

**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 March 8, 2018 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

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

Absent were: Elaine Jacoby
Stuart Shayman

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.

Chairman Berg reported that regarding the scheduled Public Hearing for the request for an amendment to a special use to allow renovations to Tennaqua Swim and Racquet Club; the petitioners have requested that this item be continued to March 22, 2018.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to continue this matter to March 22. Said motion passed with the following vote:

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

WORKSHOP MEETING

- (1) **Prefiling Conference on the Request for Approval of a Residential Planned Unit Development (PUD) with Necessary Exceptions; a Rezoning of 464 and 502 Elm Street from R-3 Single Family Residential District to R-5 General Residence District; and an Amendment to the Comprehensive Plan to Allow the Redevelopment of 464 and 502 Elm Street Properties with Eight Single Family Detached Homes (Avanti Construction Group, Inc.)**

The petitioner Mike Viner, Attorney with Faegre Baker Daniels in Chicago addressed the Commission. He stated that they are present to participate in a Prefiling Conference to review the necessary approvals and rezoning of 464 and 502 Elm Street from R-3 to R-5 which includes a residential Planned Unit Development and amendment to the Village's Comprehensive Plan.

Mr. Viner reported that the developer's first plan for this site was for 14 townhomes on less than one acre. After input from Village staff, the developer purchased additional land and revised the plans to be for 10 units; eight townhomes and two single-family homes on a little over of an acre. In the current plans, the third iteration, the main change is that the density has been reduced further to eight detached single-family homes.

Mr. Viner provided an overview of all requested exceptions. The petitioners are requesting exceptions for less than the required 9,000 square feet per residential unit, more lot coverage at 38% instead of the required 30%, as well as setback exceptions. They are requesting a 14.5-foot setback in the front where 37 feet is required, 17.5 feet on the side and 19 feet in the rear both where 25 feet is required. Mr. Viner reported that the petitioners' are no longer requesting sign exception and are withdrawing the ground sign in the front yard setback.

Mr. Viner reported that the petitioners are also requesting waivers for the traffic and parking study and fiscal impact study. A traffic and parking study was completed for the previous 10-unit plan for the site and the current plan of eight dwelling units is not expected to have a fiscal impact on the Village.

Mr. Viner introduced the petitioner Gene Revzin, President and Owner of Avanti Construction (owner of 464 and 502 Elm Street), Erik Johnson, Architect with Avanti Construction, Kevin Lewis, Civil Engineer with IG Consulting and Kerry Wolfe, Project Marketing Consultant and Realtor with At Properties.

Mr. Revzin addressed the Commission and stated that the evolution of this project was influenced by recommendations of the Plan Commission as well as the wish list of the community, which they take very seriously. Mr. Revzin showed the zoning map around the site pointing out the adjacent area that is zoned R-5.

Mr. Revzin reviewed the site plan. He reported that the neighborhood wanted detached single-family homes, which is now in the plan. Additionally, they have reduced the height of the structures from three-story to all two-story homes. Chairman Berg inquired what the planned height is. Mr. Revzin replied that the homes will be around 29 to 30 feet high with sloped roofs. The previous plans was 34-foot-high elevations without sloped roofs. He commented that the intention in the plans was to make the homes look as close to the fabric of the community as possible. Porches, shingles, siding, and other features were included to enhance the look of the subdivision to be as close as possible to the adjacent homes.

Mr. Revzin shared that the square footage for the homes will vary from 2,500 to 2,800. All homes will be four-bedroom homes with main bedroom on the first floor. Garages will be recessed from the main drive aisle so that cars can park in front of the garages and not block the drive aisle. There is also an optional fence so that if a family with children moves in and they want to have a play area, they would have 350 to 400 square feet of safe space for a playground. Mr. Revzin continued stating that there is space in between buildings to have ample bushes and grass and a small green area in between each unit.

Commissioner Bromberg asked if the units will have basements. Mr. Revzin replied that basements are not currently in the plans but if an owner wanted a basement it could be added. Mr. Revzin commented that they wanted the homes to have open main living areas. Mr. Revzin shared the layout of the homes stating that they will have entry areas at the front and back. There is a small foyer area off the back entrance and an adjacent powder room. In the main

open main living area, the kitchen will be 13.5 to 14 feet wide with an island and a back area with a pantry or wet bar. Off the garage there is an area for laundry or an another option to have second floor laundry. The dining room and main bedroom are also on the main floor. The dining room will be 18 feet by 14 feet. The second floor has three bedrooms, one bathroom and a loft space. The upstairs bedrooms will be 18 feet by 13 to 14 feet.

Mr. Viner summarized that the main changes made to the petitioners' plans are that they are now detached homes, the height has been brought down, and the exteriors have been redesigned. Mr. Revzin added that parking has also been reconfigured and the side setbacks were increased from 11 feet to 17 and the rear setback has also increased.

Commissioner Bromberg asked the petitioners to summarize all exception requests. Mr. Viner noted that square footage per residential unit will be 5,685 square feet while the requirement is 9,000 square feet; lot coverage will be 38% while the requirement is not to exceed 30% lot coverage. The setbacks will be 14.5 feet in front, 17.5 feet on the sides, and 19 feet in the rear while the requirements are 37 feet in the front and 25 feet on the sides and rears. Commissioner Bromberg confirmed that there are no plans for a sign. The petitioner confirmed that they will not have an address ground sign for the development.

Chairman Berg asked the petitioners if they have had a meeting with the neighbors to review the updated proposed plans. Mr. Viner replied that his office reached out to the attorney representing several neighbors on this matter but have not heard back. Mr. Revzin added that it is his understanding that the neighbors are not interested in discussing any plans that are for more than four units, however his team is happy to meet with them at any time.

Chairman Berg suggested to the petitioners that for the Public Hearing they prepare a slide with an overlay of the ordinance requirements compared to what they are proposing.

Commissioner Bromberg asked the petitioners about plans for storm water management. Kevin Lewis with IG Consulting reported that he met with the Village Engineer and reviewed water issues on the site and possible solutions. Mr. Lewis reported that they plan to add a storm water management system to capture storm water and release it into storm sewers. Mr. Lewis provided an overview stating that the low point on the site is the southwest corner and that currently all water drains there undetained as run off. They will not change this flow but will capture the eastern portion of the runoff into an underground storm chamber system in the front yard. The water will be captured and released into the Elm Street storm sewer system. Water at the rear (west) portion of the site will also be captured into underground storm chambers and released into a storm sewer that goes north. Mr. Lewis added that the overland flow path will be maintained and that they expect this plan will have no adverse impact on the neighborhood.

Commissioner Bromberg clarified that this plan will not have a negative impact on neighbors. Mr. Lewis replied that they are obligated to not make it worse and that the neighbors should see that runoff is now captured.

Mr. Viner reported that the petitioners would like to report on their marketing study. Kerry Wolfe with At Properties in Deerfield addressed the Commission. He reported that the plan is for eight single-family homes on 1.08 acres, each with 4 bedrooms and 2.5 baths, a first-floor master suite, a two-car attached garage and high-end finishes. The starting price will be in the mid-600,000s and the target market are empty nesters and those wanting to downsize into a low maintenance community within walking distance to the downtown. He added that the target

market also includes young families seeking affordable new single-family homes and recently divorced people looking for smaller homes and low maintenance properties.

Mr. Wolfe reported that they believe there is a significant demand for these properties at this price point. Mr. Wolfe shared several recently completed or approved projects of similar price point and density in Deerfield, Northbrook and Glenview.

Mr. Viner reported that the petitioners have concluded their formal presentation.

Chairman Berg asked if the homes will be fee simple. Mr. Viner confirmed this adding that they are not condominiums but there will be common areas maintained by a homeowners association. There will be a declaration saying that the homeowners must maintain the common areas and give the association the right to approve changes made to the homes. Chairman Berg confirmed that all green spaces and driveways are common areas.

Commissioner Bromberg asked where the air conditioning units will be located. Erik Johnson of Avanti Construction replied that they are currently on the north and south sides of the properties. Mr. Revzin added that the development team is reviewing the position of the AC units and they may be moved next to or in between the units. If they are put next to the homes, then there will still be five feet between homes. The petitioner is also considering putting the AC units next to the garage to be further from the living quarters. Commissioner Bromberg suggested that the petitioners have a final plan for the AC units for the Public Hearing.

Commissioner Forrest commented that the petitioners' current plans are a big improvement over the previous version. He added that the exception requests for setbacks are still challenging.

Commissioner Goldstone commented that she agrees that the plans are a big improvement. She is concerned about the exception request for lot size of 5,600 square feet per dwelling unit when 9,000 square feet is required. She commented that she likes a lot of the changes including that it is a smaller community with more space. Mr. Revzin commented that they considered attached duplexes, but this would result in less open space as the minimum lot area per dwelling unit requirement is greater (12,000 square feet) and it would not be single-family homes, which was the desire of the neighborhood. Mr. Viner commented that it is a balancing act and there are tradeoffs and although duplexes may have met ordinance requirements, they would not be as nice for the neighbors or as desirable in the market.

Commissioner Silva commented that he agrees that the plans are a nice improvement and reviewing the storm water management plan is helpful. He likes that the petitioners are trying to get a neighborhood feel with less opposition from neighbors; however, he is still concerned about the density and questions if it is still too many units for the site.

Chairman Berg reported that while the Plan Commission usually does not invite public comment at a Prefiling Conference but allowed public comment within reason if anyone wishes to speak.

Jim Luby of 515 Cambridge Circle shared that his home is at the northwest corner of the proposed development. He commented that he has issue with all of the requested variances and exceptions. He agrees with Commissioner Goldstone that the square footage per residential unit is too low and he suggests four or five units on the site. Mr. Luby stated that he thinks the petitioners should keep the required 25-foot setbacks and added that it is his

understanding that the setback from the street on any block must be the same with all houses the block. Mr. Nakahara noted that the requirement is the average of 40% of the homes on the block. Mr. Luby stated that he thinks it is not acceptable to have a 23-foot change from the requirement, maximum lot coverage is too high, and there will be too much pavement for water to be absorbed. He stated that he is concerned that the Village has guidelines which are not being following in this proposal and if he wanted to do something at his home he would have to comply with Village guidelines. He commented that the developers should leave it as it is now with two houses.

Wendy Olmen of 454 Elm Street stated that she agrees with all of Mr. Luby's comments, but she is also thankful that the developers are now planning houses. However, she thinks the land is suited for four houses at the most and this plan is too dense. She commented that it is not responsible to have eight houses on 1.08 acres.

Commissioner Bromberg commented that he would like Village staff to compare this proposal to other recently approved projects in Deerfield like Taylor Junction in terms of units per acre and setbacks.

Chairman Berg suggested that for the Public Hearing the petitioners have a visual representation of required setbacks versus requested setbacks for the benefit of both the Plan Commission and the public.

Mr. Nakahara asked the Commissioners for a decision on the petitioners' requested submittal waivers for a Preliminary PUD. Commissioner Bromberg commented that he is fine with granting the waivers as a traffic study was recently completed and he agrees that there will be little fiscal impact. All other Commissioners agreed and both waivers were granted.

Chairman Berg reported that the petitioners have heard comments from the public and the Commission. He suggested that before the Public Hearing it would be very important for the petitioners to meet with the neighbors.

Commissioner Bromberg added that it would be a nice gesture to move the air conditioning units as well.

Mr. Ryckaert reported that the Public Hearing on this matter will be held on April 12, 2018.

Document Approval

Commissioner Bromberg shared minor edits to the staff recommendations memos and to the minutes.

Comments from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Silva to adjourn the Workshop Meeting at 8:26 P.M. Said motion passed with a unanimous voice vote.

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Respectfully Submitted,
Laura Boll