

**PLAN COMMISSION
Village of Deerfield
Agenda**

**April 23, 2020, 5:00 PM
Remote Workshop Meeting Via Zoom**

Please click the link below to join the meeting via Zoom video:

<https://us02web.zoom.us/j/84887105781?pwd=VmlOeFpHSW5RczlvdTA0cE56VFFhZz09>

or follow the dial-in instructions below to join for audio only:

Dial: 1-312-626-6799 or 1-646-558-8656

Meeting ID: 848 8710 5781

Password: 508858

Anyone wishing to respectfully share thoughts about any matter concerning the Village may do so by submitting an email to **plancommissioncomment@deerfield.il.us** prior to the meeting. Emails received will be read aloud during Public Comment. Any e-mails received during the meeting will be read during the second public comment before the end of the meeting. We ask that you keep your emailed response to under 200 words to allow time for others to be heard and for the Plan Commission to progress through the public meeting agenda. The Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but we are of course actively listening to your comments. Thank you for your understanding of these guidelines.

Public Comment on a Non-Agenda Item

Document Approval

- (1) Plan Commission Recommendation on the Approval of a Special Use Amendment to Permit Building Additions and Renovations for Caruso Middle Schools at 1801 Montgomery Drive in the P-1 Public Lands District (School District 109
- (2) March 12, 2020 Plan Commission Minutes

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Public Comment

Adjournment

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: March 12, 2020

RE: Request for a Special Use Amendment to Permit Building Additions and Renovations for Caruso Middle Schools at 1801 Montgomery Drive in the P-1 Public Lands District (School District 109)

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 Special Use amendments to permit building additions and renovations to the Caruso Middle School auditorium in the P-1 Public Lands District. The Plan Commission held a public hearing on March 12, 2020. 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 Caruso Middle School located at 1801 Montgomery Road, which is owned by School District 109. Clavey Park, north of the Caruso school building, is owned by the Deerfield Park District. The subject property is zoned P-1 Public Lands District. In 1996, Caruso Middle School was expanded with 14,000 square feet of additional building space (Ordinance O-96-35). In 2019, Caruso further expanded with a 14' wide, 1,312 SF extension to the east of the existing cafeteria to expand the seating area and provide storage of cafeteria furniture (Ordinance O-19-13 approved June 4, 2019).

Surrounding Land Use and Zoning

The school and park are generally surrounded by residentially zoned properties, which are developed with single-family houses. To the west of Caruso Middle School is the Tollway.

Proposed Plans

School District 109 is proposing to amend their Special Use to permit the renovation and expansion of the Caruso Middle School. No additional faculty or staff will be added at the schools as a result of the proposed additions. The additions are made to enhance the school facilities.

The project will renovate the auditorium, stage and backstage area. An addition of 1,340 SF to the east building elevation will allow improvements for restrooms, dressing rooms and equipment storage. Updates to the audio-visual equipment, stage and house lighting and controls, lighting catwalk, acoustical treatments and new accessible stage and control room will bring the facility up to current standards. A separate but related addition of 1,070 SF will expand the adjacent undersized band/orchestra room at the north building elevation. There are four high windows in this addition to provide natural light into that room. The petitioner's material indicates that the additions will keep the new areas within the one-way drive around the building. The additions will be one-story and will be lower than the existing auditorium roof. The brick and metal wall panels will match those on the existing school and last year's cafeteria expansion. There is no exterior signage proposed with this project. A metal screen wall will shield two condensing rooftop units from view.

The Caruso project will include the addition of wall mounted, downward facing lighting (on timers) for the sidewalks. Native plantings will be used to landscape along the east elevation.

The petitioner's materials indicate energy saving features of the addition including LED lighting, added roof insulation and cool roof color to meet energy codes, energy efficient mechanical and control systems, low flow plumbing fixtures and low VOC finish materials.

Zoning Conformance – P-1 Public Land District

Schools are Special Uses in the P-1 Public Lands District. The petitioners have to amend their Special Uses in order to allow the renovations to the property. There are no Permitted Uses in the P-1 Public Lands District. All uses allowed in the P-1 Public Lands District are Special Uses. Attached are the Special Use standards. In the P-1 Public Lands District, there is a provision in the Zoning Ordinance that allows flexibility in the regulations for public facilities. Article 7.06-B Modification of Regulations states, "Because of the difficulties involved in balancing the need for control of land development impacts and the need for provision of public facilities, such uses may depart from the strict conformance with bulk standards and other requirements of this ordinance. Departure from any requirement specified in this Ordinance shall be granted only upon approval

of the Village Board subject to the procedural requirements for Special Uses set forth in Article 13.”

Minimum Yards

The proposed additions to the school do not encroach into any of the minimum required yards.

Maximum Lot Coverage

Allowed: The total ground area occupied by the principal and accessory buildings shall not exceed forty (40) percent of the total lot area. District 109 and the Deerfield Park District are the property owners of the subject property.

Proposed: The total ground area occupied by the principal and accessory building will be 15% with the proposed additions.

Maximum Building Height

Allowed: The maximum building height allowed is 35 feet to the top of the roof.
Proposed: The additions vary in height as shown on the elevation drawings. The highest portion of the addition is 15’ 9” and highest portion of the new rooftop screen is 23’.

Signage

The Zoning Ordinance requires signage in the P-1 Public Lands District to the minimum necessary to adequately identify the use. Signs may be either ground signs or wall signs and ground signs cannot exceed 6 feet in height and may not extend over the lot line. P-1 signage is not to be illuminated unless the public health, safety, or welfare indicates it should be illuminated.

The petitioners are not proposing any signage with this project.

Lighting

Lighting will be maintained, as it exists today with two new wall-mounted lights on the east building addition and three new wall-mounted lights on the north building addition all at approximately 7 feet 6 inches high.

Landscaping

The petitioner’s plans indicate that native, low maintenance plantings will be used to landscape outside of the fence line on the east building elevation.

Parking and Traffic

The Zoning Ordinance requires elementary schools to provide two (2) parking spaces for each three (3) teachers and employees. Caruso Middle School will not increase its staff as a result of the auditorium additions, nor will it increase the parking demand or traffic volume. At the February 13, 2020, the Plan Commission granted the petitioner a waiver of the parking and traffic study due to no increase in parking or traffic.

Storm Water Drainage and Utilities

The petitioners have submitted plans to the Village Engineering Department for the storm water drainage requirements for the addition and renovations to the middle school. The Engineering Department has provided the petitioner with minor comments on the submitted engineering plan.

Screening/Buffering

Required: The Zoning Ordinance requires where a non-residential use abuts (lies immediately next to) property in a residential district at a side or rear lot line, such non-residential use shall be effectively screened along such lot line(s) by a screening fence or landscaped screening. A landscaped screen is defined as a dense non-deciduous planting of a thickness sufficient to form a visual barrier between the properties. The petitioner's plans do not indicate any changes to the existing screening along the lot lines that are adjacent to residential properties.

Fire Department Review

The petitioner submitted a letter from the Deerfield-Bannockburn Fire Protections District dated February 20, 2020 recommending approval of the site for emergency vehicle accessibility.

CONCLUSIONS

Compatible With Existing Development

The Plan Commission finds that the proposed additions to the Caruso Middle School auditorium are planned so that they will be compatible with the existing development in the area and will not impede the normal and orderly development and improvement of surrounding properties. The Plan Commission finds that renovations will be compatible with the existing development on the subject property. The Plan Commission believes there is a need for the proposed renovations and they are well planned. The Plan Commission finds the renovations will not have an adverse impact on the surrounding properties.

Lot of Sufficient Size

The Plan Commission finds that the lot is of sufficient size for the proposed renovations for the property. The Plan Commission finds the property is suitable for the proposed renovations and will not create a negative impact on surrounding properties. The additions to the school are small in size.

Traffic

The Plan Commission finds that there should be no additional traffic as a result of the proposed renovations to the school. Therefore, the Plan Commission finds there will not be a negative impact on traffic in the area.

Parking and Access

The petitioner has indicated that no additional faculty or staff will be added at Caruso as a result of the proposed additions. There will be no change in the number of parking spaces on the subject properties nor is the traffic flow proposed to be changed at the school due to the additions. The Plan Commission finds the parking on these properties is adequate. The proposed additions to the schools will not change the parking needs for the schools.

The existing vehicular access points to the parking lot at Caruso Middle School will not be changed as a result of the proposed renovations to the school.

Effect on Neighborhood

The Plan Commission finds that the proposed renovations 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 finds that the proposed renovations will not have an adverse impact on the neighborhood. The Plan Commission believes the proposed additions are needed, well planned, and will have minimal impacts on the neighborhood.

Adequate Facilities

Adequate facilities (utilities, access roads) are provided for this site.

Adequate Buffering

The Plan Commission finds that the existing buffering is adequate for the properties.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request for Special Use Amendments to permit building additions and renovations for Caruso Middle School in the P-1 Public Lands District (School District 109), be approved.

Ayes: Bromberg, Goldstone, Keefe, Silva, Berg (5)

Nays: None (0)

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 March 12, 2020 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Bill Keefe
 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 on the Request for Approval of a Special Use Amendment to Permit Building Additions and Renovations to Caruso Middle School at 1801 Montgomery Road in the P-1 Public Lands District (School District 109)

Chairman Berg asked the Petitioner for proof of publication. Certified mailing receipts were provided to the Commission. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on February 20, 2020.

The Petitioner, Carole Pugh of Green Associates and John Filippi, Business Manager for Deerfield Public School District 109, addressed the Commission. Ms. Pugh provided an overview of the renovations and additions planned for the Caruso Middle School auditorium and music room.

Commissioner Bromberg asked Ms. Pugh to point out anything that has changed since the Prefiling Conference.

Ms. Pugh reported that the project is planned to begin this summer and will be complete by December 2020. They will be renovating the auditorium space at Caruso and adding 1,340 square feet to the backstage area, as well as bumping out the building on the north side where the music room is located to add 1,070 square feet. The purpose is to renovate the undersized room and modernize it. The auditorium is used by the school and Park District and will be a community-wide benefit when complete.

Ms. Pugh noted that the materials used will match the existing exterior finishes of the building. The metal panels and brick will be consistent. Ms. Pugh added that they included more description of the native plantings and ornamental grasses in the landscape plans.

Ms. Pugh reviewed the exterior renderings for the auditorium project. She pointed out the newly completed cafeteria renovation. The addition to the auditorium is on the opposite side of the building with the existing two story auditorium behind the new one story addition. The one story addition is the backstage area which will include new dressing rooms, restrooms, storage and AV room.

Ms. Pugh displayed the site plan and pointed out the additions to the music room on the north side of the building. They will also be screening two roof top condensing units. The screening will match the building's existing roof top screening of other mechanical units.

Ms. Pugh shared that with the additions to the backstage area, they will install new sprinkler riser service to the building to bring it up to code. The existing system was built in the early 80s and does not meet current codes. The auditorium stage will get new flooring, curtains, rigging, lighting, and sound systems. Ms. Pugh reviewed the band orchestra room addition stating that it will create new music equipment storage areas so that they no longer need to be stored in the backstage area. The program has been growing last in the few years and this will be beneficial. The addition will have the same finishes and will match the rest of the room.

Ms. Pugh noted renderings of the building elevations including the existing cafeteria, the auditorium addition, and the band orchestra room addition expanding out to the north. The addition on the north elevation is all brick and will include a few more windows for light into the new space. There will also be a new covered entry with doors to access the playfield. Ms. Pugh pointed out roof screen to hide two condensing units which will be the same brown sheet metal as the rest of the building.

Commissioner Goldstone asked how far out the music room addition goes from the existing building. Ms. Pugh replied that it will bump out about 14 feet from the existing wall, expanding the band orchestra room and wrapping around to connect to the existing corridor. It is an L shaped addition that will create more space to store instruments benefitting the music program.

Commissioner Goldstone confirmed that there will still be a sidewalk around the entire exterior of the building.

Chairman Berg opened public comment on this matter.

Mitch Shore of 920 King Richards Court stated that he is not here to protest the renovation. His main concern is about the construction of the additions and increased traffic and parking as a result. He stated that he has been to the Village Board several times in the past regarding problems at Caruso. He spoke to the Village, the police and the school superintendent last year during construction of last year's renovations to voice concerns about ordinance violations. He believes the Village acted on these violations once or twice and he was then told that the school district was given special permissions for their construction. He stated that he is concerned the same things will happen with this construction project including trucks arriving at 5 A.M. and loud banging dumpsters being dropped off at 5 A.M. He is also concerned that this project will increase traffic and parking problems at Caruso. He commented that people block his driveway and parents talk on cell phones while driving, as well as other traffic violations like illegal

parking, speeding, blocking roadways and failure to stop at stop signs. He concluded that he would like for these concerns to be addressed.

Workshop Meeting

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

Chairman Bromberg commented that regarding Mr. Shore's statements, the Village has rules and he should continue to report any concerns of violating them. Commissioner Bromberg asked staff what else the Village can do. Mr. Ryckaert replied that Mr. Shore's comments will be reflected in the minutes and can also be shared with the Chief of Police and the Code Enforcement Officer prior to beginning this construction project so they can be aware. Commissioner Bromberg stated that he would like the Petitioners to be cognizant of the neighbors and abide by all rules and codes. He added that otherwise he has no issues with the project itself and the use.

Commissioner Goldstone commented that she agrees with Commissioner Bromberg and also wants to make sure that the neighbors are not very inconvenienced by this project. She hopes the Petitioners can do better this time.

Commissioner Silva commented that he agrees. He stated that he does not have a concern with the increased traffic or the use and that he hopes they stay compliant with Village requirements.

Commissioner Keefe commented that he agrees with the other Commissioners, as well. Regarding traffic, he stated that there will be no increased staff or students and that there will not be a traffic impact from this project. He commented that he recognizes that construction can be a problem as he lives across from Kipling and has had similar experiences with early deliveries and other disruptions. He agrees that this should be monitored during the construction phase.

Chairman Berg commented that he agrees and would like to the police and the Code Enforcement Officer to ensure that Village rules and requirements are adhered to. He commented that he would also ask the Petitioner to, within their control, be a good neighbor. He added that he agrees with staff that the minutes can reflect this concern and bring it to the attention of the Village Board. He commented that good enforcement will keep the neighbors happy.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve a Special Use Amendment to permit building additions and renovations to Caruso Middle School at 1801 Montgomery Road in the P-1 Public Lands District (School District 109). The motion passed with the following roll call:

Ayes: Goldstone, Keefe, Silva, Bromberg, Berg (5)
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on April 6, 2020.

Document Approval

1. Walgreens Drive-Thru Special Use Recommendation
2. February 27, 2020 Plan Commission Minutes

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.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Bromberg to adjourn the meeting at 7:54 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll