

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on January 25, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were:           Larry Berg, Chairman  
                              Al Bromberg  
                              Sean Forrest  
                              Jennifer Goldstone  
                              Elaine Jacoby  
                              Stuart Shayman  
                              Justin Silva

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

**WORKSHOP MEETING**

**Public Comment on a Non-Agenda Item**

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

- (1)    **Second Prefiling Conference on the Request for an Amendment to the Deerbrook Shopping Center Planned Unit Development for a Transit Oriented Development in the Rear Portion of Deerbrook Shopping Center Consisting of an Apartment Rental Community; a Text Amendment to the C-2 Outlying Commercial District; and an Amendment to the Deerfield Comprehensive Plan (Gateway Fairview, Inc. – Property Owner and Reva Development Partners LLC)**

Warren James, Principal at Reva Development Partners addressed the Commission and shared that the proposed project plans have been refined considerably since the Prefiling Conference. Mr. James introduced Matt Nix, Principal at Reva Development Partners, Mike Fitzgerald and Gil Magnelli of OKW Architects, Kevin Clark, Landscape Architect with The Lakota Group and Javier Millan, Traffic Consultant with KLOA.

Mr. James reported that Reva was formed in 2012 and has extensive development experience including recently completed projects in Vernon Hills, Orland Park, and Deer Park. In Deerfield, they have completed South Commons development and now the same team of architects is working on the residences at Deerbrook Mall.

Mike Fitzgerald of OKW Architects displayed the updated site plan and noted that the site is just under 11 acres, oddly shaped, and located in the back of the Deerbrook Mall retail center at Lake Cook and Waukegan Roads. It is also bordered by the Edens spur to the south and the Metra train tracks to the west. Mr. Fitzgerald commented that although it is an interesting site, residential makes a lot of sense with the new vehicular connection to the site from Waukegan Road and through the Deerbrook Shopping Center. The renovations to the Deerbrook Shopping Center along Waukegan Road eliminated some retail space and created an entrance off of Waukegan Road directly to the proposed site. The site is also close to the Lake Cook Metra station giving residents direct access to downtown Chicago via the Metra train. He commented

that with the office space across Lake Cook Road and the addition of this development, there is a new viability to this part of the Village of Deerfield.

Mr. Fitzgerald explained that the development consists of an apartment building and townhomes. The back is buffered against the tollway by a parking structure that serves the apartment building. He stated that the original plans have been modified and the total number of apartments has been reduced to 233 units and the southeast corner of the site has added more green space along with a small dog park. This change was made by opening up a connection between green space in front of the townhomes and green space in the far corner. This change reroutes a service drive along the Edens spur embankment and the backside of the parking garage. This reroute will also help with traffic through the site and discourage cut through traffic.

Mr. Fitzgerald displayed an image of a three-dimensional model of the plans pointing out the five-story apartment building with three wings that is buffered to the spur by a four-level parking garage. Along the interior road are nine buildings of townhomes in groups of six to eight units each. He added that this development is enhanced by the space between the buildings and the building focus inward on the courtyards and the residential scale road.

Mr. Fitzgerald noted that the residential development would be accessed from Waukegan Road to the front (east) through a landscaped drive-aisle that cuts through between an existing and a future retail building. Residents can also circulate through to the back of the site to the service drive that parallels the highway. Mr. Fitzgerald pointed out the ramp and the service drive in the back along the highway.

Mr. Fitzgerald pointed out the groupings of townhomes fronting parks at both ends of the development. He stated that about 60 percent of the site is building footprint and seven percent is drive aisles and parking, leaving 15 percent as useable open green space, sidewalks and terraces. He stated that the site is going from 100 percent impervious surface to a greater percent of open green space and landscaped areas.

Mr. Fitzgerald stated that the apartment building has 177 units and there are 56 townhomes. Each townhome has three-stories of living space with its own two-car garage. The parking structure has 284 parking spaces and there are an additional 100 guest parking spaces scattered throughout the site. This provides for plenty of residential and guest parking.

Kevin Clark of The Lakota Group provided an overview of the landscape plan and pedestrian circulation for the proposed site and shopping center. He pointed out the sidewalk connections from the site and across the front of Deerbrook Mall retail to access Starbucks. He stated that they are exploring options for how to guide pedestrians safely across the parking lot and that these connections still need to be finalized. He reported that the site is less than 250 feet from the Metra station and accessed easily. There is also a pedestrian connection to the Sachs Recreation Center directly from the proposed site. Mr. Clark stated that the overall concept of the landscape plan considers how all of these pedestrian connections work together as well as how to incorporate green spaces into an area that has not seen green space in a long time.

Mr. Clark stated that the entry drive is a main feature and transition point from a busy street and retail to a residential area. There will be tree-lined streets in the development and large courtyard spaces as well as a swimming pool. He added that every unit in development plan overlooks a green space. Additionally, a small dog park has been added since the Prefiling Conference which was previously a roadway which was rerouted.

Mr. Clark presented the entry drive landscape plan. The entrance from the Deerbrook retail into the residential has angled parking spaces and a wide sidewalk for pedestrians along the side of Hobby Lobby. There will also be new lighting, trees, medians, and a monument gateway sign for the development at this entrance. There will be a green screen fence with vines on it to screen off the backsides of the townhomes from the backsides of the Deerbrook retail buildings. Commissioner Shayman asked how tall this fence will be. Mr. Clark responded that the fence will be six feet tall.

Mr. Clark continued stating that they completed a shadow study to determine the optimal location on the site for the pool. The pool deck will have cabanas and lounge chairs and will be enclosed by a fence. The apartment building lobby will connect to the pool deck along with the other amenities including the fitness center and indoor kitchen. There will be another outdoor gathering space with a fire pit, outdoor barbecue and other amenities for residents. This area is planned to be slightly raised to be more prominent from where cars are parked. Mr. Clark displayed images of other outdoor gathering spaces that this space will be similar to.

Commissioner Goldstone commented about the townhomes that back up to Sachs Recreation Center noting that some overflow parking for Sachs will be lost due to this development. She confirmed that the backs of these townhomes will be screened by the green screen fence.

Commissioner Forrest asked if a masonry wall was originally planned. Mr. Clark responded that masonry walls were originally planned but instead they decided on something that will, over time, give a vertical green appearance, depth, character and texture.

Chairman Berg asked who will maintain the median and tree areas at the entrance and whether this will be the development's or Deerbrook Mall's responsibility. Mr. Clark replied that this area is part of the development, which is all under one ownership along with the shopping center property.

Commissioner Shayman recommended to the petitioners that they share the details and planting materials of the green screen fence with the ARC and also include it for the Public Hearing.

Commissioner Goldstone asked for more details about the direct access to the Metra station and also how they plan to handle the possibility of commuters parking there all day. Commissioner Jacoby asked the petitioners if they have met with Metra and if the direct access route to the station has been approved.

Mr. Nix replied that they have met and Metra was very encouraging. Since their meeting they have applied to survey the right-of-way to begin the design plans. Based on their communication with Metra, they believe Metra will embrace their plan. Mr. Nix added that they have also spoken about this with the Village Manager as this will be a tri-party agreement with Metra and the Village of Deerfield. Commissioner Jacoby asked about the time frame to receive Metra's final approval. Mr. Nix replied that they are about to submit the formal plan and they hope to have a letter of understanding from Metra before the Public Hearing.

Mr. Fitzgerald shared details on the apartment building design. He added that the service drive along the back of the apartment building will have some utilities, loading for trash, delivery trucks, and moving trucks. The apartment building has three wings with courtyards in between

the wings. Many apartments on the ground level open up into the courtyard. The main level will also have the sales office and amenity spaces including a living room and office space for residents. At the end of the center wing on the main level will be the pool locker rooms, fitness center, kitchen, and access to the courtyard. The amenity spaces will be at a lower elevation to give the rooms more height. Mr. Fitzgerald stated that the apartment units will be convertible units with studios, one bedrooms and two bedrooms available. Larger units will be at the ends of the wings.

Mr. Fitzgerald provided an overview of the building architecture and showed renderings of the elevations. He stated that the design materials are a variety of masonry and other materials. The five-story apartment building has a flat roof with varying parapet wall heights to provide a more interesting profile. The elevations will have brick and siding in multiple colors to break down the large-scale building and make it more pedestrian in nature. The materials will be earth tones with darker brick as accent colors at the base and two tones of siding in light and dark gray. Mr. Fitzgerald showed three dimensional images of the center wing including the pool, courtyard, and a view down the street showing the ring of townhome fronts. Mr. Fitzgerald added that the apartment building elevations have lots of glass windows and balconies that are partially recessed to provide some shelter and privacy. All balcony views open up to landscaped environments.

Mr. Fitzgerald stated that the parking garage design materials will be visually compatible with the apartment building. The side of the garage that faces the highway embankment will be more utilitarian.

Commissioner Silva asked about the height of the parking structure. Mr. Fitzgerald responded that it is four stories tall and 40 feet in height from the service drive. Commissioner Silva confirmed that it is open and not enclosed. Mr. Fitzgerald added that it is not heated or cooled and only the top floor is not covered.

Mr. Fitzgerald provided an overview of the design of the townhomes. He stated that on the backside of the townhomes is service alley and access to each townhomes' garage. The townhomes will have pitched roofs even though the apartment building has a flat roof. Because the apartment building is five stories tall the townhomes are three stories tall, a pitched roof will slightly heighten and provide a scale so that the townhomes are not overwhelmed by the apartment building. The pitched roofs will also screen the views out of the apartment building to the backsides of retail. Mr. Fitzgerald reported that the townhomes are 40 to 43 feet in height and the apartment building is 65 feet in height.

Commissioner Forrest asked if the parking garage is only accessible from the south end of the development. Mr. Fitzgerald replied that yes, although residents can enter the development from the west or south, the parking deck is only accessed at that one point.

Mr. Fitzgerald showed a rendering of the view down the street between the apartment building and townhomes. He commented that the geometry of the road curves and provides a sweeping view of the units without seeing all the way to the end. This makes the focus inward on streetscape and landscape including the two large courtyards and the pitched roofs of the townhomes provide scale and height to elevate them from the sidewalk.

Mr. Fitzgerald reported that the townhomes are three stories with a living space in the front along the street and the two-car garage in the back along the service drive. The main living

space is on the second floor which includes living room facing the street, kitchen and eating area off the back and a balcony off the back projecting over the garage. The third floor has the bedroom with the master off the front and secondary bedrooms off the back. Mr. Fitzgerald displayed a rendering of the townhome elevations pointing out the two tones of siding and masonry. The elevations have framed bay windows and an arch that wraps around all four sides of the townhome buildings.

Mr. Nix commented that he thinks this proposed development is on a very special site and the project will be different than traditional apartment buildings. Additionally, the possibility of rental townhomes opens up new market for empty nesters looking to downsize and stay in the community, while the apartment units will appeal to young professional with entry level income including teachers and police. Mr. Nix showed the price points for all apartments and townhomes. The apartments will begin at \$1400 a month, which is compatible with incomes in the high \$50,000 range.

Mr. Nix reported that the development team worked with a market specialist who noted that even though there have been 500 rental units added in the area over the past several years, going back the past 30 years there have only been about 600 units total. Despite the spike in supply, these new projects have been well absorbed in this area and they expect future demand to increase. The market specialist was very supportive of this project given its location to transit.

Mr. Nix stated that they also completed a fiscal impact study showing that the impacts to the community will be positive with permit fees and taxes paid into the school districts. Additionally, the traffic impact study completed by KLOA finds that the proposed use will generate fewer peak hour trips in and out of the site as well as alleviate or eliminate all cut through traffic occurring. Mr. Nix added that lastly, regarding challenges with the neighboring Deerfield Park Plaza, the improved solution that Mid-America (property management for Deerbrook Shopping Center) is implementing will be in place to alleviate any traffic problems with this shopping center.

Mr. Nix concluded that the benefits of this project are the opportunity to develop transit-oriented housing and also working with Metra for access to the train platform. They have also had positive conversations with the Deerfield Park District to discuss access to the Sachs Recreation Center, which is a huge benefit to have in close proximity. The idea of creating more housing to serve a wider audience in Deerfield, which is largely single-family homes, could be appealing to many.

Commissioner Jacoby asked if traffic can access the site by the signalized intersection at Lake Cook Road into Deerfield Park Plaza. Mr. Nix replied that yes, from there traffic can get all the way to the development from the back road. He showed the route through the access drive and down the street in front of the townhomes. The apartment building garage entrance is on the opposite side of the development from where this traffic would come from. The development is designed to draw all traffic through the main entrance off Waukegan Road between two retail buildings.

Mr. James reported that they are maintaining the possibility of installing a traffic control gate at the back entrance, which can be accessed from Lake Cook Road and will be dependent on the direction of the natural traffic configuration. The goal would be to eliminate cut through traffic on the proposed development site.

Commissioner Goldstone asked if the development will be connected to the property to the south. Mr. James replied that the road along the back of the Red Roof Inn Hotel stops at the development. Commissioner Silva asked if all service vehicles would exit through the main entryway. Mr. James replied that they will encourage delivery and service vehicles to use the back access drive only.

Commissioner Jacoby asked about the status of Joy of the Game, Brunswick and NTB which are currently on the site. Patty Mahoney of Mid-America Asset Management replied that most of these businesses will have natural lease expiration, however one business has a lease ending in 2020 and they are in conversations to possibly end the lease early.

Chairman Berg asked about the width of the alley in the back of the townhomes. Mr. James replied that it is 20 feet wide with a six-foot apron and the service drive along the back of the parking garage is 30 feet wide. Chairman Berg confirmed that the alley behind the townhomes can accommodate two-way traffic.

Commissioner Jacoby asked about the parking spaces that are not as deep as the Ordinance requires. Mr. Magnelli replied that the parking garage spaces are all 18 feet deep and the Village requires 19 feet. He added that it is an architectural standard for a parking garage such as this to have a 24-foot drive aisle with 18 feet deep spaces. Mr. James added that this is only the case for the spaces in the parking deck intended for the apartment building residents. All spaces outside of the garage as well as the accessible spaces meet the depth requirement.

Commissioner Bromberg confirmed that all handicap spaces are ADA compliant. He also asked if bicycle traffic by residents was considered and if there will be bike storage. Mr. James replied that there will be plenty of bike storage available in the parking structure and that they have discussed making the development pedestrian friendly as well as bicycle friendly. Commissioner Bromberg asked if they will have electric car charging stations. Mr. James replied that they are working with the project electric engineer to plan for electric car charging stations.

Commissioner Goldstone asked if there will be a bicycle access route to the Starbucks in Deerbrook Mall. Mr. James replied that they will not encourage bikes in the parking lots.

Commissioner Jacoby asked how they plan to discourage Metra commuter parking on their site given a new access to the train platform. Mr. James responded that they envision a fence on both sides of the walkway to the platform from the development, so it will be only intended for residents and not for anyone else.

Chairman Berg commented that at the first Prefiling Conference the Commission was interested in seeing pedestrian routes mapped out. Mr. James stated that the backside of the shopping center does not lend itself well to access to retail and therefore the pedestrian connections will be through the entrance access road to the front of the shopping center. There will also be direct pedestrian access to Sachs Recreation Center.

Chairman Berg asked if the pedestrian route to Starbucks will be through any drive aisles. Mr. James replied that there is a small landscaped median through the parking lot in front of Jewel to the Starbucks outlot building. Mr. Fitzgerald added that this median runs east to west through the lot and they hope to add a walkway through it. Chairman Berg asked how wide the median is. Mr. Magnelli replied that it is about seven feet wide. Chairman Berg commented that it will be

a benefit to have pedestrian access through the parking lot to Starbucks and strongly recommends adding this walkway if possible.

Mr. James added that since the first Prefiling Conference the entrance to the development has been enhanced to be made more pedestrian friendly. This road will have a ten-foot sidewalk to improve pedestrian access. He stated that there are also sidewalks on Waukegan Road for biking.

Commissioner Silva asked how trucks accessing loading docks in the back sides of Deerbrook Mall retail get in and out and if they will be going through the site. Mr. James replied that these trucks come in and out from the south and they will not need to cut through site. Their current access will not change.

Commissioner Shayman asked how Jewel delivery truck traffic is going since the new store reopened. Ms. Mahoney replied that it is going well and there have been no problems. Commissioner Shayman asked if these trucks come in from Lake Cook Road. Ms. Mahoney replied that they come from the south.

Commissioner Bromberg asked the petitioners if they have approval from the Fire Department. Mr. James replied that they have had discussions with the Fire Department, but they do not yet have formal approval of the plans.

Chairman Berg asked if there are designated pedestrian crossing areas around the development and if they will be designated with different paving material. Mr. James replied that there are designated crossing areas however paving materials are not yet determined.

Commissioner Jacoby asked if townhome residents will have pool access. Mr. James replied that townhome residents will have pool access as well as access to all other amenities including fitness center, kitchen, fire pits, gathering spaces, media room, and others.

Commissioner Shayman asked if they are looking into whether exterior lighting on the shopping center will shine towards the townhomes. Mr. James replied that they still need to investigate this.

Commissioner Bromberg commented that he thinks it is a beautiful development and a good use of the property. However, he is disappointed that the developers opted not to set aside any units for affordable housing. He commented that it would have been a good opportunity to specify eight to ten units for workforce housing and he wishes they would do it.

Commissioner Jacoby commented that she has a small problem with the height of the apartment building as it is almost double what is allowed by Code. Mr. James responded that he respects this comment and the element that impacted the building heights is the Edens spur embankment that rises nearly 40 feet. He added that the five-story apartment building and the parking garage in back of it create a wall that gives privacy and blocks sound to the embankment and the spur. Mr. Fitzgerald added that they looked at having a four-story building with four wings instead and they determined that the additional height is not perceivable to anyone else as it is behind retail and not close to other residential. The planned five story building has a smaller footprint which creates more green space.

Commissioner Forrest commented that the development is difficult to picture compared to what is there now. He is pleased with the plan and all improvements made since the first Prefiling Conference especially regarding traffic and pedestrian access.

Commissioner Shayman commented that he is concerned about how the green screen fence will look. Mr. James stated that fences deteriorate over time and can look cold and that a landscape buffer is constrained by physical limitation. They are hoping to add posts with a lattice and make a living landscaped wall that will improve over time. Commissioner Shayman asked if the landscaped wall would hold all winter. Mr. Clark replied that yes, it will shield views year-round.

Commissioner Berg commented that the plans have come a long way since the first Prefiling Conference and the petitioners have done a great job. He hopes they will take the Commission's comments to heart and in further modifications before the final presentation including adding a pedestrian path through the parking lot to Starbucks.

**(2) Prefiling Conference for a Request for an Amendment to a Special Use to Allow Renovations to Tennaqua Club (Tennaqua)**

Petitioner Nick Alex addressed the Commission; he is a 23-year resident of Deerfield and Board President of the Tennaqua Club. He reported that Tennaqua has been part of the Deerfield community since 1958 and is located off of I-294 at the Deerfield Road exit. Many existing assets of the 10-acre club are original. They have 170 full-time members and another 40 part-time members, the vast majority of whom are Deerfield residents. Tennaqua is mainly a swim and tennis club with winter paddle. Mr. Alex stated that as President, he had an informed discussion with membership about the state of the Club's aging infrastructure and the need to reinvest in it, after which 90 percent of the membership voted in favor of reinvesting in the club. They plan to raise the money through member assessments and dues increases. Mr. Alex reported that the pool was built in 1958, there are court cracking issues on tennis courts, and they want to continue to grow their paddle program by adding more courts. He added that they are a family, causal club with mostly Deerfield residents as members.

Doug Mosser of HKM Architects addressed the Commission and stated that he is a resident of west Highland Park and has been a Tennaqua member since 2001. He commented that although membership is about 170 families with another 40 winter-only memberships for paddle, the Club's charter is for 270 members. They have not had full membership since the 1970s and if they hit full membership again they would run out of parking. If the proposed improvements are approved and the funds are raised, additional parking will be added. When parking is full at swim meets, overflow parking takes place on the grass areas.

Mr. Mosser reported that he will go through the club's Master Plan of all proposed improvements, which they hope to complete over time as funds are raised. He showed the 10-acre site and all existing structures. He pointed out the existing pool locker rooms and paddle lodge that was added in 2008. There are 10 tennis courts, four paddle courts and a sport court used for basketball and volleyball. He pointed out the four tennis courts that are synthetic clay and per the Master Plan need to be replaced with lower maintenance material that does not need to be watered. Chairman Berg confirmed that there are existing water lines under these courts.

Mr. Mosser stated that tennis courts one and two are currently lit and they would like to also light courts three and four by adding poles for lights. They plan calls for replacing light fixtures for all four courts. He reported that this lighting is 150 feet from the east property line. Commissioner Jacoby confirmed that the court lights are powered by use and are not on all the time. Chairman Berg asked if the Club is restricted by hours the can use the court lighting. Mr. Alex replied that there are no restrictions, but they are never on after 10 P.M. and are used during summer tennis leagues only.

Mr. Mosser showed the existing path to tennis courts and stated that in the Master Plan they wish to add landscaping and patio areas along this path to make it more hospitable and have a shaded area.

Mr. Mosser added that the path only goes part way to tennis courts five and six and they wish to relocate and shift these two courts about 20 feet so that the path will be a straight shot to these courts. Mr. Mosser stated that tennis courts one through four are clay and the rest are asphalt. The clay courts need constant repair and maintenance and they wish to replace them with asphalt. He added that courts seven through ten will not change and will remain in the same location.

Mr. Mosser reported that the Master Plan proposes adding two new pop tennis courts which are smaller courts. They are used for tennis instruction for young children. Pop tennis is also played at the retirement age. For the addition of these courts a few trees would need to be removed. Commissioner Forrest asked what is in this location now. Mr. Mosser replied that in this location now is a masonry tennis hitting wall, which would come down to build the pop tennis courts.

Mr. Alex clarified that tennis courts five through ten will continue to be unlit. Currently courts one and two have lighting and they wish to add lights to courts three and four only.

Mr. Mosser pointed out a small paved area at the far end of the tennis courts where about 10 cars can park. He stated that at some point they would like to consider adding defined parking in this area to provide an area for tennis only parking that is not such a far walk from the main parking.

Mr. Mosser reported that they have met with the Village Engineer to discuss drainage on the site. Where they are located, most storm water drainage flows to them and little flows off. Some areas near the tollway retaining wall flood slightly during heavy rains.

Commissioner Shayman asked if there is an option to connect to the Village's storm water drainage system. Mr. Mosser replied that they are currently connected to the storm water sewer system but are at the end of the lines and are very shallow in the system. They do have other lines that can be connected in the future to improve drainage. Mr. Mosser added that they understand that if they increase impervious areas then they need to engineer the property to further plan storm water drainage solutions. Mr. Alex added that they will not consider a retention pond as they feel that this could be dangerous with so many children at the Club.

Mr. Mosser continued to present on the Mater Plan stating that they wish to add lighting to the sport court on the east side, shining away from the neighbors' homes. These lights would be on 20-foot-high poles.

Mr. Nakahara provided pictures of the site to the Commission to show the existing conditions and proximity to neighbors along the south east property line.

Mr. Mosser stated that at some point they will consider adding parking north of the existing parking which is currently a grass area. If they do this they will need to remove one large tree, and they would be able to add parking for about 20 cars. Parking would be at an 80-degree angle to create one-way traffic. The depth of these spaces would be 22 feet, exceeding Village requirements.

Mr. Mosser continued stating that at south end of the site there are currently four paddle courts. Paddle courts are a quarter of the size of a tennis court and are raised up three feet. These courts are heated to keep snow and ice off for winter use. They are all lit, and they are used for leagues that run October through March. They are proposing adding two more paddle courts to the south of the existing courts. The courts will be 138 feet from the south property line, more than double the required 50-foot setback. Mr. Alex added that paddle is a popular, growing sport and it is the best way to attract new members.

Commissioner Bromberg asked if this is one of the first things they would complete to try to get more members. Mr. Alex replied that the tennis courts are in more dire need of repair, but the new paddle courts should be towards the top of the list. Mr. Mosser added that there were 10 to 12 paddle league teams when he joined the Club and now there are 34 teams. It has grown exponentially in the past few years.

Mr. Alex added that they also have a relationship with the Deerfield Park District to provide lessons through the Park District on their courts during non-league times. This makes the courts used almost year-round.

Mr. Mosser added that they also wish to expand the paddle hut, to make it larger and to raise it up higher to overlook the pool for sheltered viewing at swim meets. They also propose adding outdoor grilling space and a patio area here as well as two bocce courts.

Mr. Alex reported that Tennaqua holds outdoor Friday night dinners in the summer months and they would like to have a covered area to accommodate these in case of rain as the clubhouse is not big enough. The updated pavilion area will work well for this.

Mr. Mosser shared that the original pool is L shaped and has a few leaks which are fixed as needed each year. As part of the Master Plan they wish to update the mechanicals and replace the pool. When the pool is replaced, the deck area all around it will also be replaced. The pool and deck will remain enclosed with an open wrought iron fence with solid vinyl panels.

Mr. Mosser continued stating that the locker rooms are in disrepair and also need upgrading. He commented that aside from the paddle hut, no other buildings are year-round, and they would need significant upgrading to be used year-round.

Mr. Mosser reported that one of the biggest items in the Master Plan is replacing the existing 2600 square foot clubhouse. The current clubhouse is a series of single concrete block additions with wood porches added and closed in. The clubhouse has a snack bar, pro shop, kitchen and bathrooms only accessible from the outside in the back of the building. The petitioner would like to enhance the entire clubhouse but maintain the same character. Mr.

Mosser showed renderings of the proposed new clubhouse as well as the expanded paddle hut with grill station, fire place and bocce courts just outside of the paddle pavilion.

He then showed renderings of the new tennis pavilion and pointed out where the relocated tennis courts will be as well as the two new pop tennis courts.

Mr. Mosser explained that the new clubhouse will be increased from 2,600 square feet to 6,500 square feet while maintaining the same architectural style. They will raise the elevation of the clubhouse by 18 inches to be at the same grade as the pool and tennis pavilions. He commented that they will be growing west not east and will not be expanding closer to the neighbors.

Commissioner Forrest asked how was the Club's relationship with the neighbors. Mr. Mosser replied that they have one party a year at the Club, which can get a little loud goes until the Village noise ordinance begins at 10 P.M. They always inform the neighbors of the date of the party and invite them to use the pool the day after as a convenience. They have had no real complaints in the past several years and feel they have a good relationship with the neighbors.

Chairman Berg asked the petitioners what phases they plan to complete this work in. Mr. Alex replied that they want to be fiscally responsible and do not want to incur any debt. They are working on raising the funds through the existing membership by assessments, dues and intermittent loans. Mr. Alex stated that they will complete the tennis courts first and the largest ticket items are the pool and the clubhouse which will likely take place over the next four to five years. After the tennis courts, smaller ticket items will be completed within two to three years. Mr. Alex stated that the Master Plan is a seven to ten-year plan, but they hope to have the entire plan approved by the Village so that they can show membership the forthcoming upgrades and use it as a tool for new membership and fundraising.

Chairman Berg asked Village staff if the Commission approves the Master Plan, if the petitioners will then come before the Commission for Substantial Conformance for each phase. Mr. Ryckaert reported that if the Commission approves the Master Plan, the petitioners will then be able to work directly with Village staff for each item in the plan and they will not need to have a Public Hearing for each phase or item. Mr. Ryckaert commented that this Master Plan has much detail and is not just schematic or conceptual, as such the petitioners are asking to come back for staff review and not have to come before the Plan Commission again as the work is completed. Mr. Ryckaert added that the Village Attorney agreed that this is acceptable if the Plan Commission approves the entire Master Plan.

Commissioner Forrest commented that he thinks only the clubhouse replacement should come back before the Commission due to its size.

Mr. Alex commented that in trying to recruit new membership, he would like to say that the entire Master Plan has been approved by the Village. Mr. Mosser stated that they are proposing that the Plan Commission approve the Master Plan conceptually and they will then go to Village staff for each phase and if staff determines they need to appear before the Commission for Substantial Conformance they will do so.

Commissioner Shayman commented that he feels the biggest change is the new parking and court lighting relative to the neighbors. Mr. Mosser commented that this may come up at the Public Hearing after the neighbors receive their notices.

Chairman Berg asked if there is currently lighting in parking lot. Mr. Mosser replied that there is no pole lighting in the parking lot, just a motion sensor light on the building adjacent to the parking lot. Mr. Alex added that the only new proposed lighting is on the sport court and on two additional tennis courts.

Commissioner Bromberg commented that if this is approved the petitioners have a year to complete the work and asked how this process will differ. Mr. Ryckaert reported that the Village would need to grant an extension if all work was not started in a year. Mr. Alex stated that they plan to begin work in September 2018.

Mr. Ryckaert added that in approving the Master Plan, it is understood that the work will take place over time and all additional phases will come back to Village staff. Commissioner Bromberg commented that if the work takes ten years to complete, there could be different neighbors who did not receive the public notice.

Mr. Mosser commented that they would like to have the entire Master Plan approved, but they will come back in the future for separate clubhouse replacement approval if necessary. Chairman Berg asked if they can submit the exact plans completed for clubhouse replacement. Mr. Mosser replied that yes, they have these detailed plans completed.

Commissioner Forrest commented that it is an ambitious and well thought out plan.

Mr. Ryckaert reported that the Public Hearing on this matter is scheduled for February 22, 2018 and he asked the petitioners if they plan to meet with the neighbors before this. Mr. Alex replied that yes, they will be happy to meet with the neighbors in advance of the Public Hearing to address any potential concerns.

### **Items from the Staff**

Mr. Ryckaert gave an overview of upcoming Plan Commission meeting agenda items.

### **Adjournment**

There being no further discussion, Commissioner Forrest moved, seconded by Commissioner Bromberg to adjourn the Workshop Meeting at 9:52 P.M. Said motion passed with a unanimous voice vote.

Respectfully Submitted,  
Laura Boll