

**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 May 23, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Elaine Jacoby
 Justin Silva
 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: Request for a Special Use to Permit the Establishment of a Real Estate Office for Coldwell Banker Residential Brokerage to be Located at 675 Deerfield Road Suite 125 (Coldwell Banker Residential Brokerage and Deerfield Village Centre)**

Chairman Berg asked for proof of publication from the Petitioner. Certified mailing receipts were provided to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on May 2, 2019.

Anne Lee, Construction Project Manager at Coldwell Banker of Deerfield addressed the Commission. She stated that she will present a petition to open a small real estate office in the Village center between Starbucks and Chipotle. The office is intended as a small satellite office for agents who are strongly connected to Deerfield and do not wish to move with the team to the Highland Park office. Ms. Lee stated that they appreciated the feedback received at the Prefiling Conference and made minor adjustments to their petition based on this feedback. Specifically, they expanded on their Special Use criteria responses and provided more detailed information on parking and what they expect the traffic flow to be.

Commissioner Bromberg asked Ms. Lee to highlight the changes made. Ms. Lee stated that they gathered more information on the operations of the current Coldwell Banker

Deerfield office to add to the parking summary. The new office will have a manager, administrator and two key agents with offices there, as well as drop ins. They tried to be all inclusive with regards to occasional drop ins and visitors. There will be no mortgage representative, no title company representative, and corporate visitors will be minimal. The office administrator will be there Monday through Friday 9 A.M. to 5 P.M. and the office manager is based out of Highland Park and will be there on a drop in basis only. They anticipate most client appointments to last about 30 minutes, which is typically enough time to meet and then leave for property tours. Ms. Lee reported that they do anticipate some closings to take place at the new office, but it would be very rare. The two agents who will be at the new office currently hold their closings at attorney's offices and not at the existing Coldwell Banker Deerfield office. Of the entire 60 plus agents at the current Deerfield office, they held 14 closings in 2018 and 17 closings in 2017 at the current Coldwell Banker Deerfield office. All but two of these agents are going to the Highland Park office and those two agents remaining in Deerfield have had no closings at their office over the past two years. Based on this information, they anticipate that there will rarely be a day or time that they have more than five parking spaces being used which is their allocation based on the office square footage. Ms. Lee added that the majority of the time they expect far fewer cars parked, anticipating only one or two cars.

Commissioner Silva asked what the hours of operation would be. Ms. Lee replied that the office would be open to the public with an assigned person staffing the office Monday to Friday 9 A.M. to 5 P.M. Agents are also able to come and go at other times, but this will be fairly rare outside of normal office hours. Commissioner Silva asked if agents could open the office at 8:00PM - 8:30PM at night. Ms. Lee replied that the agents will all have access to the office at any time and may use it at off times but will not open the office to the public at these times. She added that this is very rare and most of their business is done in the afternoons.

Ms. Lee reviewed the site plan and signage, which will be on both sides of the building. The only access to the office will be off the parking lot but there will also be a sign facing the Deerfield Road. Both signs have been approved by the Appearance Review Commission. Ms. Lee showed a copy of the floor plan, which includes a small conference room; she also showed images of the signage. Ms. Lee shared that they developed more language in their responses for the Special Use Criteria. She feels that their office is in sync with the center. They are not a high traffic business, will have no trucks deliveries, and there is no downside to the behavior of the office or the clients, which will be completely professional. She commented that she does not know of another retailer or use for this space that would be quieter and have less of an impact.

Chairman Berg stated that at the Prefiling Conference, the Petitioners shared that they did not believe closings would take place at the new office. And now the idea of having one or two a month is very different than none, as a closing could generate six to eight cars. Ms. Lee stated that they anticipate the frequency of closings being less than one closing a month.

Ayoub Rabah, President of the Local Operating Company for Coldwell Banker Residential Brokerage, stated that their corporate headquarters is in Deerfield at 3 North Parkway and that they are proud to be in Deerfield. Mr. Rabah commented that at the Prefiling Conference it was suggested that perhaps no closings take place at this new office, however in the interest of transparency, he would not be truthful in saying that they will never have a closing there. He feels it could happen on occasion and they want to be honest about that. However, he hopes the data will drive the Plan Commission's decision and the data shows that in 2017, there were 17 closings and in 2018, there were 14 closings for over 60 agents. He added that the intent of the new office is to house one or two full-time agents who may come and go and will not always be there. Mr. Rabah agreed that a closing would include at least five different people using parking spaces.

Commissioner Bromberg commented that he hopes they will make an attempt to avoid scheduling closings at the center's busiest times. Mr. Rabah replied that lunch time is an ideal time for closings, and he can't say that they won't schedule closings at this time. He added that he has never had any issue finding parking in this center and he reiterated that they do not believe there will be another business there that will impact the area in a more favorable way than they would.

Chairman Berg asked if conference rooms at the corporate office in Deerfield or the Highland Park office could be used for closings. Mr. Rabah replied that yes, both of these locations as well as surrounding Coldwell Banker offices can all be used for closings.

Commissioner Schulman commented that it is helpful to know that closings may take place at the new office. With the small size of the parking lot, he hopes they can make a reasonable effort to ask clients and attorneys coming for closings to park on the other side of the parking lot behind the bank rather than tie up spaces in the center of the parking lot. Mr. Rabah replied that they can give this instruction, but he cannot promise it will be followed.

Commissioner Silva asked staff if there was an ordinance that allows a real estate office in this space but does not allow closings. Mr. Nakahara replied that there was a Special Use for a real estate office across the street that had this condition of no closings would take place at that real estate office.

Commissioner Goldstone commented that she does not realistically think they can control where people will park. She suggested that an alternative compromise may be to say they cannot hold closings during lunch hour. Ms. Lee replied that they can ask office staff and agents to park further away but it will be more challenging to ask this of clients and visitors.

Commissioner Jacoby commented that they are going from 60 agents at the current office down to two agents at the new office. Looking at the historical data of the closing per year, Commissioner Jacoby does not think there will be much of an impact. She commented that Bobby's Restaurant often hosts lunch events with 40 people, and this is allowed without restriction. Commissioner Bromberg agreed.

Chairman Berg commented that it could become an issue, however if they are able to monitor the situation and direct their staff and visitors where to park, it would be in their best interest to do this and keep customers happy. He added he believes it would be difficult for the Village to be able to police closings, and as a Deerfield businessperson, it is in their best interest to do it themselves. Commissioner Silva suggested that hours of operation be a condition of the Special Use, as he does not think it is optimal to do business at night in this setting.

Mr. Rabah stated that agents cater to their clients. For example, an agent may take clients to a 7:30 P.M. showing after work and if they want to go write up a contract right after the showing, the agent may open the office to do this. He added that their agents are all independent contractors with key fob access to the office and he cannot control this. He can control administrative staff hours which will be Monday to Friday 9 A.M. to 5 P.M. Commissioner Silva confirmed that agents at the existing office are able to open it and use it at any time.

Alan Berlow, Coldwell Banker realtor with the Deerfield office, addressed the Commission. He shared that he uses the office every day and more frequently than any other Deerfield agent. He stated that there might be times when he meets clients at the office in the evenings, however overall the office is seldom accessed outside of normal business hours. Agents' activities outside of normal business hours at the office might include preparing documents or printing flyers to prepare for the next morning's activities. He added that it is not common to have clients with cars in the parking lot.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission would now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation would be made to the Village Board who will take final action 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.

- (2) **Public Hearing: Request for a Special Use in the I-2 Limited Industrial District to Permit the Establishment of a Personal Fitness Training Center at 151 S. Pfingsten Road, Suites A, B, C, and D for Institute for Human Performance (IHP)**

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on May 2, 2019.

Craig White, Managing Partner of IHP, addressed the Commission. He shared that IHP is currently located at 158 S. Waukegan Road, behind Deerbrook Mall in the Joy of the Game building. The building is scheduled to be torn down and they are looking to move to a new home in Deerfield at 151 S. Pfingsten Road, Suites A, B, C, and D. IHP has been in Deerfield for 13 years and wish to stay here. Their current space is about 12,000 square feet and at the new space, they will have over 20,000 square feet. They currently have 40 personal trainers and will add 10 more at the new space for a total of 50 personal trainers. He added that not all of the trainers would ever be there at one time.

Mr. White reviewed parking. There are 30 parking spaces in the back (north) of the building that will be utilized by trainers, and spaces in immediate front (west) of their entrances for clients. There are additional spaces on the side (south) of the building along the spur. There are many more parking spaces available than their needs will require.

Mr. White reviewed signage. All of the awnings have a turquoise top and beige bottom where signage and logos will be placed. All signage will be per the requirements in the ordinance. Mr. White added that there are no other changes to the plans since what was presented at the Prefiling Conference.

Commissioner Bromberg asked about their timeline and when they plan to move in. Mr. White replied that the Joy of the Game building is planned to come down at the end of October and they hope to start their build out for the floor plan as soon as possible to be in before the tear down.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission would now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation would be made to the Village Board who will take final action 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.

(3) Public Hearing: Request for a Special Use to Permit the Establishment of a Health Club Facility for Planet Fitness at 35 N. Waukegan Road in Cadwell's Corners (Planet Fitness and Cadwell's Corners)

Chairman Berg asked for proof of publication from the Petitioner. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on May 2, 2019.

The Petitioner Chris Kuoros reported that he and his partner are excited to come before the Plan Commission to present their request for a Special Use to open a Planet Fitness in Cadwell's Corners. Mr. Kuoros shared that Planet Fitness is all about the judgment free zone and is not for body builders or power lifters, it is a relaxed workout environment.

The location they are proposing is 21,637 square feet and will be the anchor tenant at Cadwell's Corners. He and his partner will be the franchise owners and they will have an on-site manager and assistant manager. There will be four people on staff during the day and two overnight. They will always be staffed while they are open. Planet Fitness corporate has two operating models, the 24/7 and the 24/5, which is what they are proposing for their Deerfield location. They will be open Monday at 5 A.M. through Friday at 9 P.M. and Saturdays and Sundays from 7 A.M. to 7 P.M. Employee parking will be in the front parking lot along Waukegan Road, employees will not park in the back of the building.

Mr. Kuoros shared that Planet Fitness locations have a history of regentrifying struggling malls and helping underperforming properties improve. Planet Fitness has had more than 17,000 locations open and they have more than 10 million members. They are a strong corporation and have the formula figured out for successful fitness centers. At Planet Fitness, most members are female, and the environment is meant to be non-intimidating. The emphasis is more on cardio workouts rather than strength training and they have a full time trainer on staff who works with members in group sessions or on a one on one basis. Planet Fitness has a black card area for members who pay for their premium membership. The black card area includes tanning, hydrotherapy beds, massage chairs and light therapy. Their lower level membership is \$10 per month and is month-to-month membership. The black card membership has a one-year obligation and is \$29 per month.

Mr. Kuoros reported that regarding customer parking, their greatest demand is the first three to four months of the year when their membership blossoms which is inverse of typical retail, so they do not compete with retail for parking. They will take all of their deliveries through the front door and will not use the back of the building for anything. Deliveries will be between 9 A.M. and 5 P.M. and will include paper towels, Gatorade, water, and protein drinks. All drinks sold are out of a cooler, there are no blenders, and nothing made on site, and they do not have towel service.

Mr. Kuoros explained that their busiest times are Mondays through Thursdays from 4 P.M. to 8 P.M. and most patrons stay for about one hour. Their busiest time of the year are January and February. Other than these peak times, demand fluctuates throughout the rest of the year. He added that these are based on direct statistics from their Mundelein location.

Mr. Kuoros stated that the parking analysis completed shows the current demands for the center today per what is required in the Ordinance. He added that parking demand

is not great right now and they believe that Planet Fitness will boost the other businesses once they open.

Mr. Kuoros explained the parking study showing if every existing business met their actual demand and filled their required parking spaces. For example, if the pet supply store used all 45 spaces required per Ordinance at one time. Mr. Kuoros reported that they did this to show the difference between potential demand and current actual demand shown in the parking study, which shows an excess of 225 parking spaces available. The parking study also included a parking scenario 1 taking into account a sit down restaurant space of 6,450 square feet and carry out restaurant spaces of 6,450 square feet (Cadwell's Corners has 12,900 square feet of available space allocated for restaurants at the south end of the shopping center). In this scenario, parking for the current vacancies in center is calculated by using the parking requirement of one parking space per 200 square feet of vacant space. Mr. Kuoros added that they did this scenario to show what actual demand could be and what the parking shortfall would be if the entire shopping center provided parking according to the Zoning Ordinance requirements. The parking scenario 2 included a breakfast and lunch sit down restaurant of 5,100 square feet and a 1,500 square foot fast casual restaurant. The sit-down restaurant would be closed by 3 P.M. and Planet Fitness does not hit peak times until after 3 P.M., which makes parking not an issue. Mr. Kuoros added that Planet Fitness has a formula they use for parking and they will not consider a space if there is not sufficient parking available.

Mr. Kuoros reviewed signage stating that they appeared before the Appearance Review Commission. He explained that Corporate understood that they need a proper presence in Deerfield without going overboard with signage.

Mr. Kuoros showed the site plan pointing out their corner location in the mall, part of the old Fresh Thyme space. He reported that the distance from the front door to the nearest residential property behind them is approximately 220 feet in one direction and 300 feet in another. He showed the floor plan, which is 21,637 square feet. He pointed out the front door and front desk, black card area, cardio equipment in the middle, strength area in the front, locker rooms in back, and stretching and 30 minute workout area also in the back. He showed an image with the proposed signage on the façade.

Commissioner Bromberg asked Mr. Kuoros to point out where their sign on the front elevation is over the neighboring space in the mall. Mr. Kuoros pointed this out, commenting that the space is divided down the middle and Planet Fitness is allowed to use the entire elevation panel being the anchor tenant. He added that the other space existing front door will be moved further south and will not be underneath the Planet Fitness façade.

Mr. Kuoros continued reviewing signage. Their sign on the center's pylon signs will have a white background, which is outside of Planet Fitness corporate's colors, which is bright yellow.

Mr. Kuoros reviewed the Special Use criteria. He stated that Planet Fitness is compatible with the existing development, especially compared to previous tenants in this location, which generated more traffic, noise and deliveries. They do not feel that they will disrupt neighbors and they are confident they will help other retailers in the center. The lot size is sufficient for their needs and the traffic flow is light during the day and picks up from 4 to 8 P.M. but is not excessive. Regarding parking, their study shows an excess of parking and their seasonal demand is opposite that of typical retail model. He reiterated that they would not use the back of the building for deliveries. There will be small six-yard dumpster there and trash generated is mostly paper towels and water bottles.

Commissioner Bromberg asked if they met with the neighbors. Mr. Kuoros replied that they set up a meeting but no one showed up. He added that they received one letter from a neighbor. Commissioner Bromberg commented that he appreciates their efforts.

Mr. Kuoros reviewed the rest of the Special Use responses. He stated that the facilities for power, sewer and water are more than adequate. And regarding buffering, two of their Planet Fitness locations are closer to residential and they have not had any problems or any complaints. They see no potential adverse effects on the neighborhood.

Commissioner Schulman commented that some of their parking scenarios showed not sufficient parking for all potential demands. Mr. Kuoros replied that they wanted to show what parking could be if all spaces in the center were used and they all met their maximum, parking needs. Commissioner Bromberg commented that the largest block of parking shown in the scenarios is for vacant space and if the spaces were filled parking could become an issue. But right now, the center has several vacancies and there is enough parking for the proposed use.

Mr. Ryckaert explained that in the staff memo for this petition, there are no parking exceptions needed for this use but there could be going forward if restaurants come into the shopping center. All restaurants in this shopping center require a Special Use and any parking exceptions would be considered at that time.

Commissioner Schulman asked for more information about existing landscape buffering in the back along the residential and if there are plans to add anything. Mr. Kuoros replied that right now there is a fence, a small berm and pine trees. Sean Devine, representing Cadwell's Corners ownership stated that they added landscape buffering in the back when Fresh Thyme went in and they are not planning to add any more at this time. Mr. Ryckaert added that if the Plan Commission wants more landscaping, they could recommend it as a Special Use condition.

Commissioner Schulman asked staff if there were any previous requirements for landscape buffering with Fresh Thyme's that were not met. Mr. Nakahara replied that in

2013 when Fresh Thyme was approved, there was an approved landscape plan. In 2013, staff field-verified that the property owner installed landscaping in accordance with the approved landscape plan. Later that same year, the Village directed the property owner to supplement the landscaping by planting 10 additional trees, which were also field-verified as being completed as directed. Mr. Nakahara added that over the years that followed, staff has had multiple conversations with neighbors and the property manager that resulted in landscape enhancements.

Mr. Nakahara added that regarding complaints of vehicles outside of permitted delivery hours, Staff and the Police Department responded to calls from the neighbors and had on-site interaction with vehicle delivery drivers redirecting them to the front of the shopping center. Of the 11 incidents from 2014 to 2017, the reports indicated that two drivers were educated and informed of the delivery restriction, three trucks were parked with their engines off, and in six cases there were no trucks on site by the time police arrived. Chairman Berg asked what the permitted delivery hours were. Mr. Nakahara replied that they were Monday to Saturday 8 A.M. to 5 P.M. and no deliveries were allowed on Sundays.

Mr. Kuoros reiterated that they will receive all deliveries through the front between 9 A.M. and 5 P.M. Commissioner Jacoby asked what size vehicles will make deliveries. Mr. Kuoros replied that a Pepsi truck delivers drinks and a UPS or FedEx truck delivers paper towels.

Commissioner Bromberg asked if the previous delivery restrictions for Fresh Thyme will apply to Planet Fitness. Mr. Ryckaert replied that the delivery hours were part of Fresh Thyme's Special Use and specific to Fresh Thyme. He noted that the delivery hours, hours of operation, and the hours of the trash compactor use were part of the Fresh Thyme restrictions of the Fresh Thyme Special Use and are no longer in effect after Fresh Thyme closed. Mr. Ryckaert commented that the landscape plans, fencing and berm requirement for the site remain, in effect, as they were part of the property's approved PUD and have to remain and be maintained. Commissioner Bromberg confirmed with the Petitioner that if the delivery restrictions were in place that this would not be an issue for Planet Fitness. Mr. Ryckaert suggested that the Commission can also consider restricting employee parking.

Commissioner Goldstone asked if the Village has any restrictions for a 24-hour business. Mr. Ryckaert replied that in the C-1 Village Center District, a 24-hour operation requires a Special Use but this restriction does not apply to the C-2 Outlying Commercial District where the proposed Planet Fitness is located. Outside of the C-1 District, there are no restrictions for a 24-hour operation unless part of the Special Use approval. The Plan Commission may recommend restrictions on the hours of operation. He added that this petition is asking to be open 24 hours Monday through Friday only.

Mr. Nakahara added that the Commission may want to discuss the hours that employees can take the garbage out. Mr. Kuoros reported that their cleaning crew

comes at 2 A.M. and he would like to do this. He stated that garbage cans have plastic lids and plastic bags and there are no glass bottles being thrown away. He showed on the site plan where garbage will be in the back and reiterated that the existing overhead doors will be removed and there will only be an emergency access door. Additionally, the garbage dumpster will be partially behind a wall with some noise protection.

Chairman Berg reported that the Plan Commission received a letter from a resident, Michael Berliant regarding this matter, which will be submitted for the record.

Chairman Berg opened public comment on this matter.

Marvin Kogan, 135 Doral Court, reported that he has lived behind the shopping center since 1986. He stated that the Village has put in multiple restrictions over the years for various tenants, many of which have been ignored. He believes there were far more violations than reported. He commented that he is in favor of this use, but has a problem with the hours of operation. Based on what the Petitioner shared for his Mundelein location, 179 people checked into Planet Fitness between midnight and 4am in January. Multiplying that out over a year, that means there are 2,148 opportunities to disturb the neighbors. And there were 816 people between 5 and 6 A.M. in January, which means another 9,792 opportunities to disturb the neighbors. In total that means 11,940 opportunities to impact the neighbors in the overnight hours. He stated that his back door is 80 to 85 feet from the center's back door and they hear everything that goes through there. It only takes one person or incident to disturb the public and disturb the neighbors. He commented that he would like to prevent their quality of life from being impacted by this business.

Mr. Kuoros reported that two of their locations are close to residential and they have never had a single complaint. He speaks highly of the second and third shifters that are coming to work in the overnight hours. He added that January, February and March are their busiest months and it gets pretty dead in the overnight hours the rest of the year. He shared that even though Planet Fitness corporate prefers the 24/7 operation they choose not to do it at this location which is proposed for 24/5. Not doing a 24/7 operation greatly reduces the impact on the neighborhood and also gives them and their employees a break.

Chairman Berg stated that the Plan Commission will now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action 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.

There being no further discussion, the Public Hearing adjourned at 9:10 P.M.

Respectfully Submitted,
Laura Boll

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on May 23, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Elaine Jacoby
 Justin Silva
 Blake Schulman

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

WORKSHOP MEETING

(1a) Discussion of Special Use for Coldwell Banker at 675 Deerfield Road, Suite 125 in Deerfield Village Centre

Commissioner Silva commented that his general concern is parking, as it is a crowded parking lot at times. He added that the occasional evening hours use of the office could be an issue although it sounded like the usage after hours would be fairly limited.

Commissioner Goldstone asked if in their lease they will negotiate for reserved parking spaces for their patrons. Mr. Rabah replied that no, they will not have any reserved parking spaces for the real estate office. Commissioner Goldstone stated that she has no issues with this use, and it will generate less traffic than a retail use. She added that as a real estate attorney, she tries not to hold closings at brokers' offices for many reasons.

Commissioner Schulman commented that there were 17 closings last year and they are reducing the total head count of agents by a huge amount. He asked the Petitioners if they believe there will be 12 closings a year or more like one or two a year. Mr. Rabah replied that they would like to err on the side of caution and say one a month. Mr. Berlow commented that in 14 years he has never had a closing in his office. Commissioner Schulman reiterated that he would like people attending closings to park further away and leave spaces in front for customers, even though policing this would be difficult, he would like to see this effort made.

Commissioner Jacoby was in favor of the use and believes parking has been adequately addressed.

Chairman Berg commented that parking could be self-regulated if there is a problem it can be properly addressed by the business and not become an issue.

Commissioner Jacoby moved, seconded by Commissioner Goldstone to approve the Request for a Special Use to Permit the Establishment of a Real Estate Office for Coldwell Banker Residential Brokerage to be Located at 675 Deerfield Road Suite 125 (Coldwell Banker Residential Brokerage and Deerfield Village Centre). The motion passed with the following roll call:

Ayes: Schulman, Goldstone, Bromberg, Silva, Jacoby, Berg (6)
Nays: None (0)

(2a) Discussion of Special Use for Institute for Human Performance at 151 S. Pfingsten Road

The Commissioners felt this use would be a good use for this property and did not have any issues or concerns with this petition. They believe the Special Use criteria have been met.

Commissioner Bromberg moved, seconded by Commissioner Silva, to approve the Request for a Special Use in the I-2 Limited Industrial District to Permit the Establishment of a Personal Fitness Training Center at 151 S. Pfingsten Road, Suites A, B, C, and D for Institute for Human Performance (IHP). The motion passed with the following roll call:

Ayes: Jacoby, Silva, Bromberg, Goldstone, Schulman, Berg (6)
Nays: None (0)

(3a) Discussion of Special Use for Planet Fitness in Cadwell's at 35 N. Waukegan Road in Cadwell's Corners Shopping Center

Commissioner Bromberg commented that he has no problems with this petition, and it is a good use. He asked if the Commission would like to add the condition of no deliveries and no parking in the back as the Petitioners have no objections to this.

Chairman Berg commented that he agrees with restricting trucks in the back. He also agrees that it is a good idea to have employees park along Waukegan Road. There could be a time when the center is fully occupied that employees may park in the back, so he hesitates to restrict this at this time. Commissioner Bromberg commented that they will only have up to four employees at once.

Commissioner Schulman commented that he is sympathetic to the neighbor who spoke. However, he believes this use will not affect the neighbors as much as heavy traffic on Waukegan and Lake Cook Roads would and they cannot control this. He added that he has no issues with this petition.

Commissioner Goldstone agreed with comments made. She added that her biggest hesitation is with the hours and she does not want it to set a precedent for Deerfield businesses. Commissioner Bromberg commented that Walgreens and Dunkin Donuts are both already 24 hour businesses existing in Deerfield.

Commissioner Jacoby commented that she is fine with this petition. She added that if it gets approved and there are issues, she would like the neighbors to make the Village aware because they need to know or otherwise the Village will have no record of any issues.

Commissioner Jacoby moved, seconded by Commissioner Goldstone, to approve the request for a Special Use to Permit the establishment of a health club facility for Planet Fitness at 35 N. Waukegan Road in Cadwell's Corners (Planet Fitness and Cadwell's Corners) with the conditions of no deliveries in the back, and deliveries in the front must be between 8 A.M. and 5

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P.M., and employee parking is prohibited in the rear of the center from 8 P.M. to 5 A.M. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Schulman, Jacoby, Berg (6)

Nays: None (0)

Document Approval

The documents were approved by the Commission.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, the Workshop Meeting adjourned at 9:12 P.M. with a unanimous voice vote.

Respectfully Submitted,
Laura Boll