

**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 March 25, 2021.

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

Absent were: Elaine Jacoby
 Kenneth Stolman

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

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 on any matter concerning the Village may do so by submitting an email to 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 will actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor; a limited number of people may 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 will comply will 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.

Public Comment on a Non-Agenda Item

Mr. Ryckaert reported that there were no public comment emails received. Mr. Lichterman reported that no one was present at Village Hall for public comment. Mr. Nakahara reported that there was no one requesting public comment on Zoom.

WORKSHOP MEETING

1) Prefiling Conference on the Request for a Rezoning of the 525 Lake Cook Road Property; a Text Amendment to the C-2 Outlying Commercial District; and an Amendment to a Special Use for 525 Lake Cook Road to Allow an Antenna Support Structure and Other Improvements to the Property (ComEd)

Chairman Berg swore in all who plan to testify before the Commission on this matter. The Petitioners included Scott Saef, Attorney with Sidley Austin representing ComEd, Chris Collins, Project Manager with ComEd and Douglas Gotham, Landscape Architect.

Mr. Saef addressed the Commission and provided an overview of the four different components in the ComEd substation enhancement project. The four components are the proposed antenna support structure, an upgrade to the exterior fence, new fiber enclosures on the east side of the site, and a variation request with the Board of Zoning Appeals to allow for installation of a battery enclosure within the 50 feet minimum front yard setback.

Mr. Saef reviewed the substation enhancement plans in detail. The antenna support structure is a 100 foot structure with five antennas and a four foot lightning rod on top. The antennas on the structure will wirelessly communicate with radio sensors in real time to seek out and address faults in the distribution system and voltage that is not flowing properly. The sensors are spread out through the circuits and ComEd is planning to add many more in the next year for better real-time rewiring of power away from faults. The sensors and the antennas can sense the faults and make adjustments as necessary for improved service.

Mr. Saef reviewed the fence upgrade component stating that today the substation has a 6 foot tall chain link fence with 6 inches of barbed wire on the top. They are proposing to increase the fence height by one foot and add Y shaped barbed wire at the top. This is a nationwide upgrade undertaken in response to federal mandates. For the fiber enclosures, one to three fiber enclosures will be installed as part of the extension of the fiber optic equipment through the distribution circuits. These are to improve the system and is part of the smart grid initiative. They will provide real time monitoring of the system and collection of data in the system. There is also a ComEd program underway to upgrade the microprocessors to allow for more efficient and flexible operation of transformers regarding battery backup. Mr. Saef added that they also plan to add comprehensive landscaping along the property lines of the substation.

Mr. Saef displayed the site plan and pointed out the fencing and boundaries around the substation. He pointed out the existing control building and shared that the substation has been in existence since 1968. Since then the property line has been extended further to the north along Lake Cook Road, and 19 feet was deeded to the Cook County Highway Department for the widening of Lake Cook Road. This changed the legal setback on the southern edge of the sidewalk which was originally close to the viaduct. The antenna will be to the southwest of the control building. And the upgraded fence will remain at the existing fence line. Mr. Saef stated that the new battery enclosure is set back 20 feet to the north of the fence line. This is the best location that fits in with the new improvements and is set back at 45 feet which is as far from the eastern property line as possible. He added that with the exception of one tree, which must be removed for the battery enclosure, they would preserve the existing grove of cottonwood trees.

Mr. Saef showed a map of local radio sensors. Today sensors attempt to communicate with antennas in Highland Park and Wheeling and this proposed antenna will fill the gap between them and provide for better communication and data collection. Mr. Saef added that the landscaping will be added in two phases. Phase one will be the north hedge and added at the time the antenna and battery enclosures would be added in summer 2021. The rest of the landscaping in phase two would come in late 2021 or 2022 to ensure the storm water system is updated first and plantings are not added then ripped out.

Mr. Gotham shared the landscape plan. It was presented to the Appearance Review Commission (ARC) at the end of February and received a unanimous favorable vote with the exception of the color of the fiber and battery enclosures. It was determined that they will be painted a shade of gray or green.

Mr. Gotham showed images of the five species of shrubs for the hedges they are proposing to add. All of shrubs are three to four feet in height and in three to four years will grow to eight to ten feet in height to screen the majority of the substation. They will be planted in groups of seven or eight with all five species alternating to mitigate against possible disease. The hedge along the north will be planted first with a ten foot gap between the fence and the hedge. The gap will be left for security reasons on the north side as well as the east side. This will allow for a small area where low mow turf will be added. Mr. Gotham pointed out the existing arbor vitae hedge along the driveway that will be maintained. This along with the new plantings will provide effective screening. Lastly, Mr. Gotham showed an image of the existing site from Lake Cook Road, and an image of what it will look like with the new plantings at a mature height. The petitioners concluded their presentation.

Chairman Berg commented that it was a good presentation and easy to understand given the technical nature of the plans. Chairman Berg asked if the existing ComEd antennas in Highland Park and Wheeling are similar to the one being proposed for this project. Chris Collins, Senior Manager at ComEd, replied that these two existing antennas were likely installed eight years ago and are not of this type. The proposed antenna for this project is what is now being deployed in the ComEd service territory. Chairman Berg asked if this same structure has been installed in other communities. Mr. Collins replied that yes, equipment similar in size and the same structures have been installed in other communities in the ComEd service territory.

Commissioner Bromberg agreed that the presentation was good and easier to understand than the submitted material in the packet. He asked if the 100 foot height of the antenna is necessary. Mr. Saef replied that yes, because of the capacity needed for the sensors in the area the height is necessary. Mr. Collins added that each antenna on the pole structure is associated with a radio that can communicate with a maximum of about 40 to 50 devices. And each antenna on the pole has to be separated vertically by 10 feet with each antenna itself being five feet in height. This warrants the 100 feet height necessary for the capacity they plan to add. There are plans to add 200 devices in the area to communicate with the radios on the antenna and they would like the antenna to meet that capacity. Commissioner Bromberg replied that this makes sense, and he does not see the height being an issue in this location. Commissioner Bromberg asked about the wording in the text amendment which states that it will allow for a structure over 35 feet. He asked if there should be a height limit or cap added to the text amendment. Mr. Saef replied that although staff can add to this, he believes the height would be limited by the Special Use process. The height must still be approved on a case by case situation per the Special Use. Mr. Ryckaert agreed and stated that the specific allowable height would be part of the Special Use approval. The text amendment does not give carte blanche for

a structure of any height over 35 feet. This petitioner and any other future petitioner would have to make the case for the height they are requesting, and the Special Use granted would specify the approved height. The draft language states that the petitioner may exceed the 35 foot requirement provided that the height is approved as part of a Special Use. The petitioner must also make their case for the height they are seeking relative to the seven Special Use criteria.

Commissioner Keefe commented that regarding the height, he wanted to know how tall the water tower on Kates is relative to the proposed antenna. Mr. Ryckaert replied that the water tower is about 160 feet to the top, so the proposed antenna would be shorter. Commissioner Keefe commented that he does not think it will be very noticeable in this location and he has no other concerns.

Commissioner Schulman asked about the height of the existing transformers and other equipment at the substation. Mr. Saef replied that the transformers are about 20 feet in height and there is other equipment and distribution poles to the south and west of the control building that is around 80 feet, as well. Commissioner Schulman commented that he is trying to get a sense of how tall the proposed antenna will be compared to the existing infrastructure. Mr. Collins added that the lattice structures at the substation are fairly high and can be 60 to 90 feet, and the transformers are 20 feet in height. He reported that there is a cluster of taller structures to the south and west of the control building.

Commissioner Schulman asked the petitioners if instead of having a 100-foot tower where each antenna has to be 15 feet apart, if it could be possible to have two towers that are not as high. Mr. Collins replied that there is a horizontal restriction for these towers. They have to be spaced at least 10 feet apart vertically, so they would have to find another site on the substation and the cables being able to extend back to the control building would restrict the location. He added that the substation yard has been designed for the existing and future transformers and it would not be practical to install two poles for these reasons. Commissioner Schulman asked why five radio signals are needed as opposed to four if others are also being added in the area. Mr. Collins shared that there are two existing structures in Highland Park and Wheeling that work with the devices in the area. And they have looked at every substation in the area to find the most optimal location that will service the devices in the area and new ones to be added while being the least intrusive to residential areas. This substation and location best fit the criteria they were seeking and can best service the 200 devices that will sit on distribution poles in the area. Each antenna on the pole structure will be able to communicate effectively with about 40 devices without degrading the system. Less antennas for the same number of devices would degrade the level of communication and would decrease the effectiveness of the smart grid. This makes the five antennas on the antenna support structure for the 200 devices necessary.

Commissioner Schulman asked if there are other plans to install similar pole structures. Mr. Collins replied that yes, ComEd is looking at many other substations in the service territory for these same improvements. There will be thousands of new devices installed on distribution poles and they are looking at similar gaps in the system where the pole structures will be needed. They consider locations that will serve the immediate radius around the antenna structure so that they can communicate using low power radio signals. Mr. Collins added that there is also a redundancy design element to having five antennas on one pole. If one fails the others can temporarily communicate with the devices while it is being repaired. And it is also necessary to have all communication be on the same network element in a central control building. Commissioner Schulman commented that he has concerns about the height of the

pole structure as it will be taller than everything else existing in the area. He added that the landscape plans for screening are positive.

Commissioner Goldstone asked about how the landscape screening along Lake Cook Road would look in the winter. She also asked if there could be taller landscaping considered along the parking lot adjacent to Dunkin Donuts to provide for better screening. Mr. Gotham replied that the proposed plants are deciduous and will not have leaves in the winter which will provide for less screening in the winter. However they were selected for their dense foliage which will still provide some screening in the winter. He added that they did not consider evergreens in this location because the eight to ten feet in height would be exceeded and they would go up to 10 to 20 feet, which is too high for ComEd's power lines. The width would also be exceeded and infringe on the security space between the fence and the landscaping. Commissioner Goldstone commented that she would like to see a rendering of what the screening would look like in the winter. She commented that she understands why this location was chosen for the antenna structure as it is not in a residential neighborhood and is next to commercial areas and the train station.

Chairman Berg asked if the antenna will also be painted a shade of gray or green. Mr. Saef replied that it would be a light gray, similar to the existing substation equipment. Chairman Berg suggested that for the Public Hearing the petitioners include information on the height of the existing structures at the substation and also address the Special Use criteria at that time. He also suggested that they include more information concerning the size of the pole and the rationale for it as well as landscape screening. Chairman Berg reiterated that the presentation was easier to follow than the written materials.

Mr. Nakahara noted that the petitioners are asking for a waiver of the parking and traffic study as it is an unmanned facility. Chairman Berg and all Commissioners agreed to waive the parking and traffic study requirement.

Mr. Ryckaert reported that the Public Hearing on this matter will be April 22, 2021.

2) Prefiling Conference on the Request for a Text Amendment and Special Use to the I-1 Office Research Restricted Industrial District and an Amendment to a Special Use for 550 Lake Cook Road to Allow a Carryout Food Service (North Shore Sports and Wellness)

Chairman Berg swore in all who plan to testify before the Commission. The petitioners for this item included Mike Nekritz, Co-Founder of The Felicity School, George Manta, Founder/Owner-ROCKS Bar Group, and Kent Sullens, Culinary Teacher and Co-Founder of Felicity School.

Mr. Nekritz shared that The Felicity School along with Northshore Sports and Wellness have moved from Joy of the Game to the former Berto Center and both groups are proud to have Deerfield as their home. The Felicity School currently serves 40 high school students with emotional needs. Mr. Nekritz added that one of the things that has made the joint venture of The Felicity School and Northshore Sports and Wellness successful is their partners and renters that also use the building and space to benefit the community. This consistency at Joy of the Game and now the former Berto Center is why it has been such a value added for so many people involved.

Mr. Nekritz shared that when they moved into the former Berto Center, they discovered that there is a robust restaurant kitchen. The Felicity School students have done very well working and learning in the kitchen and they find comfort there in preparing food. The kitchen has been used a great deal and they are very happy with the progress in their culinary program and the added benefit of this for the students. The success of this has led to brainstorming of how the use of the kitchen can be expanded and this started discussions with the Rocks restaurant group. Mr. Nekritz stated that the school day is from 7:30 A.M to 3 P.M. After the school day the students do not typically participate in after school activities and instead are more interested in seeking work and job experiences. From 3:30 to 10 P.M. the center is used by partners for volleyball, basketball and other youth sports and recreation and they typically have no interaction with The Felicity School.

Mr. Nekritz shared that they would now like to provide carryout service from the restaurant kitchen beginning at 3:30 P.M. for the customers of the building and have The Felicity School students be the ones working there, preparing the meals, and servicing customers. They believe this will be a great learning and working opportunity for their students. They will learn more about cooking and food preparation, the food industry, food science, accounting and marketing, and more. The customers for the carryout only restaurant will be the people already in the building; busy parents and families that are there for sports practices. Mr. Nekritz added that it will also serve another facility they manage, the Athletico Center in Northbrook, which does not have a kitchen and can only do limited food service there. This can be the off-site food service provider for the Athletico Center which is about five miles away. They see this as a good opportunity for the school to provide experiential learning for the students while benefitting the community. Mr. Nekritz stated that there will be no changes made to the interior or exterior of the building and no signage added. The kitchen is already there and provides for a larger capacity than they could ever use. They may add more refrigerators to house carryout items.

Mr. Nekritz stated that their only real reservation is the parking and traffic that might be generated from an added use in the building. He reported that the back parking lot is used during the day exclusively for drop off and pick up of Felicity School students as well as keeping the school vehicles there. They plan to earmark three spaces in this lot for carryout customers for this new use. The Felicity School vehicles can park elsewhere, and these three exclusive spaces should help. He added that they have an additional 30 parking spaces across the street, but they are not as close and therefore not used as much. He shared that it takes them a lot of work to encourage parents not to que in the parking row and block parked cars while dropping off and picking up. However, they have had no parking shortages at the building, and they have rarely opened the back parking lot. Deliveries for the carryout restaurant will be received in the back, as well and will occur during the school day when there are no other people there and the students can help take deliveries and complete inventory. In summary, Mr. Nekritz stated that the school day will still belong to the students and the afternoon will shift to the restaurant upstairs, while sports are going on in other areas of the building. They believe this concept could be groundbreaking for the education of the students they serve.

Chairman Berg commented that he thinks this is a phenomenal idea. He asked if the students are in school from 7:30 A.M. to 3 P.M. if they will then work at the restaurant after the school day. Mr. Nekritz replied that they have discussed this with the students and a lot of them would like the work and they can arrange this with school transportation. He added that almost all of their students have already been certified to work in restaurants by the school and the work they have already done in the kitchen so they are technically already trained to get a job in a restaurant. Chairman Berg asked will there be any food consumption on premise or if it will all

be to go. Mr. Nekritz replied that the students and workers will eat there during breaks, but it is not the intent to consume the carryout food on premise. However, if a time comes that parents can sit on a sideline while watching youth sports and eat, they are open to that. Chairman Berg asked about Felicity School students transportation. Mr. Nekritz replied that students from who live in the same town or area ride in the same van or cab, and they can arrange for them to be picked up later while working. Mr. Nekritz added that their students will be successful in a job that they are comfortable at first, and he sees this as a great opportunity for them. Chairman Berg commented that he thinks this is a unique and positive concept.

Commissioner Goldstone agreed that she likes the concept, and it is a great opportunity for the students. She asked if someone is not already at the center for a program if they can still order take out and how that would work. She also asked about the carryout business on the weekends. She added that she has been there for sports pick up and parents do not seem to know that they can park across the street and it can be problematic if they line up in a parking row. Mr. Nekritz replied that parking and parent pick up has improved since their first year and they now send notices to all sports clubs' families on their procedures. He also replied that if someone calls from close by and wants to order carryout that they will serve them, but they do not plan on marketing to anyone outside of the building and there will be no outdoor signage. He added that they believe the business profitability will come from servicing people already at the center for sports and in servicing the Athletico Center, which will occur mostly on the weekends. Customers from outside of these two will not be the primary customers. Commissioner Goldstone asked if they would drive prepared food to the Athletico Center on the weekends. Mr. Nekritz replied that yes, they already share some employees between the buildings and make frequent trips back and forth. For example they may ship over 100 salads and 50 sandwiches, for a certain event there. The Athletico Center does not have the capacity to prepare this type of food. Mr. Nekritz added that there will be no alcohol service at all.

Commissioner Schulman agreed that this is a good idea. He commented that he is at the Athletico Center frequently and there is a need for better food. He agreed that parking and navigating in and out of the former Berto Center can be challenging and communicating the correct procedures for this is important. Mr. Nekritz added that they will likely hire someone to work the parking lot until the situation has improved.

Commissioner Keefe also agreed that it is a great idea. He confirmed that the additional 30 spots for their building are across the street to the west and added that they should be sure people know that is their lot and available for parking. Commissioner Keefe also confirmed that they will use their current vehicles for food service to the Athletico Center and not be adding any delivery trucks or other vehicles.

Commissioner Bromberg asked if the trash enclosure is sufficient for this added use. Mr. Nekritz replied that when the Bulls first sold the Berto Center it was used as an event space and the current trash enclosure contains two large bins. They currently have one bin picked up once a week and can easily use both bins and add a pickup if needed. Commissioner Bromberg added that he is fine with waiving the parking and traffic study. All other Commissioners agreed to waive the parking and traffic study.

Chairman Berg asked if they anticipate adding any more employees to the center for this new use. Mr. Nekritz replied that there will be a chef, an assistant chef, and one to two students per shift on a given night. Employee parking is located in the back corner of the back lot. Chairman Berg stated that this is a great idea he applauds them thinking outside the box on this concept.

Mr. Ryckaert reported that the Public Hearing on this matter will be April 22, 2021.

3) Prefiling Conference on the Request for a Special Use to Permit a Co-Working Office Use at 809-811 Waukegan Road (Brick and Mortar)

Chairman Berg swore in all who plan to testify before the Commission. The petitioners for this matter were Andrew Nast and Adam Clabaugh.

Mr. Nast began their presentation by showing images of their current co-working space open in Park Ridge and discussing the concept and its use. The Park Ridge location is located in the downtown amongst restaurants and retail. The co-working space is a shared office space with many different options and amenities and is used on a membership basis. Members can opt for daily or monthly memberships. They have access to Wi-Fi, printing, filtered cold and hot water and cold and hot coffee at all times. The front vestibule is unlocked during business hours for receiving mail and packages. There are mail slots available for rent on a monthly basis. There is then a second set of doors which is locked 24 hours a day. Members are given electronic access using their phones as a key card. Mr. Nast showed images of the Park Ridge location and provided a virtual tour, stating that the new Deerfield location will have many similar design concepts. There is a front entryway past the locked doors with lounge café style seating. This seating is used on a first come first served basis. There is a conference room with a garage door which can be opened to create a larger space. Mr. Nast showed high top table seating and another conference room area that holds six to eight people and has water, coffee and a large television for presentations. He added that members can purchase convenience type items at the space, as well. In addition to the many areas with first come first served seating, members can also reserve a dedicated desk on a monthly basis for a higher rate. All desks can be used seated or raised to standing desks. He showed soundproof phone booths which are used to take calls in privacy and are all offered on a first come first served basis as well as the community shared kitchen. Mr. Nast continued and displayed offices with two desks and can be used by one or two people as well as additional offices with doors and workspaces out in the open and another conference room. The conference rooms have been rented and used by local businesses for team meetings and to host corporate executives.

Mr. Nast stated that the new Deerfield location will incorporate similar aesthetics and functionality as the Park Ridge location. At the existing location, they learned that people are looking for more single person offices as well as larger conference room spaces that can accommodate more people; and they plan to incorporate more of these types of spaces in their design. He shared that daily membership users can use any workstation or reserve an office or dedicated desk for the day. Monthly memberships can be part-time or full-time. Conference spaces are reserved by the hour. Mr. Nast stated that they look forward to creating a true business hub. He shared that they also have ideas to create networking events and host speakers post-Covid. Mr. Nast reported that their members in Park Ridge travel up to a 15 minute radius to use the co-working space and they have brought outside traffic to the town. Once there, members also dine, shop and use other services in the downtown area, which will be a benefit to Deerfield. He commented that Covid has changed people's day-to-day work routines and co-working spaces are a great option for people looking for a new work routine. Many people have not returned full-time to offices downtown and many companies offer to offset a membership at a co-working space. Many of their members are entrepreneurs, freelancers, attorneys, real estate agents, and many other types of professionals. He concluded that they look forward to expanding to Deerfield.

Chairman Berg asked how they restrict the usage of a member who may bring friends to hang out at the co-working space. Mr. Nast replied that members are generally allowed to bring guests to the space with the intention of holding business meetings. However, if the same guests keep coming back then they will be required to get their own membership. Video surveillance and electronic access is monitored to ensure this. Staff is also there during business hours or for any event outside of business hours and can enforce this.

Chairman Berg commented that this is a neat idea, and his only other concern is being a 24/7 operation and members being able to access the space at night and cross the line from business use to social use. Mr. Nast replied that in general, all office space is 24/7 and employees can access these spaces at night. Mr. Nast stated that in his experience, they have only had one member that has utilized the space at night, and it was a third shift healthcare worker doing writing. The large majority of members use the space during business hours. Their peak times are in the morning and late afternoon crowd and the space generally empties by 5 or 6 P.M. They have no problems with people using the space inappropriately.

Commissioner Schulman commented that this a good idea and he hopes it will be successful in Deerfield. He asked about the square footage of the Deerfield location versus the Park Ridge location. Mr. Nast replied that the Park Ridge location is 4,500 square feet and the new Deerfield location will be 6,000 square feet. The Deerfield location has three floors with a lower level which they plan to use for a podcast recording studio. Mr. Nast added that they plan to open by the end of this year or first quarter 2022.

Commissioner Keefe commented that the conference rooms in Park Ridge shown have a lot of glass. He asked if there are times when people want more privacy for a conference. Mr. Nast replied that glass around conference rooms is a popular office design trend, however their members have asked for more privacy for conference meetings. He commented that they plan to make conference rooms more private at the Deerfield space. Commissioner Keefe confirmed that the space will be accessed from the front facing Waukegan Road and parking will be in the back.

Commissioner Goldstone asked how they monitor capacity. Mr. Nast replied that month and day memberships are available for purchase online and they do have a limit on how many they will sell before they reach capacity. In Covid times they have not reached capacity. On a daily basis, they typically see 10 to 15 people use the space. In Park Ridge right now they have around 30 members and the business is profitable, but they can triple memberships and usage before reaching capacity. Online day passes get turned off if there are enough monthly memberships or if enough day passes have been sold that day. Commissioner Goldstone asked if they had an uptick in third shift workers using the space at night if they would add staff for those hours. Mr. Nast replied that in their experience at their Park Ridge location and other co-working spaces in Chicago, it is very rare for people use the space past 10 P.M. However if it did pick up then yes, they would staff it accordingly. They review member traffic and usage patterns on a weekly basis. He added that the weekends are also typically not staffed unless there is an event, but they would be, if needed. Commissioner Goldstone stated that this is a neat concept and gives an urban feel to Deerfield.

Commissioner Bromberg commented that he has used co-working spaces and has never seen anything as attractive as what they showed, and it seems very nice. Commissioner Bromberg stated that he is not concerned about 24/7 access because in affect all offices have 24 hour

access. Commissioner Bromberg asked the petitioners if they will own the building and if the music center is going out of business or leaving. Mr. Nast replied that yes, they plan to purchase the building. The music center's lease will be up soon and not renewed. Commissioner Bromberg asked which parking is their dedicated parking versus other private lots or Village lots. Mr. Ryckaert replied that to the north is private parking for Shred 415, and the adjacent US Bank also has their own private lot. To the west at Rosemary and Deerfield Road there is a public lot with 50 spaces. Mr. Nast added that the current building owner has a handshake deal with US Bank to allow their patrons to park there. Once the building purchase is final they plan to approach US Bank and offer to them to market to their members in exchange for parking there. The Village lot is also an available parking option. He added that they have 16 spaces in their lot in Park Ridge and it rarely gets full. The average member spends two to three hours in the space and cars are in and out mostly between 7 A.M. and 5 P.M. Commissioner Bromberg stated that he is fine with waiving the parking and traffic study and he sees this as a good use. All other Commissioners agreed to waive the parking and traffic study.

Chairman Berg confirmed that because they are not expanding the building footprint that they are limited by parking counts. Mr. Ryckaert stated that because this is an older building in the downtown it was grandfathered in for parking and because they are not adding any square feet, they are not required to provide any additional parking spaces, but the Commission has to look at the parking standard, which is one of the Special Use criteria.

Chairman Berg concluded that this could be a great addition to the downtown and provide synergy with the bank and other downtown business could also benefit.

Mr. Ryckaert reported that the Public Hearing for this matter will be April 22, 2021.

Document Approval

1. 755 Kipling Place Resubdivision Recommendation
2. March 11, 2021 Plan Commission Meeting Minutes

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

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

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting is April 8, 2021.

Public Comment

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

Adjournment

Workshop Meeting
March 25, 2021
Page 11

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Keefe to adjourn the meeting at 9:17 P.M. The motion passed the following vote.

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

Nays: None (0)

Respectfully Submitted,
Laura Boll