

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order an in-person Public Hearing and Workshop Meeting at 7:30 P.M. on July 22, 2021 in the 2nd Floor Franz Council Chamber at Village Hall.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Bill Keefe

Absent were: Blake Schulman
 Kenneth Stolman

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

Chairman Berg swore in all who plan to testify before the Commission

Public Comment on a Non-Agenda Item

There was no public comment on a non-agenda item.

PUBLIC HEARING

1) Public Hearing on the Request for Approval of a Special Use for a Self-Improvement Facility for Premier Martial Arts at 656 Deerfield Road

Chairman Berg asked the petitioners for proof of certified mailing. Mr. Ryckaert confirmed that certified mailing receipts were received and that the legal notice for this matter was published in the Deerfield Review on July 1, 2021.

Petitioner Freddy Altomari with Premier Martial Arts addressed the Commission and noted he is joined by a representatives from their sign company as well as the building landlord representative and the traffic engineer for this project.

Mr. Altomari stated that they are very excited to be part of the Deerfield community and open a Premier Martial Arts franchise. He shared that the franchise owner has been in the industry for many years and that Premier Martial Arts is a top franchise opportunity that gives back to the community and is health focused for children and adults. He commented that he was involved with martial arts as a high schooler. Mr. Altomari shared that there are currently over 100 Premier Martial Arts locations. They seek to impact 140 to 220 lives in each studio in a safe, clean and manageable environment. The owner was recently featured in Black Belt Magazine, and is well regarded within the industry. Mr. Altomari shared that Premier Martial Arts as a company predominantly serves kids and aims to set them up for success as they grow, as well as teach adults defense skills. Premiere Martial Arts consider themselves to be family and community focused.

Mr. Altomari reviewed signage stating that all specifications meet the Village requirements. Allowable sign height is 36 inches, and their sign will be 32 inches in height and it will not exceed 8 percent of the total face area. The letter faces will be all white and the letter sizes and trim all meet requirements. Mr. Altomari showed the interior layout of the space stating that it will be safe and manageable and can be used by children, young adults and adults.

He concluded that they are very excited to be part of the Deerfield community, impact lives and contribute to the community through their services.

Commissioner Bromberg asked if there were any changes to the plans from the Prefiling Conference. Mr. Altomari stated that the first signage plans exceeded the requirements, and they have revised the signage to ensure that they comply with all requirements. All other plans are the same.

Chairman Berg asked for more information about traffic and parking for the proposed use. Brendan May with KLOA reported that they prepared a traffic and parking evaluation and completed counts at three driveways on Deerfield Road and the access drive on Rosemary Terrace. They also provided parking occupancy surveys of private lot in front and to the northeast as well as the Village lot to the east. They estimated traffic and parking volume needs based on class sizes, number of employees. Mr. May stated that findings showed that the parking available within those lots was adequate to accommodate parking for the proposed martial arts studio. Chairman Berg confirmed that they will plan for a 10 minute gap between classes. Mr. Altomari replied that 10 minutes or longer will be scheduled between classes. He added that operating hours are around 1pm to 9pm with two main employees who will work 12pm to 9pm.

Commissioner Keefe commented that parents might line up in front of the entrance and block the parking lot, so he recommended being proactive and preventing this communication. The petitioners agreed.

There was no public comment on this matter.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation 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. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

Commissioner Goldstone commented that she supports this project. All other commissioners agreed.

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the request for approval of a Special Use for a self-improvement facility for Premier Martial Arts at 656 Deerfield Road. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Berg (4)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on September 7, 2021.

2) Public Hearing on the Request for Approval for a Preliminary Plat of Resubdivision of the Property at 1210 Gordon Terrace

Chairman Berg asked the petitioners for proof of certified mailing. Mr. Ryckaert confirmed that certified mailing receipts were received and that the legal notice for this matter was published in the Deerfield Review on July 1, 2021.

The petitioner Camy Gould with Fidelity Wes Builders of Long Grove addressed the Commission accompanied by project engineer Kevin Lewis of IG Consulting.

Ms. Gould stated that they are requesting a resubdivision at 1210 Gordon Terrace in the R-1 zoning district which allows for the resubdivision of lots. The current lot is 21,600 square feet or 0.49 acres. The petitioners are requesting to divide the current lot into two lots. The minimum required lot size is 10,800 square feet and each new lot will be this size. The minimum allowable lot width is 75 feet, and the new proposed lots will be 90 feet wide. Minimum lot depth is 110 feet, and the new proposed lots will be 120 feet deep. The proposal meets all Village criteria for resubdivision and special use for lot size, parking, traffic and access, affects of neighborhood, and adequate facilities and buffering. She added that all plans will meet Village ordinance requirements for setbacks, bulk and tree mitigation. Ms. Gould commented that the Samantha's Way development in Deerfield completed by her company shows that they build quality, desirable homes that enhance the neighborhood. Ms. Gould explained that they plan to build two homes on the lots similar to those in Samantha's Way. They already have a potential buyer for one lot who currently lives in the neighborhood. And they will build the other as a spec home.

Chairman Berg opened public comment on this matter.

Seth Heilpern stated that he is the owner to the north of the current empty lot. He commented that he has three concerns about the property and the plans. First, there is an old growth pine tree which he feels should not be removed and he strongly encourages the developer to keep it and feels that a house can be built around it. Next he asked if both houses are intended to look the same. And lastly, he is concerned about the current state of the property and lack of care for it. There are very tall weeds, and the grass is not mowed often. He commented that he thinks being a good neighbor is critically important and the lack of care for the property leaves him concerned about the construction process.

Jack Silverman stated that he lives across the street from the property and has been in his home for over 43 years. He commented that he has seen a lot of construction on the street and his concern is that the two new homes in the proposed project are building to land ratios that are too high for the rest of the neighborhood. The plans call for 38 percent building to land ratio while he and his neighbors are under 25 percent building to land ratio. He is concerned about this as well as the access to the property and he would like the developer to explain how the traffic flow will work. He added that he agrees with his neighbor who mentioned that weeds have overtaken lot and it detracts from the neighborhood appearance.

Mr. Nakahara read aloud a public comment email received from Joan Reed at 1151 Gordon Terrace:

"I live across the street and two houses to the east of 1210 Gordon. The property is not being maintained and has become overgrown with weeds. Because of the overgrowth of vegetation the property has also become a receptacle for litter. My understanding is that this property has been sold so I would like to request that the new owner regularly maintain the property including the removal of garbage and litter. Thank you, Joan."

Chairman Berg asked the petitioner to respond to public comments made. Ms. Gould stated that the pine tree is not a great quality tree, but they can do their best to try to save it barring engineering issues for storm drainage. She stated that they are a complete custom home builder, and they build homes to the owners wishes. Their houses are often similar, but it is not their intent to make cookie cutter houses that are exactly the same on the two new lots. She added that she just walked the property and agrees that the weeds are not good. She shared that they are not yet the current property owners, but they can make sure that the current owners are aware of this issue. And regarding building to land ratios, they will comply with all of the bulk and setback requirements for the Village. And lastly, the two new homes will each have its own driveway and will exit onto Gordon Terrace.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation 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. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

Commissioner Bromberg stated that he has no concerns about this request as they will meet all requirements and have shown that they are a reputable developer through their work at Samantha's Way. He added that traffic is not a concern with only two homes. Commissioner Bromberg stated that he is perfectly fine with this request.

Commissioner Goldstone asked staff if they can address the concerns about the current state of the property as the Plan Commission is not the right body to be told this information. Mr. Ryckaert replied that they will inform Village code enforcement who will address this with the property owner. Commissioner Goldstone agreed that she has no concerns about this request.

Commissioner Keefe commented that at the Prefiling Conference he had questions about drainage and stormwater and there is consideration attention paid to this in the current plans and he is in favor of approving the request.

Chairman Berg agreed with the commissioners on all comments made and also agreed that code enforcement is the proper way to address neighbor concerns about the property appearance.

Commissioner Bromberg moved, seconded by Commissioner Keefe to approve the request for approval for a preliminary plat of resubdivision of the property at 1210 Gordon Terrace. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Keefe, Berg (4)

Nays: None (0)

WORKSHOP MEETING

1) Prefiling Conference on the Request for a Preliminary Plat of Resubdivision at 924 and 936 Westcliff Avenue

The petitioner for this matter, Ted Kuczek of 924 Westcliff in Deerfield, addressed the Commission. He stated that he acquired the property at 936 Westcliff with the intention of taking 20 feet off the southern property line and adding it to his current property at 924 Westcliff. In its current state it is four non-buildable lots. Three of them are 65 feet by 130 feet and one is 70 feet by 135 feet. By taking 20 feet and adding it to his property he intends to have two buildable lots with 75 feet of frontage each and one lot remaining with the existing house at 936 Westcliff. He intends to remain in his home at 924 Westcliff and this is a plan for the future of his property. 936 Westcliff is currently under contract for purchase by a new owner.

Commissioner Bromberg confirmed that Mr. Kuczek's house will straddle two lots and there will be a neighboring lot with one house. Commissioner Bromberg commented that someday the plan could be to tear down the house Mr. Kuczek lives in, and two separate houses could be built there. Mr. Kuczek added that it is more valuable to him to have two potentially buildable lots even though he plans to maintain his one home there at this time. Commissioner Bromberg confirmed that this makes it flexible for him and leaves the options open. Commissioner Bromberg summarized that 924 Westcliff will be two lots with one house in the current state and that the three lots will all conform to Village requirements, and if Mr. Kuczek sells, a new buyer will have options. Mr. Kuczek stated that he has no current plans for the two lots his home will be on, if the resubdivision is approved.

Commissioner Keefe commented that it has minimal impact on the neighborhood, and he has no concerns. Commissioner Goldstone and Chairman Berg agreed as this plan conforms and has minimal impact. Chairman Berg added that he appreciates the presentation made and suggests that for the Public Hearing the petitioner provide visuals of the properties.

Mr. Kuczek added that they do currently have a tree survey and any new plans would have to meet the tree mitigation requirements of the Village's tree ordinance. He is not sure at this point if plans for the new home at 936 Westcliff will require any tree mitigation.

Document Approval

1. July 8, 2021 Plan Commission Meeting Minutes

Commissioner Bromberg moved, seconded by Commissioner Goldstone to approve the minutes. The motion passed with the following vote.

Ayes: Bromberg, Keefe, Goldstone, Berg (4)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be August 12, 2021 and will be document approval only.

Mr. Lichterman reported that the Board of Trustees Committee of the Whole meeting on July 28, 2021 at 3:30 PM will have Plan Commission representatives also in attendance. The agenda items for this meeting that concern the Plan Commission are affordable housing and the draft inclusionary housing zoning ordinance, a possible façade rebate program, discussion of short-term rentals and possibly to amend the zoning ordinance, and lastly an item discussing process improvement changes related to boards and commissions. The section related to the Plan Commission will discuss options around mandating Prefiling Conferences or allowing petitioners to go straight to a Public Hearing if they wish. The Board of Trustees will also discuss the process of accepting recommendations from commissions and taking action on the matter.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the meeting at 8:38 P.M. The motion passed the following vote.

Ayes: Bromberg, Goldstone, Keefe, Berg (4)

Nays: None (0)

Respectfully Submitted,
Laura Boll