

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Remote Workshop Meeting via Zoom at 7:30 P.M. on May 27, 2021.

Present were: Al Bromberg
Bill Keefe
Blake Schulman
Kenneth Stolman

Absent were: Larry Berg, Chairman
Jennifer Goldstone
Elaine Jacoby

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner
Andrew Lichterman, Director of Community Development/Assistant
Village Manager

Commissioner Keefe made a motion, seconded by Commissioner Stolman to nominate Commissioner Bromberg to be Chairman Pro Tem. The motion passed with the following vote.

Ayes: Bromberg, Schulman, Keefe, Stolman (4)

Nays: None (0)

Chairman Pro Tem Bromberg reported that pursuant to amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may hold virtual public meetings without a quorum physically present.

Chairman Pro Tem Bromberg stated that anyone wishing to share public comment any matter concerning the Village may do so by submitting an email to plancommissioncomment@deerfield.il.us prior to the meeting. Emails received will be read aloud during Public Comment. Any emails received during the meeting will be read during the second public comment before the end of the meeting. Chairman Pro Tem Bromberg asked that emailed response is limited to under 200 words to allow time for others to be heard and for the Plan Commission to progress through the public meeting agenda. In addition to written Public Comment, oral comments will also be permitted. Members of the public desiring to make an oral comment should click the "raise hand" button on Zoom or dial "*9" if participating by phone to indicate you wish to speak." Chairman Pro Tem Bromberg stated that the Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but they will actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor, no more than 10 people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available

on a first come, first-served basis. The Plan Commission will comply with all other requirements including public comment and posting the meeting agenda, which can be found on the Village website at www.deerfield.il/us/agendacenter.

Public Comment on a Non-Agenda Item

Mr. Ryckaert reported that there was no email public comment received. Mr. Lichterman reported that no one was present at Village Hall for public comment. Mr. Nakahara reported that there was no one requesting public comment on Zoom.

WORKSHOP MEETING

1) Prefiling Conference on Request for Approval of an Amendment to the Deerfield Park Plaza Planned Unit Development and a Special Use to Establish an Outdoor Seating Area for Jimmy Thai Restaurant at 405 Lake Cook Road, Suite A1 in Deerfield Park Plaza Shopping Center (Mosaic Properties, owner and Jimmy Thai)

This matter was heard as the second agenda item.

Chairman Pro Tem Bromberg swore in all who plan to testify before the Commission. The petitioners for this matter were Jimmy Thai owner Jim Seriruk and Deerfield Park Plaza co-owner David Dresdner.

Mr. Seriruk reported that his restaurant Jimmy Thai began offering outdoor seating on a temporary basis last year after going through the approval process. Since then there have been suggestions made to add planters as borders at the edge of the brick area along the parking lot which they have done. He added that the center owner Dresdner has been very supportive as they are now seeking to add the outdoor seating on more than a temporary basis. There are five tables available for customers who wish to picnic and eat outdoors on the sidewalk adjacent to the restaurant. Chairman Pro Tem Bromberg asked if there is table service and wait staff at the outdoor seating area. Mr. Seriruk replied that there is no service, it is only for carryout orders that can be made online, on the phone or by walk-in. There is also no alcohol service, it is simply intended to allow carryout customers to enjoy the weather and their food. He added that it has gone well so far on nice days and customers appreciate the space. He stated that the planters are three feet in height and help make the patio area visible to traffic in the parking lot.

Chairman Pro Tem Bromberg asked staff if the Appearance Review Commission (ARC) will also review this request. Mr. Ryckaert replied that the ARC will review this matter at their June 28, 2021 meeting. Chairman Pro Tem Bromberg stated that he would defer to the ARC on their preferences about the planters or another design suggestion that may be more permanent.

Commissioner Stolman asked where the outdoor furniture would be stored in the off season. Mr. Dresdner replied that it is currently stored in the small 500 square foot space next door to the restaurant in the center which is vacant. However if a new tenant comes in to use that space they will find another space in the center for storage which he believes they will always have the capacity for.

Chairman Pro Tem Bromberg reported that the petitioner is asking for a waiver of the parking and traffic study which he is in favor of granting. All commissioners agreed.

In conclusion Mr. Dresdner stated that he likes the picnic area as it beautifies the center and is an asset for all center customers. Mr. Dresdner and Mr. Seriruk thanked the Commission.

Mr. Ryckaert reported that the Public Hearing on this matter will be June 24, 2021 and the ARC will review this matter on June 28, 2021. The Board of Trustees will then receive the Plan Commission recommendation and ARC recommendation.

2) Prefiling Conference on the Request for Approval of a Martial Arts Studio Special Use at 656 Deerfield Road (Jonathan Berger, owner and Premier Martial Arts)

Chairman Pro Tem Bromberg swore in all who plan to testify before the Commission.

The petitioners for this matter were 656 Deerfield Road building owner Jonathan Berger, Freddy Altomari, franchise owner of Premier Martial Arts, Jason Tagnarina, Project Manager with RPM Group, and Luay Aboona, Traffic Engineer with KLOA.

Mr. Altomari shared that he will be the franchise owner of the new Premier Martial Arts location and he is excited to become part of the Deerfield community and provide opportunities for children and families in the area as well as employees. Mr. Tagnarina shared that he works for the construction management group representing Mr. Altomari and Premier Martial Arts. His company has worked all over the country helping Premier Martial Arts franchisees open and grow their businesses. He stated that Premier Martial Arts is an organization that puts family first and community first loves being part of local communities. They pride themselves on hiring local and supporting other local businesses. They cater to young families and children as clientele, and he believes they are a great organization. His company has helped build 40 new Premier Martial Arts locations all over the country. Mr. Tagnarina stated that this location will be in a small retail space. The interior will be typical to other locations with a discrete front seating area for parents. The main focus of the space is the unique martial arts mat space where hands on lessons with martial arts instructors will take place. It is small space with a martial arts focus. The classes and programs focus on building character with young children and adults who attend.

Chairman Pro Tem Bromberg asked if parents typically come and watch throughout the classes or if pick up and drop off is more typical. Mr. Tagnarina replied that there is a seating area in the front designed to give parents the opportunity to view reinforce lessons at home. Although not required parents are encouraged to stay and be involved and they anticipate very little pick up and drop off.

Regarding parking, Commissioner Stolman asked if there will be dedicated spots for Premier Martial Arts or if customers will be able to park in the back. Mr. Berger replied that the parking in front and the back serves the store. Customers of other businesses in the building often park behind. He added that the parking study completed shows that there is ample parking surrounding the property which is all available for use. There is also a public parking lot to the east of the building.

Commissioner Keefe asked if there will be an entrance and exit at the front and the back for customers. Mr. Tagnarina replied that the main entrance will be in the front, but they may be able to use the back as well. Commissioner Keefe commented that even though they encourage parents to stay and watch classes, people lining up in front and waiting for pick up could create a backup of cars in front of the other businesses and they should be aware of this. Mr.

Tagnarina added that he imagines parents will park their cars and come in to pick up their kids. Mr. Berger commented that from an operational standpoint, the parents are community members and will want to be respectful. There are short term parking signs for some parking spaces as well as plenty of parking in the back and it would not be appropriate to be waiting in the lot unless in a parking space. Commissioner Keefe suggested that they tell their customers not queue in front of the store for pickup.

Chairman Pro Tem Bromberg asked if the exit from the parking lot in front, closest to Waukegan Road allows for right and left turns out. Mr. Aboona replied that turns in both directions are allowed when exiting. He stated that it is a small parking lot and the parking counts showed that the lot does not have a great deal of traffic. Allowing only right turns while exiting would be difficult for someone who wants to go east, and they would likely disobey a sign or make a U-turn. He stated that given that the lot is small and does not have a lot of traffic there is not a concern.

Chairman Pro Tem Bromberg asked the petitioners how many classes would occur at once. Mr. Tagnarina replied that there will be one class at a time with a 10 to 15 minute gap in between classes which will minimize people in the building and in the parking lot. Chairman Pro Tem Bromberg commented that this seems like a good use of the space.

Mr. Ryckaert reported that the Public Hearing on this matter will be June 24, 2021.

Document Approval

1. 833 Deerfield Road Preliminary Development Plan Recommendation
2. Inclusionary Affordable Housing Recommendation
3. May 13, 2021 Plan Commission Meeting Minutes

Chairman Pro Tem Bromberg provided corrections to the 833 Deerfield Road Preliminary Development Plan Recommendation. Commissioner Schulman moved, seconded by Commissioner Keefe to approve the documents with the corrections provided. The motion passed with the following vote.

Ayes: Stolman, Keefe, Schulman, Bromberg (4)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. There will be no meeting on June 10, 2021. The next meeting will be June 24, 2021.

Village staff provided updates on commercial spaces in Deerfield.

Designation of Representative for the next Board of Trustees Meeting

Chairman Berg and Commissioners Bromberg, Goldstone and Schulman will attend the next Village Board Meeting on June 7, 2021.

Public Comment

Mr. Ryckaert reported that there was no public comment received via email during the meeting. Mr. Lichterman reported that no one was present at Village Hall for public comment. Mr. Nakahara reported that there were no Zoom participants requesting oral public comment.

Adjournment

There being no further discussion, Commissioner Schulman moved, seconded by Commissioner Stolman to adjourn the meeting at 8:17 P.M. The motion passed the following vote.

Ayes: Stolman, Keefe, Schulman, Bromberg (4)
Nays: None (0)

Respectfully Submitted,
Laura Boll