

**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 private 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