

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing at 7:30 P.M. on January 14, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairperson Oppenheim called the meeting to order.

Present were: Mary Oppenheim, Chairperson
Larry Berg
Alan Bromberg
Elaine Jacoby
Jim Moyer

Absent: Bob Benton
Stuart Shayman

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

Public Comment on a Non-Agenda Item

No public comment on a non-agenda item.

(1) Request for an Amendment to a Special Use for Briarwood Country Club to Permit Changes to the Previously Approved Paddle Tennis Facilities (Briarwood Country Club)

Proof of notification was presented to Chairperson Oppenheim. The legal notice was published in the Deerfield Review on December 24, 2015.

Peter Witmer, architect, Witmer & Associates, was requesting a modification to the approved Briarwood Country Club special use. Mr. Witmer is the original architect that was retained by Briarwood Country Club when the previously approved special use was proposed and approved. Mr. Witmer reviewed the originally approved plans from two years ago. He commented that paddle tennis has grown and has become a vital part of the club. He noted that the reason for the paddle tennis court location modification is due to the close proximity to the golf course and is a safety concern. He added that the modification to the parking lot is because they have found that it is hard to park during the day in the current parking lot being located so close to the maintenance building. Commissioner Bromberg asked if the paddle tennis courts are typically used when people are playing golf or are they used in the evening. He also inquired as to when is the paddle tennis season. Mr. Witmer explained that paddle tennis is played during the day but mostly played in the evening. The season starts in early October with women's leagues being played in the mornings and afternoons and men's leagues being played in the evenings.

Mr. Witmer went over the site plan and changes to the previously approved plan and commented on the one foot variance to the length of the parking stall requirements. Mr. Witmer commented that they are seeking a variation for the parking stall length so that they do encroach less on the golf course.

The petitioner is also asking for a 300 square foot addition to the warming hut to expand the kitchen and the relocation of viewing windows to view the relocated paddle tennis courts. The current operation has food catered from the main Briarwood kitchen and they would like to expand their menu options by having food cooked on site in keeping with other paddle facilities. Mr. Witmer noted that the use of the courts and the number of people using the courts will not change as was proposed in previously approved plan. He noted that the parking and traffic study which was done for the original special use is still relevant as it was based on having four paddle tennis courts which they will still intend to provide. Mr. Witmer noted that the increase parking spaces will go from 28 parking spaces (including 2 accessible parking spaces) to 41 parking spaces (including 2 accessible spaces). There will be no parking spaces in the front of the maintenance building.

Mr. Witmer displayed the elevation drawings to show that all modifications will match the material and color of what currently exists. The landscape screening will be extended to block the new courts from the street and lighting will remain the same. The entrance and entrance signage will not change.

Chairperson Oppenheim asked if anything has changed from the pre-filing conference meeting. Mr. Witmer commented that nothing has changed in their plans since the pre-filing conference.

Public Comment

Jim Joyce, property manager, Coromandel Community Association asked the petitioner if they feel the foliage that currently exists is sufficient enough to block the light from shining into Coromandel homes and if the Village will be doing anything in regards to traffic (vehicles going into and out of the facility).

Mr. Witmer noted that they have provided a photometric plan which shows that light is cutoff at the property line and shielded from the Coromandel homes. He added that the current lighting that they have in place has worked well and they will continue the same lighting for the new courts. Mr. Witmer noted that although they are picking up more parking spaces the original parking and traffic study was based on having four paddle tennis courts and this has not changed. Mr. Witmer commented that in the two years since the courts have been in operation there have not been any traffic issues or incidents related to the paddle tennis courts. He added that the peak time for the paddle tennis courts are not the peak traffic times on Waukegan Road.

Chairperson Oppenheim clarified that the petitioner is required by Village Code to not allow light to spill over the property lines. The petitioner has met this requirement with the two existing courts and is committed to meet the same lighting requirements for the two new paddle tennis courts. Mr. Witmer confirmed this. Chairperson Oppenheim also clarified that the Village has not heard of any traffic issues or incidents from the operation of the existing paddle tennis courts according to the Deerfield Police Department. She added that there are no plans to address traffic issues since there have not been any existing problems. Chairperson Oppenheim commented that if a problem should arise, the Police Department and the Village would evaluate it.

There being no further comments Commissioner Berg motioned to close the public hearing and Commissioner Bromberg seconded the motion.

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 January 14, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairperson Oppenheim called the meeting to order.

Present were: Mary Oppenheim, Chairperson
Larry Berg
Alan Bromberg
Elaine Jacoby
Jim Moyer

Absent: Bob Benton
Stuart Shayman

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

(1a) Discussion of Special Use for Briarwood County Club

The Commissioners believed the proposed improvements met the Special Use standards. The Commissioners did not have any concerns or issues with the changes to the previously approved Briarwood Paddle Tennis facility plans.

Commissioner Jacoby motioned to approve an amendment to the Special Use for Briarwood Country Club to permit changes to the previously approved paddle tennis facility which included changes to the location of the 2 courts, changes to the parking lot, addition to the existing warming hut and a variation in the parking stall length from 19 feet to 18 feet. Commissioner Berg seconded the motion. The vote was as follows.

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

Nays (0): None

Chairperson Oppenheim noted that on behalf of the Plan Commission, they are delighted that the facility has worked out as well as it has and is not problematic for the neighbors. She is confident that the buildout will go the same way.

This petition will go to the Board of Trustees meeting on February 1, 2016.

- (2) Request for a Finding of Substantial Conformance Re: Approval of a Final Plat of Subdivision for 225 and 243 Wilmot Road (Congregational Church of Deerfield-owner of 225 Wilmot Road, Joseph W. Koss, III,-owner of 243 Wilmot Road, and Josh Silverglade -JK Wilmot LLC)

Lawrence Freedman, attorney, Ash, Anos, Freedman and Logan, LLC, representing the petitioner commented that the final plat of subdivision for 225 and 243 Wilmot Road is in substantial conformance with the preliminary plat that was approved. He noted that there have been no changes to the plan except for the engineering details being worked on between preliminary and final plans. Mr. Freedman asked if the Plan Commission would like their engineer to go through the details. The Commission did not have any questions.

The Plan Commission did not have any issues or concerns with the final plat of subdivision for 225 and 243 Wilmot Road and found it to be in substantial conformance with the preliminary plat of subdivision.

Commissioner Bromberg motioned to approve the final plat of subdivision for the JK Wilmot Resubdivision find that it is in substantial conformance with the previously approved preliminary plat of subdivision. Commissioner Jacoby seconded the motion. The vote was as follows:

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

This petition will go to the Board of Trustees meeting on February 1, 2016.

Harriet Dart, associate pastor, Congregational Church in Deerfield UCC, asked for a timeline on when this will be approved because they are still holding services in the church and they would like to plan for their final service in the church and invite the community. Mr. Ryckaert noted March 7th as a tentative date that this petition will be approved after it goes through readings of the ordinance. Associate Pastor Dart will work with the petitioner on their final plans.

- (3) Request for a Minor Change to the Plan Commission Operations Manual

Mr. Ryckaert noted a small change to the Plan Commission operations manual to update the traffic studies section as traffic consultant Paul Box Associates has been out of business. The suggested language to replace Paul Box Associates is "a traffic consultant selected by the Village". In the event the Plan Commission believes the accuracy or validity of a traffic study is questionable, the Village can select a traffic consultant to review the study presented at the petitioner's expense. The Plan Commission did not have an issue with this change.

Workshop Meeting

January 14, 2016

Page 3

Commissioner Bromberg motioned to approve the change to the Plan Commission operations manual as recommended by Planning staff. Commissioner Berg seconded the motion. The vote was as follows:

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

Nays (0): None

Items from the Staff

Staff noted that there will be a public hearing at the January 28th meeting for the Northwest Quadrant Master Plan.

There being no further business to discuss the meeting adjourned.
Respectfully submitted,

Daniel Nakahara