

**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 February 13, 2020 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Blake Schulman
 Justin Silva
 Bill Keefe

Absent were: Jennifer Goldstone
 Elaine Jacoby

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

Chairman Berg 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.

WORKSHOP MEETING

(1) Prefiling Conference on the Request for Approval of a Special Use Amendment to Permit Building Additions and Renovations for Caruso Middle Schools in the P-1 Public Lands District (School District 109)

The Petitioner Carole Pugh, of Green Associates Architects in Deerfield, provided an overview of the renovation plans for two small additions on the Caruso Middle School auditorium and music room.

She stated that their submittal included a description of their project, renderings, floor plans and elevations. The main purpose of this project is to renovate the auditorium which the School District and the Park District both use. This project is being completed in a joint fashion so that both the community and the school can take advantage of the renovated auditorium. The auditorium itself will have a new stage, new lighting, audio, and visual, a new control room, and a rehab of the auditorium interior. The renovations include new upholstered seating, an addition with new backstage support, dressing rooms, a sprinkler service room and AV storage room. The total addition will be about 1340 square feet. They will also be expanding the band and orchestra room and moving all music storage cabinets from the auditorium backstage area into the orchestra room and making this a larger, more usable space.

Ms. Pugh showed an exterior rendering of the east addition. She pointed out the recently completed cafeteria addition was Phase one of the school expansion. Phase two of the school's expansion is the auditorium. The materials and finishes will be very much the same as what was used for the cafeteria project. The exterior of the backstage addition will have the same brick tone and metal panels as the cafeteria project. She explained that there will be low level lighting

mounted on the brick down washing onto the sidewalk; and there will be no signage associated with this project.

Commissioner Bromberg asked about the fencing shown in the rendering. Ms. Pugh explained that the fence is in place already, but the landscaping is not complete and will go in this spring. There will be additional bollards and landscaping for the auditorium project, as well.

Ms. Pugh displayed the orientation of the project on the school site. She stated that when you drive up to the building you first see the cafeteria, and once complete this project would be visible to the right with the one story addition and the existing auditorium behind it on the northeast corner of the building. The music room expansion will be filling in a corner of the building. There will also be a mechanical platform added to the roof that will be screened.

Ms. Pugh displayed the floor plan of the auditorium and pointed out the stage, which will get new flooring, curtains, rigging, stage lighting, and acoustic reflective panels. The floor of the seating area will be sloped, and the existing concrete risers will be removed. The new sloped floor will create more seats and handicap accessibility. The new control room will be moved to the main level for ease and function as well as accessibility. Four or five students at a time along with adults will be able to use the control room. Ms. Pugh pointed out the new backstage addition on the floor plan as well as the new sprinkler room, storage rooms, and dressing rooms. Additionally, the existing band and orchestra room which will be expanded. The expanded music room will allow for storage of music equipment in the rooms and not backstage, and provide more functionality.

Ms. Pugh noted the elevation renderings pointing out the one story addition for the backstage area of the auditorium, which will have the same matching metal panels as the completed cafeteria addition. Also, the existing higher auditorium wall, behind the addition, will also have metal panels. There will be no new brick where the existing band and orchestra room is located. The expansion to the north for the music room is 1,070 square feet in total, and even though it is not large, it will greatly improve the facility. Ms. Pugh pointed out the connecting corridor for the band and orchestra room expansion will have seven-foot high windows above the storage cabinets. There will also be a new exit through the corridor for access from the locker rooms to the playfields.

Chairman Berg asked about two bollards shown in the renderings. Ms. Pugh replied that these are currently six inch steel tubes filled with concrete which are smaller and temporary. They will transition to the larger permanent bollards with the completion of this project. She stated that students use that crosswalk and the bollards and guardrail are important safety features. The guardrail fence was added last summer.

Commissioner Bromberg asked if the new door on the north side of the building creates any additional security needs. Ms. Pugh replied that currently there is an exit there where the new music room expansion will be. They are moving the exit to the end of the new corridor. Commissioner Bromberg commented that he has no problem waiving the parking and traffic study for the Petitioners.

Commissioner Keefe confirmed that this project does not increase the number of staff or students at the building. He agreed about waiving the parking and traffic study and commented that the one-way traffic loop around the site functions well.

Commissioner Schulman asked why the traffic loop is a left turn in and out versus a right turn which would make the loop counterclockwise. Ms. Pugh replied that it functions in that direction for drop offs on the right side. Commissioner Schulman asked if there are similar changes planned for Shepard. Ms. Pugh replied that no, Shepard already has a larger auditorium stage and a large gym with more room for productions than Caruso. There are no renovation plans for Shepard for the coming year.

Commissioner Bromberg commented that this project is much needed and will be a very nice upgrade. Chairman Berg added that it looks like a well thought out improvement and much needed. He agrees that there is no need for a parking and traffic study at this point.

Chairman Berg asked about the timeframe for this project. Ms. Pugh replied that they are close to putting it out to bid and hope to have all approvals by the end of March. Construction would start in late May or at the end of the school year and the auditorium would be complete by the end of the year. They are hoping that the music room addition could be completed for the start of the school year in August.

Commissioner Bromberg commented that there is a landscape expert on the Village Board and there may be additional information needed on the landscaping plans.

Mr. Ryckaert reported that the Public Hearing on this matter will be March 12, 2020.

(2) Approval of 2020 Zoning Map

Mr. Ryckaert reported that each year the Village must publish a Zoning Map by March 31 to address all changes made in the past year. The only change made was a small area rezoned for the Jewett Park renovations. 829 Hazel and 965 Park were rezoned from R-4 to P-1 Public Land District. Commissioner Bromberg moved, seconded by Commissioner Keefe, to approve the 2020 Zoning Map. The motion passed with the following roll call:

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

Nays: None (0)

Document Approval

- (1) January 23, 2020 Plan Commission Minutes

The minutes were approved by the Commission.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Schulman moved, seconded by Commissioner Bromberg to adjourn the meeting at 7:51 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll