

PLAN COMMISSION
Village of Deerfield
Agenda
August 25, 2022 at 5:30 PM
Deerfield Village Hall, 2nd Floor, Franz Council Chambers
Workshop Meeting*

Public Comment on a Non-Agenda Item

WORKSHOP MEETING

DOCUMENT APPROVAL

1. 827-829 Waukegan Road Special Use Recommendation
2. August 11, 2022 Plan Commission Minutes

Items from the Commission

Items from the Staff

Designation of Representative for the next Board of Trustees Meeting

Adjournment

*While it is the intent of the Plan Commission to hold the public hearing in-person at Village Hall, the Plan Commission reserves the right to hold the hearing virtually on the Zoom platform should the need arise due to changing circumstances related to COVID-19. The agenda and meeting materials for this meeting will be posted no later than 48 hours prior to the meeting at <https://www.deerfield.il.us/AgendaCenter>. If the Village decides it is necessary to hold the hearing virtually, the Village will provide directions on its agenda on how to access the hearing via the Zoom platform and providing public comment and testimony.

RECOMMENDATION

TO: Mayor and Board of Trustees
FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner
DATE: August 11, 2022
RE: Request for Approval of a Class B Special Use to Permit the
Establishment of theCoderSchool at 827 Waukegan Road



Application History

Prefiling Conference Date: July 14, 2022
Public Hearing Publication Date: July 21, 2022
Planning Commission Public Hearing Date: August 11, 2022
Board of Trustees Meeting: September 6, 2022

Zoning Actions

The Deerfield Plan Commission is conducting a Public Hearing to consider the Tree Holdings LLC – North Shore Series dba, theCoderSchool – North Shore request for a Class B, Self-Improvement Facility Special Use to establish a coding school at 827 Waukegan Road.

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for a Class B Special Use for a self-improvement facility to establish a coding school at 827 Waukegan Road.

The Plan Commission held a public hearing on August 11, 2022. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

Subject Property

The 8,712 square foot subject site consists of two buildings (827 and 829 Waukegan Road buildings) with a shared parking lot and a shared access drive. The 829 Waukegan Road building (the northernmost building) recently received zoning approval as a sports memorabilia store which is a Permitted Use. The 827 Waukegan Road building was previously occupied by a retailer store selling repurposed furniture and home décor. The main vehicular access point to the subject property is in the rear (east side of the property) where the parking lot is located. There is also an existing curb cut (driveway) on Waukegan Road with a drive aisle located to the north of the 829 Waukegan Road building that currently allows for one-way traffic onto the subject property from Waukegan Road. The subject property is zoned C-1 Village Center District.

Surrounding Land Use and Zoning

North and South: C-1 Village Center District, commercially developed properties.

East: C-1 Village Center District, US Bank Parking lot and R-3 Single Family Residential District, single family homes.

West: (across Waukegan Road): C-1 Village Center District and R-5 General Residence District, commercial uses and First Presbyterian Church.

Proposed Plan

The petitioner is seeking a Special Use to operate a coding program for children in the existing one-story, approximately 850 square foot building. The proposed coding school combines project-based mentorship with low student-teacher ratios (typically 2:1). The school focuses on a mentor relationship with experienced coders referred to as Code Coaches. The school founders believe the benefits of this school will enrich the learning in academia for residents of Deerfield interested in expanding their knowledge on computer software and coding. The age range of the students range from 6-18 years of age with an average age of 9.

The hours of operation will be Monday, 3:00pm – 6:00pm, Tuesday, Wednesday and Thursday, 3:00pm – 8:00pm, Saturday, 10:00am – 2:00pm, Sunday 12:00pm – 4:00pm and closed on Friday. Students have the option of Code Coaching or a

traditional code class. Code Coaching, combines a low 2:1 student to teacher ratio with individualized curriculum so students are able to move at their own pace, doing things that interest them most. Code Coaching is the school's premium program. The school also offers a more traditional code class (no more than 8 students per session) for students looking for either software-driven or curriculum teaching in a larger student to teacher ratio. The theCoderSchool also offers one-week long coding camps during summer and holiday breaks with no more than 8 students per camp session. When available, programs are offered in both in-person and virtual formats.

The maximum number of employees plus customers on the premises at one time during the peak period would be 12 people in the space; a maximum of 4 employees and 8 customers. The petitioner's plans indicate that most of the students will be dropped off by their parents/guardians and there could be up to 5 parking spaces occupied at this time due to trial sessions or employees. Most of the sessions are private and semi-private consisting of 1 or 2 students with a coach. Classes offered on the weekend have a maximum student count of 8 students and 1 coach. Camps offered during the summer and during school breaks have a similar maximum student count of 8 with a coach and operate from 9:00am – 3:00pm.

Staff reviewed the design capacity for the coding school with the Village's Code Enforcement Supervisor and according to the building code; the proposed space has a maximum occupancy of 24 persons in the space.

The petitioners are proposing to take advantage of the Village's new façade improvement program that went into effect earlier this year. The façade program is in the purview of the ARC and Board of Trustees.

Zoning Conformance

The petitioners are seeking approval of a Special Use for a self-improvement facility. Self-Improvement facilities are Class B, Special Uses in the C-1 Village Center District. Attached are the Special Use criteria. The petitioner has addressed the Special Use criteria in their submitted material.

Parking

There is a provision in the Zoning Ordinance (Article 8.01-E Change of Use) which addresses parking requirements in the C-1 Village Center District when a change in use occurs. This provision applies to the subject property. The Zoning Ordinance states:

"Whenever the existing use of a building, structure or premises shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the building or structure was lawfully erected prior to the effective date of this Ordinance, and it is located in the C-1 Village Center District, additional parking or loading facilities are mandatory only in the event the floor area of the building or structure is increased, and then only to the extent required by the additional space. Notwithstanding anything in the foregoing paragraph, all special use standards set forth in Article 13.11-D shall be applicable."

The petitioners are not planning to increase the building floor area and therefore no additional parking would be required for this use based on the above provision. Although no additional parking is required to be provided on the subject property, one of the criteria that is examined as part of the approval/establishment to a Special Use is parking.

The petitioner's site plan indicates 12 parking spaces will be available on the subject property. The petitioners are proposing to repave the existing paved areas of the parking lot. The vehicle access to the parking lot is at the east side of the property coming off of a north/south road that carries traffic between the parcels in this quadrant. There is an access point off of Waukegan Road to the north of the 829 Waukegan Road building will remain unchanged. According to the petitioner's plans, peak parking demand is anticipated on Wednesdays and Thursdays from 4:00pm to 6:00pm with the busiest day being on Saturday from 10:00am to 2:00pm. Most of the sessions are private and semi-private consisting of 1 or 2 students with a coach. Classes offered on the weekend have a maximum student count of 8 students and 1 coach. Based on historical data from their previous location, a maximum of 5 parking spaces are anticipated during their peak time.

The Zoning Ordinance does not have a specific parking requirement for a learning and tutoring center, however the Plan Commission can recommend required parking for other uses not listed in the Zoning Ordinance according to Article 8.02-E, 8. A related land use to determine required parking is one parking space for each three patrons, based on the design capacity in terms of the largest number of patrons on the premises at one time. If this requirement is used, a total of 8 parking spaces would be required for the coding school ($24/3 = 8$ parking spaces).

The 829 Waukegan Road building is located on the same site as the proposed Coding School. The 829 Waukegan Road use was recently approved as a retail sports memorabilia store which is a Permitted Use. The anticipated hours of operation for this retail store is Monday – Friday, 3:00pm – 5:00pm by appointment only, and Saturday from 10:00am – 2:00pm. If there is a demand, the store could be open on Sundays. Retail uses have a parking requirement of 1 parking space for every 200 square feet. The 829 Waukegan Road building has a floor area of 1,500 square feet. Based on the floor area, 8 parking spaces are required ($1,500 \text{ square feet} / 200 \text{ square feet} = 7.5$ or 8 parking spaces). Therefore, both uses on the subject property would require 16 parking spaces.

The petitioners have prepared and submitted a parking table on page 12 of their submitted material. The parking table is based on historical data and anticipated peak parking demand for both the Coding School and the sports memorabilia store. Based on their parking analysis, parking demand will not exceed the parking supply for the site during the busiest days of Tuesday – Thursday and Saturday. The petitioner also notes in their materials that they will utilize a software program for both the Coding School and the sports memorabilia store that sets limits on the number of customers in the respective spaces at any given time to limit overcrowding of onsite parking.

Village Owned Parking Lot at Northwest Corner of Deerfield Road and Rosemary Terrace

To the east of the subject property is a publicly owned parking lot. This Village owned parking lot is located on the west side of Rosemary Terrace, across the street from the Methodist Church, and currently contains approximately 50 public parking spaces with a 3-hour parking limit. The Village maintains this public parking lot.

Village Owned Parking Lot in Northwest Quadrant of Village Center

Across Waukegan Road (on the west side of Waukegan Road), there is also a 3-hour parking lot in the northwest quadrant of the Village Center that is open to all patrons of businesses in the Village Center. It should be noted that when the Aligned Modern Health Special Use was approved in the Northwest Quadrant several years ago, they had no parking with that building, and they relied on the Village owned parking lot in the northwest quadrant of the Village Center. The ordinance approving the Aligned Special Use in 2017 indicated that, if necessary, the applicant was to participate in a Village program to license parking spaces (they would have to pay a fee for each space) in the Village parking lot for their long term (more than 3 hours) employee parking provided that any license of such parking spaces is revocable at the sole discretion of the Village.

At the July 14, 2022 Prefiling Conference meeting, the applicant requested a waiver to a parking study since patrons can park in the Village parking lot in this quadrant and the low parking demand for the two businesses located at 827 and 829 Waukegan Road. The Plan Commission agreed there is an appropriate amount of parking in the NE quadrant and granted the petitioner's request for a waiver to a parking study.

Bicycle Facilities

The Bicycle Facilities section of the Zoning Ordinance indicates that where appropriate, all developments in the C-1 Village Center District shall provide for facilities for the storage of bicycles as appropriate for the development. Development is defined as construction, conversion, substantial structural alteration of any building(s) housing the primary use of the building.

The petitioner is planning for the installation of a bicycle rack behind the 829 Waukegan Road buildings on the subject site.

Signage

The petitioners are allowed a wall sign no larger than 8% of the area of the wall. The petitioners are proposing to use signage that conforms to signage codes and

the landlord's regulations. The petitioner's materials indicate that the signage will be consistent with the prior tenant's signage in terms of location on the building. The signage will have individual lettering on the brick wall with a possible black background with white lettering and one green letter. The sign reads: "theCoderSchool". The individual letters will be no taller than eighteen inches (18") high. The signage will be centered above the front entrance as shown in their materials. The proposed wall sign is 20 square feet 2 feet tall by 10 feet long.

Directional/informational signage regulations require the sign to be no larger than 2 square feet and non-illuminated. The petitioner is proposing one-way directional signs to facilitate traffic circulation as well as informational parking signage to foster safe pick-up and drop-off in the parking lot. The proposed directional and informational signage will comply with signage regulations and be no larger than 2 square feet and be non-illuminated.

The Village has window sign regulations for all commercial businesses in the commercial districts, which are available online at www.deerfield.il.us then click on Businesses → New Business → Regulations → Window Sign Regulations. The window signage regulations in the Zoning Ordinance apply to this property. The windows signage regulations for commercial tenants allow 20% coverage of window area for permanent or temporary signage, or 50 square feet in area whichever is less.

Appearance Review Commission

The Appearance Review Commission (ARC) will have to approve the exterior wall sign and any other exterior changes to the building. The petitioner met with the ARC on July 25 and a summary of the meeting is below:

1. Exterior Updates – The ARC discussed the updates proposed for the building. The Commissioners provided guidance on color and finish choices for paint and lighting and helped pick the new bike rack. There were no issues with any of the cosmetic changes.
2. Signage – The ARC was in favor of the reusing the existing signage for The Coder School. They felt it fit nicely on the front elevation, and the white letters would be readable against the masonry background. The additional

gooseneck lights would also help with sign visibility.

3. Front Entrance – A discussion was had about The Coder School’s front entrance location on Waukegan Road. The Commissioners pointed out that parents may drop their kids off in the back and want to watch them enter the building. The petitioners noted the back door would be open, but they would prefer students to enter through the Waukegan Road door. The ARC agreed that the safety of this needs to be considered. Perhaps signage could be added to help guide people safely to the front entrance.

The ARC voted 6-0 in favor of the proposed updates and signage for the buildings, pending Board approval of the Special Use. The petitioners will also submit material to Staff to seek funding for the Business Facade Rebate Program.

CONCLUSIONS

Compatible with Existing Development

The Plan Commission finds that the proposed coding school will be compatible with existing development and should not impede the orderly development and improvement of surrounding properties. The Plan Commission finds that the use will be an amenity to the Village Center and will bring people into the Village Center. They find the coding school is a good use of the property and will be compatible with the existing development in the area. The Plan Commission finds the proposed coding school will not have an adverse impact on surrounding properties and is a welcome addition to the Village Center. The Plan Commission does not find traffic and parking will be adversely impacted by the proposed coding school use. The petitioner is proposing repaving only the area of the parking lot that is currently paved after discussing storm water management with the Village’s Engineering Department. The Plan Commission is pleased that any improvements to the subject site will not adversely affect the surrounding property’s improvements.

Lot of Sufficient Size

The Plan Commission finds the subject property is of sufficient size for the proposed coding school use. The Plan Commission finds the property is suitable for the proposed use and will not create a negative impact on surrounding

properties.

Traffic

The Plan Commission finds that the proposed use should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties. They find the traffic generated by the proposed use will not have an adverse impact on traffic in the area.

Parking and Access

The Plan Commission reviewed the petitioner's projected parking demands for the business, and finds that parking will be adequate for the proposed use and they find the proposed business should not create a parking problem in the area. The Plan Commission finds there will be adequate parking for the proposed use. Drop-off and pick-up is quick, and the business will structure classes accordingly if parking becomes an issue. In the event that excess parking is needed, there is also a public parking lot in this quadrant, which is available to all customers of businesses. This parking lot is now being utilized to a greater extent by the businesses in the area and it remains a viable lot for excess parking. The Plan Commission is pleased the parking lot is being improved with more defined parking spaces, and the addition of an ADA space closest to the building.

The existing access points to the subject site will not be changed for the proposed coding school. The one-way access drive into the property from Waukegan Road is existing and will remain. The proposed one-way directional signage will aid with circulation on the site.

Effect on Neighborhood

The Plan Commission finds the proposed use should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to the other property or improvements in the neighborhood nor should it diminish or impair property values in the surrounding area. The Plan Commission finds the proposed use will not have an adverse impact on surrounding properties. They believe that the proposed coding school will be a good use for this vacant building and will be an asset to Village Center and the Deerfield

community.

Adequate Facilities

Adequate facilities (utilities, access roads, drainage) will be provided on the subject property. As mentioned earlier, the petitioner is proposing to repave only the area of the parking lot that is currently paved after discussing storm water management with the Village’s Engineering Department.

Adequate Buffering

The Plan Commission believes that the existing buffering on the subject property is adequate.

Not Injurious to the Character of the C-1 Village Center District as a Retail Center

The Plan Commission finds the proposed coding school should not be injurious to the character of the C-1 Village Center District as retail center. The Plan Commission finds the use fits well in this location, will bring customers and activity to the Village Center, and will be a nice addition to the Village Center.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner’s request for a Class B Special Use for a coding school at 827 Waukegan Road, be approved.

Ayes: Goldstone, Keefe, Lubezny, Schulman, Stolman, Bromberg (6)

Nays: None (0)

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 7:30 P.M. on August 11, 2022 at Deerfield Village Hall.

Present were: Al Bromberg, Chairman
Sara Lubezny
Bill Keefe
Kenneth Stolman
Jennifer Goldstone
Blake Schulman

Absent were: Lisa Crist

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

Chairman Bromberg 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 on the Request for a Class B Special Use to Permit the Establishment of theCoderSchool at 827 Waukegan Road

Chairman Bromberg asked for proof of publication and certified mailing. Mr. Ryckaert reported that the notice was published in the Deerfield Review on July 21, 2022. And certified mailing receipts were provided by the petitioner.

The petitioners Justin Brown, Managing Member of theCoderSchool, Chad Kriendler, Co-Owner of theCoderSchool and Amanda Brown, Architect, addressed the Commission.

Mr. Kriendler stated that theCoderSchool is an after school enrichment program that teaches kids how to code. They pride themselves on creating a customized, personalized environment for students to learn. They get to know their students in a one on one, or two on one setting as they feel this is the best way for kids to learn and the best way for staff to find out more about students' needs and abilities. They strive to customize each lesson to make it an engaging environment for students to learn how to code. Mr. Kriendler stated that this location will provide value to the Deerfield community. Mr. Brown stated that they are seeking a Class B Special Use Permit in the C-1 Village Center District at 827 Waukegan Road in an 850 square foot space.

Chairman Bromberg asked the petitioners to share any changes to the plans since the Prefiling Conference.

Mr. Brown shared that they added more information on signage to the application materials and also incorporated a new bike rack at the suggestion of the Commission. The bike rack will be right behind the 829 Waukegan Road building. They also added "One Way" signs to the parking lot to help direct traffic and to address concerns about flow of traffic. There will be a "One Way" sign preventing traffic from exiting the lot to Waukegan Road.

Mr. Kriendler reported that they also designated 3 parking spaces as 15-minute parking spaces for pick-up and drop-off. They envision that when first-time parents drop-off, they will most likely walk through the front to have the experience. But they want to provide the flexibility to allow drop off in the back so that parents can see their children walk through the back. They expect this to happen after the first or second class.

Mr. Brown reported that Tyler Dickinson, Assistant Director of Public Works and Engineering, expressed concerns about drainage if they were to pave the entire lot. So they now plan to keep the existing impervious section. And will add gravel, sealcoat the sections already paved, and add parking bumpers for each parking space. Ms. Brown stated that they will restore it and make it look nicer but will not create more impervious surface.

Mr. Kriendler added that they are replacing an existing office in the interior with an ADA bathroom and have applied for the permits for this.

Chairman Bromberg asked if there will be an ADA ramp added at the back entrance. Mr. Brown replied that they proposed a ramp there and will apply for permits for it. Right now there is one step up to get into the building.

Chairman Bromberg confirmed that none of the business operations have changed since the Prefiling Conference. Mr. Kriendler replied that they added more information to the packet on their summer programs which historically has low numbers of students attending. There were no other changes to the business operations or the Special Use criteria. He added that they also included more detailed plans for the elevations and signage on the building and showed the brick exterior. Ms. Brown added that they will install new windows to improve the space. Mr. Kriendler stated that they made an effort to incorporate feedback from the Commission, but there were no major changes. Commissioner Goldstone thanked the petitioners for incorporating their comments.

Commissioner Schulman commented that parking demand might be exceeded at drop off times as many will be arriving within a few minutes, although there is public parking close by. Mr. Brown replied that their previous Highland Park location had no dedicated parking. And they have noticed that after customers first or second lesson, parents are more likely to drop off and come back after the hour so they do not anticipate all of the parking to be used. They believe that the available parking will not exceed the demand. And if it becomes an issue they will email their customers to direct people to the public parking lot. Because their sessions are private or semi-private they have a good idea of when they will be busy and can also structure things accordingly, if needed. Mr. Kriendler added that there are 12 parking spaces compared to in Highland Park where they had no dedicated spaces and 4 shared spaces in front of that location. Ms. Brown added that this is a great location for students to ride their bikes, as well.

Commissioner Schulman commented there is one way access from Waukegan Road and questioned if access at the back of the property is onto public property. Mr. Ryckaert stated the alley in back of the property is owned by the bank. Mr. Ryckaert explained there is no

designated public route within this quadrant, instead access is a series of public lots connected by drive aisles. Commissioner Schulman stated that there is no legal ways of exiting the property except onto another private property without an easement. Mr. Brown confirmed this and added that this is how that access point is currently being used, Commissioner Schulman commented the bank could rope this off if they wanted to and wants the petitioners to be aware of this.

Commissioner Schulman also commented that the main entrance into the building will be on Waukegan Road however most will enter and exit from the rear. Mr. Brown stated that they would keep the back open and they foresee that after the first session many students will use the back entrance. Mr. Kriendler added the interior layout is such that registration will be at the front off the Waukegan Road entrance.

Commissioner Keefe confirmed that when cars enter on the north side driveway it is a hard right turn and then a left turn. He asked if it is laid out this way taking into account standardized clearances and turn radiuses. Ms. Brown replied that this is based on a standard turn radius for a car which is 15 feet. The driveway is 12 feet and there is a lane for one-way traffic, making it about 18 feet total to allow for turnaround. Ms. Brown added that they will remove the one parking stall close to the building to allow more room for this.

There were no comments from the public on this matter.

Chairman Bromberg 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 for final action on this matter.

Commissioner Schulman commented that this is a great use, and the interior improvements will look great, and he hopes the business will be used by the community. He reiterated his concerns about the logistics of access in the back and cars getting in and out and that there does not seem to be a legal exit. He stated that this could hamper the business. He added that their request is fine in terms of the Special Use, he is just worried about the practical and legal issues of entering and exiting. Ms. Brown stated that they can seek to get an easement in writing with the bank. And Mr. Kriendler stated they can discuss this with the bank if they have a problem with what they are doing. However, it has been used like this for a long time. Mr. Ryckaert stated that access in this area is a series of private lots and is not a public right-of-way, and it has not been a problem in the past.

Commissioner Stolman commented that he appreciates them bringing their business to Deerfield.

Commissioner Goldstone moved, seconded by Commissioner Keefe, to approve the request for a Class B Special Use to permit the establishment of the CoderSchool at 827 Waukegan Road. The motion passed with the following vote.

Ayes: Stolman, Keefe, Lubezny, Goldstone, Schulman, Bromberg (6)
Nays: None (0)

Mr. Nakahara reported that this will go before the Board of Trustees on September 6, 2022.

DOCUMENT APPROVAL

1. 909 & 937 Lake Cook Road – Text Amendment & Special Use Recommendation
2. July 28, 2022 Plan Commission Minutes

Commissioner Lubezny and Chairman Bromberg provided corrections to the documents. Commissioner Goldstone moved, seconded by Commissioner Stolman to approve the documents with the corrections provided. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Ryckaert reported that the next meeting will be August 25, 2022 for document approval only. The Commission agreed to meet at 5:30 P.M. for this meeting.

Adjournment

There being no further discussion, Commissioner Keefe moved, seconded by Commissioner Goldstone to adjourn the meeting at 7:57 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll