

**PLAN COMMISSION AGENDA**  
**Village of Deerfield**  
**2<sup>nd</sup> Floor Franz Council Chambers**  
**July 13, 2023 at 5:15 PM**  
**Workshop Meeting for Document Approval**

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

**DOCUMENT APPROVAL**

1. Report and Recommendation on the Request for an Amendment to a Special Use to Allow Changes to an Approved Master Plan for Renovations to the Tennaqua Club at One Tennaqua Lane (This item was continued from June 14, 2023 Plan Commission Meeting)
2. June 14, 2023 Plan Commission Minutes

**Items from the Commission**

**Items from the Staff**

**Designation of Representative for the next Board of Trustees Meeting**

**Adjournment**

## RECOMMENDATION

TO: Mayor and Board of Trustees  
FROM: Plan Commission  
DATE: May 25, 2023  
RE: Request for an Amendment to a Special Use to Allow Changes to an Approved Master Plan for Renovations to the Tennaqua Club at One Tennaqua Lane

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### **Application History**

Prefiling Conference Date: April 20, 2023  
Public Hearing Publication Date: May 4, 2023  
Planning Commission Public Hearing Date: May 25, 2023

### **Zoning Actions**

The Deerfield Plan Commission conducted a Public Hearing on May 25, 2023 to consider the request of the Tennaqua Club to amend their Special Use to allow the changes to their approved Master Plan for the proposed improvements that they want to make to the club. Besides the physical changes to the property detailed in the Master Plan, the petitioner is requesting to amend the Special Use to allow the phases of development to exceed year 2025 and to be extended to 2030. The original Special Use ordinance O-18-10 allowed for the improvements to be done over 7 years or 2025. The updated Master Plan is proposing a timeline for improvements to be completed by 2030 which is an additional 5 years.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield regarding approval of an amendment to a Special Use for the Tennaqua Club located at 1 Tennaqua Lane. The Plan Commission held a public hearing on May 25, 2023. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and the workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

## **FINDINGS OF FACT**

### **Subject Property**

The subject property is the Tennaqua Club located at One Tennaqua Lane. The subject property is approximately 10 acres in size. The property is zoned R-1 Single Family Residence District and a recreational club is a Special Use in the R-1 Single Family zoning district. In 2018, the Village approved Ordinance O-18-10 with granted approval of a Master Plan for their property with renovations to occur in a phased approach over the next 7 years. The approved Master Plan allowed the petitioner plan to come back to the Village with additional detailed information for the renovations to be approved administratively. The petitioners would address the storm water, and tree replacement as they implemented the phases of the Master Plan. In 2019, the Village approved a change in 2 pop tennis courts to 3 pickleball courts along the west side of the property.

### **Surrounding Land Use and Zoning**

North: I-1 Office, Research and Restricted Industrial District – three-story office building

South: R-2 Single Family Residence District – single family homes

East: R-3 Single Family Residence District – single family homes

West: Tri-State Tollway

### **Proposed Plan**

Tennaqua is proposing to update their Master Plan and have all of the plan's elements approved in concept. The improvements, renovations, and enhancements to their club facilities including: the clubhouse, pavilions, pickleball and paddle tennis courts, tennis courts, parking, lighting, and other improvements are contained in their submittal. The proposed improvements, renovations, and enhancements are contained in their revised letter dated April 10, 2023. The letter lists out all 18 items, some of which have been completed since 2018. The completed items are highlighted in yellow in their letter, and the changes to the Master Plan are highlighted in green. In order to avoid a repetition in reading, please see the petitioner's letter.

Tennaqua is requesting approval of an updated Master Plan for their property, which includes the proposed changes they would like to make to the property over the next 6 to 7 years. As they make the improvements to the property over time in phases, they plan to come back to the Village with additional detailed information to be approved administratively as was done with the 2018 approval. If the future plans are substantially the same as what is approved in the updated Master Plan, then the future phases could be approved by Village staff by administrative review without going through the public hearing approval process for each phase. If there are significant changes from the Master Plan for when they seek approval of the various phases, then Tennaqua would have to come back through the Village zoning approval process to seek these changes. The petitioners continue to address the storm water, and tree replacement as they implement the phases of the proposed updated Master Plan.

### **Zoning Conformance**

The petitioners must amend the Special Use to allow the changes to the approved Master Plan for the proposed improvements that they want to make to the club. Besides the physical changes to the property detailed in the Master Plan, the petitioners is requesting to amend the Special Use to allow the phases of development to exceed year 2025 and to be extended to 2030. The original Special Use ordinance O-18-10 allowed for the improvements to be done over 7 years or 2025. The updated Master Plan is proposing a timeline for improvements to be completed by 2030 which is an additional 5 years. Attached are the Special Use standards and the petitioner's responses to the Special Use Standards.

### **Bulk Requirements**

The following are the bulk requirements in the R-1 District:

#### **Minimum Yards (for Buildings and Structures) in the R-1 Single Family District**

Front yard (to the north)

Required: 35 feet

Proposed: Approximately 42 feet (for parking lot)

Side Yards (to the east and west)

Required: A side yard of not less than 10 feet and a combined total side yards of not less than 25 feet.

Proposed: The improvements to the west side of the property will not encroach into the west side yard setback. No change will be made to the existing east side yard setback.

Rear yard (to the south)

Required: 50 feet

Proposed: No change will be made to the existing rear yard setback.

Note: For a Special Use, minimum yards of greater dimension may be required as a condition of authorization.

### Maximum Lot Coverage

Allowed: The total ground area occupied by any principal buildings and accessory buildings shall not exceed 35% of the area of the lot.

Proposed: 3.04% (13,160 square feet/9.93 acres). The existing lot coverage is 1.71% or 7,388 square feet.

### Maximum Height

Allowed: 35 feet to the top of the roof.

Proposed: The proposed future structures are below 35 feet in height as indicated in their submitted material.

### Trees/Tree Preservation Ordinance

The Village's tree preservation ordinance applies to residentially zoned properties. Any tree over 8" in diameter at 4 ½ feet above the ground is considered to be a protected tree. The club would be required to replace (mitigate) any protected trees they remove. The amount of replacement is dependent upon the species and condition of the trees to be removed as outlined in the tree manual. Any trees lost for the future improvements will need to be mitigated according to the Village's tree ordinance. The petitioners will submit the tree mitigation detail for staff review when they are ready to move forward with any future phases that impact trees.

## **Landscaped Screening**

The Zoning Ordinance requires where a non-residential use abuts property in a residential district at a side or rear lot line such non-residential use shall be effectively screened along such lot line(s) by a screening fence or landscaped screening as defined in the ordinance not less than seven (7) feet in height. A landscaped screen is defined by the zoning ordinance as a dense non-deciduous planting of a thickness sufficient to form a visual barrier between the properties. Adequate buffering is also one of the criteria used to evaluate a Special Use. Buffering is defined in the zoning ordinance as any means of protecting abutting properties from the visual or auditory effect of a different or more intense use. Buffering may include, but is not limited to, berming, fencing, landscaping, providing greater setbacks or providing open space.

The buffering/screening and fencing that is in place along the east property line of Tennaqua will remain. The future parking area of 21 spaces (Item #10 on the petitioner's 4/10/23 Letter) located south of the existing parking lot, north of the sports court, and east of the pool is proposed to be 9 feet from the east property line (Note: the existing parking lot to the north is closer to the east property line.)

## **Size of Parking Spaces and Expansion of Previously Approved Parking Lot**

Perpendicular spaces are required to be 9 feet wide by 19 feet long with a 24-foot wide aisle. The petitioner has indicated that the plan meets these requirements.

Item # 8 of the petitioner's 4/10/22 letter indicates a future parking expansion north of tennis courts 7 thru 10. The expansion will double the capacity of this parking lot with 48 perpendicular parking spaces (from the existing 24 parking spaces).

## **Lighting**

The petitioner's updated Master Plan indicates where the additional lighting is proposed on the property and the petitioner's letter explains the proposed lighting plan - see items #7 and #14 of the petitioner's 4/10/2023 letter. Lighting plans for the future improvements will need to be designed to have a zero cutoff

at the property line and photometrics plans will need to be submitted at the time that the lights are put in.

### **Stormwater**

As part of the 2018 Master Plan approval, the petitioner received approval from the Village's Engineering Department for storm water management plans due to the increase in the impervious area as a result of the improvements. The petitioners have indicated that they have discussed future options with the Village's Engineering Department and the detailed storm water plans will need to be approved by the Village's Engineering Department as the petitioners install future phases.

### **Phasing Plan**

The petitioners have submitted information in their written description regarding when the various Master Plan improvements to the property are anticipated to be implemented over a 7 year time period. See the last page of the April 10, 2023 letter that indicates the year that various improvements are to be made to the property. In 2018, the Plan Commission requested that all of the improvements on the Master Plan should be completed within 7 years. The 2018 ordinance approving the Master Plan required the improvements be installed within 7 years from the passage of the ordinance (by 2025). The updated Master Plan is proposing a timeline for future improvements to be completed by 2030 which is an additional 5 years.

## **CONCLUSIONS**

### **Compatible with Existing Development**

The Plan Commission finds that the proposed amendments to the Tennaqua Master Plan are planned so that it will be compatible with existing development in the area and will not impede the normal and orderly development and improvement of surrounding properties. The Plan Commission finds the proposed improvements will not have an adverse impact on surrounding properties. They find the size and location of the improvements are appropriate.

The Tennaqua swim and tennis club use has existed on the property for many years, and the renovations are needed in order modernize their facilities.

The Plan Commission finds there is a need for the proposed renovations and they are well planned. The Plan Commission finds the renovations will not have a negative impact on the surrounding properties. The Plan Commission heard testimony from several of the neighbors regarding noise from the increased number of pickleball courts on the west side of the property. The Plan Commission confirmed that the residential properties adjacent to Tennaqua's east property line are more than 300 feet away from the proposed pickle ball courts that will be located on the west property line. The Plan Commission recalled previous data from sound studies that indicate that sound dissipates the farther away it moves away from the source. The Plan Commission also finds that the ambient noise from vehicles on the 294 Expressway will be greater than the sound coming from the additional pickleball courts. The Plan Commission is comfortable that the sound from the additional pickleball courts will not have an adverse impact on surrounding properties.

The Plan Commission reviewed Tennaqua's request for their Master Plan to be implemented over an additional 5 years and finds this request is appropriate. The Plan Commission understands that Tennaqua wants to provide their members with a complete vision of the improvements instead of doing one project at a time where they have to go through the zoning approval process each time. Tennaqua continues to indicate to staff that they did not want to go through the process each time they want to add an improvement to the property and requested administrative (staff) approval of future improvement only if they were in compliance with the Master Plan.

### **Lot of Sufficient Size**

The Plan Commission finds the lot is of sufficient size for the proposed improvements. The Plan Commission finds the proposed plans for the property are appropriate and reasonable, and the property is of sufficient size for the proposed renovations. The proposed structures do not encroach into the required setbacks in the R-1 District. The Plan Commission finds the proposed plans for the property are appropriate and reasonable, and the property is of sufficient size for the proposed renovations.



## **Traffic**

The Plan Commission finds that the proposed improvements as outlined in the Master Plan will not have an adverse traffic impact in the area. Tennaqua Lane is a public road that currently provides access to the property and no changes are proposed to the existing road. The Plan Commission finds that the proposed improvements to the property over the next seven years, as outlined in the Master Plan, will not significantly increase traffic in the area. The newer improvements can attract more members to the club, but the club has a cap of 270 families.

## **Parking and Access**

The Plan Commission finds that the proposed parking for Tennaqua will be adequate for the property. The parking will be expanded to the south of the existing parking, and at the north end of the property new parking will be added as shown on the Master Plan. The Plan Commission finds the expanded parking lot to the south, and the new parking lot at the north end of the property will not have an adverse impact on the area.

## **Effect on the Neighborhood**

The Plan Commission finds that the approval of the proposed Tennaqua improvements will not be significantly or materially detrimental to the health, safety, and welfare of the public or injurious to other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding areas. The Plan Commission finds that the proposed Tennaqua renovations fit in well with the existing surrounding neighborhood and will not have a negative effect on the neighborhood. The Plan Commission finds there is a need for the proposed improvements and they are well planned with sensitivity to the surrounding properties. The Plan Commission finds the improvements are necessary in order for the club to modernize its facilities.

## **Adequate Facilities**

The Plan Commission finds that adequate facilities will be available to service the proposed improvements to the property. The vehicular access to the facility

already exists and will remain in its current configuration. The site is very large and has a lot of open space and low lot coverage. The Plan Commission is comfortable with the engineering plans to be submitted for approval at the time that the phased plan is implemented over time. Engineering plans will have to be approved by the Village Engineer prior to the issuing of a building permit.

### **Adequate Buffering**

The Plan Commission finds that the petitioners have done a nice job of addressing landscaped screening along their east property line.

## **RECOMMENDATION**

Accordingly, it is the recommendation of the Plan Commission that Tennaqua's request for an amendment to a Special Use to allow changes to an approved Master Plan over an additional five year time period ending in 2030, be approved.

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

Nays: None (0)

Recuse: Crist, Lubezny (2)

Respectfully submitted,  
Al Bromberg, Chair  
Deerfield Plan Commission

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 6:30 P.M. on June 14, 2023 at Deerfield Village Hall.

Present were: Al Bromberg, Chair  
Lisa Crist  
Jennifer Goldstone  
Ken Stolman

Absent: Bill Keefe  
Sara Lubezny  
Blake Schulman

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

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

There were no comments from the public on a non-agenda item.

**DOCUMENT APPROVAL**

1. Report and Recommendation on the Request of the Deerfield Park District for an Amendment to a Special Use to Permit Phase 2 Renovations to Jewett Park located at 836 Jewett Park Drive

Commissioner Goldstone moved, seconded by Commissioner Crist to approve the document with no changes. The motion passed with a unanimous voice vote.

2. Report and Recommendation on the Request for an Amendment to a Special Use to Allow Changes to an Approved Master Plan for Renovations to the Tennaqua Club at One Tennaqua Lane

Commissioner Goldstone moved to approve this recommendation at the June 29<sup>th</sup> Plan Commission meeting due to a lack of a quorum. The motion was seconded by Commissioner Stolman. The motion passed with a unanimous voice vote. (Commissioner Crist was recused from this recommendation due to a conflict of interest and therefore could not vote on the motion to approve the recommendation. This resulted in a lack of a quorum. Commissioner Crist was able to vote on the motion to continue the approval of the document to the June 29<sup>th</sup> meeting.)

3. May 25, 2023 Plan Commission Minutes

Commissioner Goldstone moved, seconded by Commissioner Crist to approve the document. The motion passed with a unanimous voice vote. Legal counsel advised that Commissioner Crist was able to vote on the May 25<sup>th</sup> minutes because no legal action was being taken with the approval of the minutes.

**Items from the Commission**

No item from the Commission

**Items from the Staff**

Mr. Ryckaert reported that the June 22<sup>nd</sup> meeting is cancelled due to the Bridge petition withdrawal. A prefilng conference is scheduled for the June 29, 2023 Plan Commission meeting.

**Designation of Representative for the next Board of Trustees Meeting**

Chair Bromberg will attend the June 20, 2023 Village Board meeting.

**Adjournment**

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Stolman to adjourn the meeting. The motion passed with a unanimous voice vote.

Respectfully Submitted,  
Dan Nakahara