

**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 April 11, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Elaine Jacoby, Chairman Pro-Tem
Al Bromberg
Jennifer Goldstone
Justin Silva
Blake Schulman

Absent were: Larry Berg, Chairman

Also present: Daniel Nakahara, Planner

Commissioner Bromberg moved, seconded by Commissioner Goldstone to appoint Commissioner Jacoby to serve as Chairman Pro-Tem. Said motion passed with a unanimous voice vote.

Chairman Pro-Tem Jacoby 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 Personal Fitness Training Center and Self-Improvement Facility in Suite 27 at the 444 Lake Cook Road Building B in the Industraplex Planned Unit Development (Cornerstone Mixed Martial Arts LLC)

Chairman Pro-Tem Jacoby asked for proof of publication from the Petitioner. Mr. Nakahara reported that the certified mailing receipts will be provided to the Commission the following day. and that the legal notice was published in the Deerfield Review on March 7, 2019.

The Petitioners Alex Hulbert of Tinley Park, Illinois and Mario Gomez of Wheeling, Illinois addressed the Commission. Mr. Hulbert reported that along with Justin Hanlin of Gurnee, Illinois they are co-founders of Cornerstone Mixed Martial Arts and are here petitioning for a Special Use Permit for a space at 444 Lake Cook Road. Mr. Hulbert shared that they started Cornerstone two years ago and they have been working together in the industry for the past 10 years. The three of them will be managing members and the business' only employees. Mr. Gomez will run day to day operations, Mr. Hanlin is the lead martial arts instructor and Mr. Hulbert will manage in house operations and provide group instruction. Mr. Hanlin is a black belt in Tae Kwon Do and retired professional kickboxer, Mr. Gomez is a certified personal trainer and fitness specialist and Mr. Hulbert is also certified in group fitness instruction. Mr. Hulbert reported that he attended Bradley University where he was the president of the mixed martial arts club.

Mr. Hulbert shared background on their business stating that Cornerstone focuses on group fitness and martial arts personal training and also provides boot camps, kids martial arts, cardio kickboxing and personal training. They believe that the benefits of martial arts have practical applications in life and in the community. He stated that it helps improve self-confidence, self-defense skills, and adds enjoyment to staying in shape. It also improves balance and physical ability to perform in sports and builds community and friendship. They are close with their members and consider them family and look forward to growing this family in Deerfield. Mr. Hulbert shared highlights and achievements of some of their members including weight loss, participation in school sports and activities, and martial arts competition.

Mr. Hulbert stated that they chose Deerfield as the new home for their business because of its community, culture and values. They value the open community and the commitment to staying active and healthy they see in Deerfield.

Mr. Hanlin reported that they will be open from 5:00 A.M. to 8:30 P.M. Monday through Friday and peak times will be 5:00 A.M. to 7:00 A.M. and 5:00 P.M. to 8:00 P.M., which is when group fitness classes will be held. During the day there will be scheduled personal training sessions only with no group fitness or walk-ins. All group fitness classes will be limited to 15 members and average about 10 members per class. The space is a 2,100 square foot facility and they will be careful to work within the space's limitations. Any special events and belt promotions will be held on the weekends.

Mr. Hulbert reported that he and his partners completed their own parking study and considered the spaces most likely to be used by their members. There are 93 parking spaces total, 32 on the east side of the building, 61 (46+15) adjacent on the north side. Their parking counts indicate that a maximum of 67 spaces and a minimum of 44 spaces were available for an average of 55 spaces during weekdays and an average of 66 spaces available on Saturdays. This will be more than enough parking for all staff and a full group fitness class, which would be the maximum number of people in their business at one time.

Mr. Hulbert shared their signage plans. Their business name will be listed on the development's sign in the standard font and color. They will also have a two by two laser print of their logo made for the door.

Mr. Hulbert reviewed the Special Use criteria. He stated that their business is compatible with the existing development and surrounding properties, there is sufficient space and parking and existing infrastructure and utilities for what they want to do. Their business will not create increased traffic and will have no negative affect on the neighborhood nor will it have a negative impact to the safety or welfare of the community.

Commissioner Bromberg clarified that nothing has changed in their plans since the Prefiling Conference.

Commissioner Schulman asked for clarification on the property's shared parking and where the 448 Lake Cook Road building to the north parks. Mr. Hulbert replied that there are 20 parking spaces in the front of their (444 building B) building and 46 spaces in the middle (between the 444 building B and the 448 building)that are part of shared parking with the 448 building. The 46 parking spaces are on the 444 Lake Cook Road property.

Property Manager Jeff Schnoll reported that there is an easement agreement in place that includes buildings in the area. In addition, under this easement agreement, other buildings can use the properties parking but there are restrictions and businesses on their own property get first priority to their parking.

Chairman Pro-Tem Jacoby confirmed that the three owners will be the only employees and asked where they will park. Mr. Hulbert reported that they plan to leave the closest parking spaces for their customers, and they will park on the east side or behind the building where there are more spaces available.

There were no comments from the public in attendance on this matter. Mr. Nakahara reported that public comment was received via emails from neighboring businesses and these letters were provided to the Commission and will be entered into the record.

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

(2) Public Hearing: Request for Special Use Amendments to Permit Building Additions and Renovations for Shepard and Caruso Middle Schools in the P-1 Public Lands District (School District 109)

Chairman Pro-Tem Jacoby asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Nakahara reported that the legal notice was published in the Deerfield Review on March 21, 2019.

Carole Pugh, architect with Green Associates of Deerfield reported that she is joined by the Superintendent of District 109, Anthony McConnell. Ms. Pugh shared that they are here to present the plans for renovations to Caruso and Shepard Middle Schools.

Ms. Pugh commented that Caruso's current cafeteria is overcrowded, and they plan to add 14 feet long addition to expand the space as well as update the interior and replace the furniture with flexible furniture to give students choices and create relaxation at lunchtime. At Shepard, they also plan to update the interior and add a storage room for the flexible furniture. The District will also improve the facades of both school buildings with these additions. The cafeteria renovations at both schools will provide better natural lighting and give students the ability to see out the windows. The total addition at Shepard is 230 square feet and at Caruso is 1,300 square feet. Both projects will incorporate matching brick and other materials to coordinate with the existing materials. Ms. Pugh stated that they are not making any changes to traffic, parking, enrollment or staff and are therefore asking for a waiver for the traffic and parking study requirement that was agreed to at the pre-filing conference meeting.

Ms. Pugh reported that they will be replacing the signage and adding light fixtures at both schools. At Caruso, lighting will be added on the sidewalks and the new sign will be mounted on the side of the building with 16-inch high blue letters that will be backlit. And at Shepard, there will be a new entrance canopy at the main entrance with new lighting and the new sign mounted at the top of the canopy. The letters on the canopy will be 10 inches high and will be mounted on the bottom rail at the top edge of the entrance canopy.

Ms. Pugh reviewed the Special Use standards commenting that the plans are compatible with the existing developments as the school use is the same. She added that they are not at maximum lot coverage and there is no change in traffic, parking, access, utilities, as well as no change in effect on the neighborhoods. She stated that the lighting on the signage are LED lights and can be put on separate timers from the perimeter security lighting and can be turned off at night.

Commissioner Bromberg agreed that there is no reason to keep the signs lit all night and he thinks they should be turned off by 11:00 P.M. Mr. Nakahara added that per Village Ordinance, illuminated signs within 120 feet of residences must be shut off after the close of business or 11:00PM whichever is later. Ms. Pugh confirmed that the District could set timers to turn them off at night.

Ms. Pugh showed renderings of Caruso pointing out the 14 foot long, one story addition relative to the existing building. The addition will be flanked by brick with front windows. Outside of the addition will be a sidewalk with landscaping and a security fence added. The security fence will incorporate concrete filled bollards.

Commissioner Schulman asked for more information relative to privacy and security regarding the floor to ceiling windows in the cafeterias. Ms. Pugh replied that the lower section of the windows which cannot be seen through will be three feet high and the windows will now be a more robust glass for security than the previously planned glazed glass. She added that having windows 36 inches from the ground is standard for classroom buildings throughout the District.

Commissioner Goldstone confirmed that people can see in the windows and students can see out, as well. Ms. Pugh added that there are mesh window shades that can be lowered to make it so students can see out, but it is more difficult to see in.

Commissioner Silva asked if the bollards are within the security fence. Ms. Pugh replied that the square fence posts are concrete filled and act as bollards for security from cars.

Commissioner Bromberg confirmed that the new entrance canopy for Shepard has been approved by the District.

Ms. Pugh showed the site plan for Caruso pointing out the 14 foot extension. She stated they will be taking out the existing wall and expanding out. The north and south sides will be storage rooms for the new furniture. She then showed the building elevation facing east on the building with the blue lettering on the wall. A lower brick section is an addition at the base of the 36 inch high opaque window area.

Ms. Pugh showed renderings of the Shepard project including the entrance canopy and new signage, new cafeteria windows, and flexible furniture. She stated there will be concrete filled gray bollards alternating with existing red steel columns on the exterior of the cafeteria. For landscaping they will be adding low maintenance native plantings at both sites.

Commissioner Schulman asked if the height of the windows is accurate to scale on the renderings. Ms. Pugh replied that it is accurate and is shown as starting three feet from the bottom.

Ms. Pugh showed images of the addition at Shepard which is being built out into the current entryway foyer and entrance sidewalk. The storage closets will be on the north and west ends.

Commissioner Goldstone asked for more information on the glass windows relative to safety concerns. Ms. Pugh replied that the windows start at the base at 36 inches high which is similar to other classrooms in the District. She added that they will now use more robust glass glazing rather than laminated glass as previously planned. Commissioner Goldstone commented that her daughter shared with her that she would not want people on the outside to be able to see in to the cafeteria. Ms. Pugh added that the new glass glazing is intrusion resistant and will be able to take some types of bullets as well as other possible items crashing into it. However, it is not rated to handle assault weapon bullets.

Commissioner Schulman commented that the windows may be distracting for students and not offer enough privacy. Ms. Pugh clarified that this is not an instruction space and that the District is comfortable with windows starting at 36 inches high as this is common through their schools. She added that there will also be shades that can be lowered.

Superintendent McConnell commented that privacy is a legitimate concern. He stated that all of their school properties are secure and do not allow people to be walking around outside the buildings on the school grounds at all. He stated that this is constantly monitored.

Chairman Pro-Tem Jacoby opened Public Comment on this matter.

Jeff Kaplan of 513 Grove Avenue shared that he lives two doors down from Shepard Middle School and has no objections to the project. He would like to know if the project is approved when construction will begin, what the construction work hours will be, and for more information on the level of noise and truck traffic to expect.

Mr. Nakahara reported that the Village's work hours are from 7:30 A.M. to 7 P.M. Monday through Friday and 8:30 A.M. to 5 P.M. Saturdays. Ms. Pugh stated that their contractor is aware of the work times and will abide by them. She added that they wish to start the projects immediately and have them completed in mid-August for the start of school year.

Mr. Kaplan asked about what types of trucks and equipment will be used. Ms. Pugh stated that the additions are small but will involve the use of a backhoe to dig foundations and concrete trucks to pour foundations. These will be noisiest of the equipment used, but will not be in use for long periods of time. There will also be trucks to deliver brick and other materials, but they will not create much noise.

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

There being no further discussion, the Public Hearing adjourned at 8:21 P.M.

Respectfully Submitted,
Laura Boll

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The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on April 11, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Elaine Jacoby, Chairman Pro-Tem
Al Bromberg
Jennifer Goldstone
Justin Silva
Blake Schulman

Absent were: Larry Berg, Chairman

Also present: Daniel Nakahara, Planner

WORKSHOP MEETING

(1a) Discussion of Special Use Personal Fitness Training Center and Self Improvement Center at 444 Lake Cook Road

Commissioner Bromberg commented that he has no problems with this petition, and it is a good use. He was surprised by the emails received that talked about parking and went to see the parking situation for himself by going to the site twice a day for several times. He concluded that there is plenty of parking available and stated that he supports this petition.

Commissioner Schulman commented if the development adds tenants it will impact their parking more. He agreed that there is plenty of parking even at peak hours and more than enough for this use. He also supports the petition.

Commissioner Goldstone agreed with Commissioner Bromberg's and Schulman's comments and supported this petition.

Commissioner Silva agreed with the Commissioners. He asked how many parking spaces the neighboring businesses trucks takes up. Commissioner Bromberg replied that he saw that the trucks were gone between 7:00 A.M. and 8:00 A.M. and back by 6:00 P.M. and that even when they (the trucks) were parked, there was still plenty of parking available.

Commissioner Bromberg moved, seconded by Commissioner Silva to approve the request for a Special Use for a personal fitness training center and self-improvement facility in Suite 27 at the 444 Lake Cook Road Building B in the Industraplex Planned Unit Development with the parking exception. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Schulman, Jacoby (5)
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on May 6, 2019.

(2a) Discussion of Special Use Amendments for Shepard and Caruso Middle Schools

Commissioner Bromberg commented that he supports this petition provided that the District turns off the lit signs by 11:00 P.M. nightly. All Commissioners agreed.

The other Commissioners were fine with the petition and found that the special use standards were met. The Commissioners supported the renovations that are being requested by District 109.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve the request for Special Use Amendments to permit building additions and renovations for Shepard and Caruso Middle Schools in the P-1 Public Lands District (School District 109) provided that all building signage is turned off by 11 P.M. nightly. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Schulman, Jacoby (5)
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on May 6, 2019.

Items from the Staff

Mr. Nakahara reported on upcoming Plan Commission agenda items.

Adjournment

Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:27 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll