. The new scoreboard is a significant piece of all these changes and is the final upgrade they are seeking to make for a long time.

Mr. Ruiz shared that the existing scoreboard has lasted the length of time that it should, and last year there were two or three occasions when the flights flickered on and off during athletic events and they were not sure it would come back on. Parts for the existing scoreboard are no longer available and difficult to find. The existing scoreboard is run by a coaxial cable and must be retrofitted with a wireless component.

Mr. Ruiz stated that the new scoreboard will beautify the facility. It will be 20 feet by 37 feet with a large screen that any template can be applied to for graphics and animation. It will sit on one steel pole and will have a sleek aesthetically pleasing design. For its configuration, it will have spaces for sponsorships, and it will be run by software in the press box. It will function as a scoreboard which is its primary purpose, and the secondary purpose is to engage and excite fans with some animation and graphics. A variety of animations will be preprogrammed and will be run during games by students in the press box. The board will be connected via fiber from the north end of the field where it will be located to the press box and will also have wireless capabilities from on the field.

Mr. Ruiz stated that it is important to note that the current scoreboard is on the south end and they are asking to move it to the north end on the northeast corner. He stated that as a school administrator, at sporting events his eyes aren't always on the game, they are also on the tennis courts, school entrances and sometimes several other locations to keep an eye on people coming in and out. He added that it is imperative that security personnel, parents and coaches are able to see throughout the property and moving the scoreboard will give this capability, as the current one blocks much of the view. Moving it will also free up the south end for space that can be utilized in other ways. He added that there is currently nothing on the north side of the field and the new scoreboard will balance this out making the entire field surrounded and not having everything at one end.

Mr. Fuhrer pointed out that the new scoreboard will be located on the north end outside of the track facing south. It will line up with the west edge of the old one across the field. Mr. Fuhrer reported that this project will coincide with three other projects on the property this year. The other projects being tennis courts will be redone, the track will be resurfaced, and a drain line under Waukegan Road to their water line will be upgraded. He stated that they wanted to time the new scoreboard with the track resurfacing so that they can add the fiber power under the track for the scoreboard while it is already dug up. They are hoping to have the project approved around May, get started this summer and have dedication this fall.

Chairman Berg asked if there are any audio components on the new scoreboard. Mr. Fuhrer replied that there would not be any sound; they will use the same audio sound system that has been in place, the new scoreboard will only be a visual.

Mr. Fuhrer stated that a Commissioner had questions that they wanted to address. One of the questions was why the new scoreboard was being moved to a location where it may impact neighbors. He stated that in the packets they have included images from the high school

entrance drive showing that the scoreboard will have same line of site and will be out of the line of site for other neighbors.

Commissioner Bromberg asked if they know the distance from the homes to the new scoreboard. Mr. Fuhrer replied that they do not have this information. Commissioner Bromberg suggested having this information at the Public Hearing.

Mr. Fuhrer stated that the scoreboard will out of site from the first home across the entrance drive because this home is one-story, but it may be visible from the second home and they will get this information for the Public Hearing. Chairman Berg asked if this is a typical size scoreboard for other schools in the area. Mr. Ruiz replied that yes, many scoreboard sizes are around this size.

Commissioner Bromberg asked what other events the new scoreboard will it be used for. Mr. Ruiz replied that they hope to use it when hosting non-athletic events in nature including band, fine arts, and other school programs that have the opportunity to use it. He added that there is a limited number of nights that the Adams Field lights can be on and they will continue to be good stewards with managing the lighted events as well as the new scoreboard.

Commissioner Bromberg commented that it is important to mention this, as well as the hours and practices at the field at the Public Hearing.

Commissioner Bromberg asked if visiting fans can also see the scoreboard even though there is a slight tilt. Mr. Ruiz replied that yes, the visiting teams and spectators on the east side would be able to view the scoreboard, as it is not a dramatic tilt.

Commissioner Bromberg asked how they will show replays. Mr. Ruiz shared that in 2009 they started a sports information team which is a group of students who film and create sports commentary. They have had 9 to 20 kids in this group, which operates for all sports seasons. These students love sports and sports stats and this sports information team has been very positive for them. They have had an ESPN commentator come in and talk to the group to enhance the program. Mr. Ruiz added that some of these students have gone on to study sports media in college and go into the field.

Commissioner Silva asked if there is any concern about the brightness of the new scoreboard being a distraction to drivers on Waukegan Road. Mr. Ruiz reported that there is about a 1.1 second that drivers will see the scoreboard if they are driving north on Waukegan Road at the speed limit so they are not concerned that the scoreboard will be a distraction. They can also control the LED bulb brightness based on the brightness outside so the scoreboard will adjust to nighttime lighting and will not appear so bright. The ability to control the brightness will also result in some energy savings. Commissioner Silva confirmed that the advertising is not directed toward drivers. Mr. Ruiz stated that the advertising is for people in the stadium and drivers on Waukegan Road.

Commissioner Bromberg asked if they plan to have the new scoreboard in use for 25 years. Mr. Ruiz replied that the longevity should be longer than 25 years.

Chairman Berg confirmed that there will be no advertisements on the sign when it is off. He commented that he was concerned that the scoreboard might impact residential areas but after hearing their presentation, it does not appear that that would be the case. He stated that it is

incumbent on the Petitioners to address this at the Public Hearing and to demonstrate this in case it becomes an issue.

Mr. Letwat asked what information they should share regarding this at the Public Hearing. Chairman Berg stated that in his experience, neighbors do not want additional lighting and noise affecting their homes and yards.

Commissioner Bromberg suggested addressing site lines, as well.

Mr. Ryckaert asked if the scoreboard is black when it is off. The Petitioner confirmed that the scoreboard would be blacked out when the scoreboard is off.

Commissioner Goldstone asked if there have been any conversations with the two homes in question that may have visibility of the scoreboard. Mr. Ruiz replied that no there have not been, but they are interested in doing this. The Commissioners suggested contact these homeowners to avoid any surprises going forward.

Mr. Nakahara asked if the new scoreboard will say Adams Field across the top as the existing one does. Mr. Ruiz replied that they are not sure yet, but they will label the field in some way but have not determined this at this time. Mr. Ruiz noted that the scoreboard will have a truss on top that says Deerfield Warriors as shown in the images and this will be permanent and will be illuminated when the scoreboard is off.

Commissioner Bromberg stated that the current scoreboard was approved by Ordinance that limited it to a certain size. Mr. Ryckaert stated that in 2011 there was a text amendment added to the Zoning Ordinance that approved a future new scoreboard ranging in size from 502 square feet to 672 square feet and the request for a text amendment will be to replace the current text amendment with a new text amendment for this proposed digital scoreboard.

(3) **Prefiling Conference: Request for Text Amendment and Special Use for a Special Needs School for Felicity School; a Text Amendment and Special Use for a Personal Fitness Training Center for Movement Revolution and Institute for Human Performance; a Text Amendment for Private Sports Team Instruction all located in the I-1 Office Research Restricted Industry District at 550 Lake Cook Road (formerly the Venue One and Berto Center) and an Amendment to the Corporate 500 Centre Planned Unit Development (North Shore Sports and Wellness)**

The Petitioner, Mike Nekritz, Director of North Shore Sports and Wellness (NSSW), stated that he is with his business partner and father Barry Nekritz. He shared that they started North Shore Sports and Wellness four years ago when they took over the Joy of the Game facility. He added that they created a shared model of sports and wellness to improve life, by improving body, mind and spirit. North Shore Sports and Wellness is proposing to have at the facility, the Felicity School, an alternative high school, and Movement Revolution, which serves older people. The Felicity School and Movement Revolution goals are aligned with NSSW.

Mr. Nekritz stated that they are losing the Joy of the Game facility to new housing in Deerbrook Shopping Center and they had been struggling to find a solution. The former Berto Center provides a solution for half of the business operations currently at Joy of the Game. As such, they plan to split their businesses and they will no longer hold basketball and volleyball

tournaments at the new location. In their business model, their partners who all use their facility and share their current space all want to stay with them, and they plan to bring along the business that will fit into the former Berto Center.

Mr. Nekritz reported that they want to return the Berto Center facility to what it was. He shared that the Felicity School opened five or six years ago in honor of his sister Felicia Nekritz who died in her late 20s of breast cancer. He commented that Felicia was a public defender who believed that all people needed a second chance. Mr. Nekritz reported that he is a former educator and school administrator and he started the Felicity School in honor of his sister and to follow his passions. Felicity School, which has 25 to 30 students plus staff, is now an ideal location for their students and a place where students can start fresh. All of their students have emotional problems including mental health struggles, school phobias and social anxieties. None of the students have physical disabilities. They serve 7th grade to 12th grade students.

Mr. Nekritz stated that the area to the right after entering the former Berto Center would be the new home of Movement Revolution, which serves people in their 60s, 70s and 80s. He commented that Felicity School students are better behaved around the Movement Revolution clients. The Felicity School and Movement Revolution will share the gym facilities. Felicity School believes that space and freedom is important to support emotional issues. Movement Revolution will have 3,500 square feet where they will provide training and workouts for their clients.

Mr. Nekritz added that they have had discussions with their other partners at Joy of the Game. The Institute for Human Performance (IHP) was planned to go into the building but they are requesting more space than is available and unfortunately, they will not be a partner at the new location. They do wish to keep some basketball programs and hold practices there after the school day is completed.

Mr. Nekritz reported that the school day begins at 8:15 A.M, an hour later Movement Revolution opens, which sees four to five clients at a time. The school day is over at 3 P.M. and they do not have after school programs on site. Sports Teams will come to practice at the facility at 4 or 5 P.M. The new location will be half the size for volleyball and basketball courts and could accommodate about 24 players at once. During these times when volleyball and basketball programs are using the courts Movement Revolution and Felicity School will be closed.

Mr. Nekritz stated that the former Berto Center is a wonderful facility and they are looking to change as little as they can for their uses. They will move some walls for classrooms on the second level and will share the downstairs gyms and Movement Revolution will have a dedicated area. He commented that it is a nice building, and they will add a small amount of landscaping with a tree and bench. The tree and bench is a dedication to a Felicity School student who was just hit by a car and killed. Students had raised money to have a tree and bench in honor of this student. Mr. Nekritz stated that they are trying to maintain the intent of what this building was originally used for.

Mr. Nekritz reported that they have shared their plans with neighbors including Corporate 500 and others. The neighbors that he has spoken to all seem pleased that there will be life and movement in the building again and there have been no reservations. He added that the neighbors have all been supportive of the uses and their business model.

Mr. Nekritz shared more about Felicity School stating that it is not a traditional school. They currently have 27 students from 10 different districts. They arrive in vans with one to four students per vehicle. They currently have students from Lake Zurich, Libertyville, New Trier, Highland Park and Deerfield. The school day starts at 8:15 A.M. with drop off and at 3 P.M. they end their day which is a slow point in the day for Movement Revolution. There are currently 52 parking spaces on the site with a surplus 30 spaces across the way for a total of 82 parking spaces. Chairman Berg asked if there is a shared parking arrangement in place. Barry Nekritz replied that yes, there is a formal easement with 30 spaces that are not Berto Center specific.

Mike Nekritz confirmed that they are looking to purchase the property and the easement will transfer with the property.

Mr. Nekritz commented that their partner businesses have been in Deerfield for a combined 20 years and they wish to stay in Deerfield. They are seeking to create a permanent home for the school and some of these businesses, and this is an ideal place.

Mr. Nekritz displayed the site plan and pointed out where the memorial tree will be which will not impact the surrounding properties. He stated that if there are parking issues staff will park further away. He also pointed out where school drop off would be and where Movement Revolution will have their own exit for safety reasons.

Regarding signage, they want something to identify the businesses only and will not make changes to the existing sign other than replace the sign faces with their logos and business names. Commissioner Bromberg asked if the tagline below Felicity School on the sign is necessary, as it is not permitted. Mr. Nekritz agreed to leave it off the sign and only identify the businesses. He added that they also plan to earmark the doors, so people know where to go in.

Commissioner Bromberg asked if they will receive many deliveries and if they have a loading area. Mr. Nekritz replied that they have some deliveries, but they will not be during school drop off or pick up times, and they will earmark an area in the back to receive them.

Commissioner Bromberg asked about school lunches on site. Mr. Nekritz shared that Felicity School has built partnerships with Deerfield restaurants and they get food from different restaurants each day of the week. They also offer some basic things on site. He commented that they do not want Felicity School to feel like a traditional school for the benefit of their students.

Commissioner Bromberg asked if school districts pay for their students to attend Felicity School. Mr. Nekritz replied that it is run by the Illinois State Board of Education (ISBE) and they determine the rates that districts pay to send students there. They are also subject to audits and to meeting all State codes for schools. He stated that their students are all great kids that just need something different to be successful.

Commissioner Bromberg asked if any students are on sports teams or band at their home schools. Mr. Nekritz replied that some transition back to their home school and do half days with them and half at their home school and may participate in activities, and some kids never want to go back or may not go back. Some students also have part-time employment or may work with drug and addiction counselors. He shared that they have an upcoming basketball game with another school, but it is during the school day.

Commissioner Bromberg stated that the Village recently approved Cove School in Deerfield and asked about the differences in students they serve aside from age. Mr. Nekritz shared that almost all of their students are internalizers and if they hurt anyone, it will be themselves. Generally, these students do not think they are worth a lot. Felicity School students have higher depression rates versus learning disabilities at Cove School. Some Felicity School students are behind academically, but noted that one of their students just got a perfect ACT score.

Commissioner Bromberg asked if any of their students go to college. Mr. Nekritz replied that last year three graduated, two went to college and one went on to an apprenticeship.

Chairman Berg asked if their students have any development needs. Mr. Nekritz replied that there are no physical disabilities and that their ISBE charter is for emotional disabilities or other health impaired only which are special education labels. They are not able take students labeled with a learning disability.

Chairman Berg asked if some of these students are no longer welcome at their home school. Mr. Nekritz stated that every student has an individualized education plan (IEP) and every situation is different. Some students have a school phobia and cannot be in cafeterias or large crowds and need a more restricted environment, and some students have caused incidences from trauma triggers. Their classes have two teachers for every eight students and they also have on staff a therapist, social worker and a drug and addiction counselor. Mr. Nekritz stated that they ask their students where they wish to graduate from (either their home school or Felicity School), and they try to make that happen.

Mr. Nekritz stated that Felicity School will share the space with Movement Revolution and some athletic teams, as well. They are trying to purchase the building to be a new home for Felicity School and some of their partners. He shared that sports tournaments and large events that were at Joy of the Game will not be played at the former Berto Center. They will only have selective teams as partners, which include a volleyball club, and a basketball team headquartered in Deerfield who they wish to remain in Deerfield. Other teams will merge with a facility in a different town.

Mr. Nakahara asked if they will look for another business similar to IHP to join them. Mr. Nekritz replied that it would have to be along the same lines as IHP and they may not seek anything out but if the right opportunity came, they would consider it. They want to be sure to match what the building is designed to do.

Chairman Berg asked if there will be any outdoor activities on the site. Mr. Nekritz replied that there will be no formal outdoor activities.

The Commissioners commented that this is a great use and they are glad the space will be filled and that many Deerfield business will remain in Deerfield.

Mr. Nakahara reported that the Public Hearing on this matter will be February 28, 2019.

Document Approval

The documents were approved by the Commission with corrections provided by Commissioner Bromberg.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Items from the Commission

There being no further discussion the Workshop Meeting adjourned at 8:59 P.M. with a unanimous voice vote.

Respectfully Submitted,
Laura Boll