

**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 September 23, 2021.

Present were:           Larry Berg  
                              Al Bromberg  
                              Bill Keefe  
                              Blake Schulman  
                              Kenneth Stolman

Absent were:            Jennifer Goldstone

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

Chairman Berg 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 Berg 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](mailto: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 Berg 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 Berg stated that the Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but they actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village was present at Village Hall and the virtual meeting was simulcast at Village Hall for members of the public who did not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor, a limited number of people could 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 did 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](http://www.deerfield.il.us/agendacenter).

**Public Comment on a Non-Agenda Item**

Mr. Ryckaert reported that there was no email public comment on a non-agenda item received. Mr. Nakahara reported that no one was present at Village Hall for public comment and no one requested public comment on Zoom.

## **WORKSHOP MEETING**

### **1) Request for Approval for a Final Plat of Resubdivision of the Property at 1210 Gordon Terrace**

The petitioner for this matter was Camy Gould representing Fidelity Wes Builders. She stated that they are seeking final approval to resubdivide 1210 Gordon Terrace. She stated that her team has provided updated materials. Ms. Gould displayed an image of the plat of survey which has been revised to include required easement language per the Village requirements. The engineering plans were also updated to include all changes requested by the Village Engineer. Ms. Gould stated that the plans for the houses were altered to be more realistic and the plans now include patios and verified elevations. They have also provided a storm water management report and information. Ms. Gould stated that they addressed every item requested by the Plan Commission and by Village staff. She noted that there was a misnumbering of trees on the initial tree survey and this has also been corrected. Ms. Gould reported that they are requesting approval for the final plat of resubdivision.

Mr. Nakahara reported that the petitioner has been working directly with Village staff on this matter and staff has asked for additional language to address easements as well as the additional storm water management information. He added that the final plat of resubdivision has not changed. Ms. Gould added that by the time this matter goes before the Village Board for approval the engineering plans will be complete and the resubdivision plans reviewed today are the final plans that will be submitted for approval.

Chairman Berg confirmed that the size, shape and square footage of the lots has not changed. There was no further discussion from the Commission.

Commissioner Bromberg moved, seconded by Commissioner Keefe to recommend approval of a final plat of resubdivision of the Property at 1210 Gordon Terrace. The motion passed with the following vote.

Ayes: Keefe, Stolman, Schulman, Bromberg, Berg (5)  
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Village Board on November 1, 2021 and the Plan Commission will consider document approval for the recommendation on October 14, 2021.

### **Document Approval**

1. September 9, 2021 Plan Commission Meeting Minutes

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

Ayes: Bromberg, Schulman, Keefe, Stolman, Berg (5)  
Nays: None (0)

**Items from the Staff**

Mr. Nakahara reported that Plan Commission training is tentatively scheduled for October 14, 2021.

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be October 14, 2021.

**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 October 4, 2021.

**Public Comment**

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

**Adjournment**

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Stolman to adjourn the meeting at 7:49 P.M. The motion passed the following vote.

Ayes: Bromberg, Schulman, Keefe, Stolman, Berg (5)

Nays: None (0)

Respectfully Submitted,  
Laura Boll