

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a meeting at 7:30 P.M. on September 28, 2023, at Deerfield Village Hall.

Present were: Al Bromberg, Chair  
Jennifer Goldstone  
Kenneth Stolman  
Sara Lubezny

Absent: Bill Keefe  
Blake Schulman  
Lisa Crist

Also present: Jeff Ryckaert, Principal Planner  
Daniel Nakahara, Planner II  
Ben Schuster, Village Attorney

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

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

Chair Bromberg swore in all who plan to testify before the Commission.

**PUBLIC HEARING**

- 1) Public Hearing on the Request for Approval of a Class B Special Use for Dwelling Units Above the Ground Floor; an Amendment to a Commercial Planned Unit Development to Amend the Previously Approved Second Floor Plans of the 728 Waukegan Road (former Barnes & Noble in Deerfield Square) Space from an Approved Office Use to Ten Residential Apartment Units; and a Preliminary and Final Development Plan for the Residential Use

Chair Bromberg asked for proof of publication and certified mailing. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on September 7, 2023, and certified mailing receipts were provided by the petitioner.

Chris Siavelis with Kirby Limited Partnership addressed the Commission as the owner of Deerfield Square and was joined by Brian Reno with Stantec Architects. Mr. Siavelis stated they are requesting a favorable recommendation for a Class B Special Use. Since the August 24 Prefiling Conference, the floorplans have been revised to include eight two-bedroom units, one one-bedroom unit, and one three-bedroom unit. Mr. Siavelis noted the revised floorplan also

include changes to the windows in the primary bedrooms. He noted the primary bedrooms, great rooms and kitchens will have exposed ceilings which will create a loft effect and each unit will feature high end finishes and appliances. Additionally, all but one unit will include private outdoor space. Mr. Siavelis pointed out that the rules and regulations governing the use of the balconies will be in place and that no grills will be allowed on the balconies. He noted the only acceptable items for the balconies will be outdoor furniture and plants and that standard enforcement procedures will apply to any violators. With respect to the exterior, there will be changes from the ordinance passed last year, including the addition of terrace doors to serve the balconies and operable windows. Mr. Siavelis noted the first floor will remain the same.

Village Code requires 1.5 spaces for a one-bedroom unit and 2 parking spaces for a two-bedroom-or-greater unit. Currently, 20 spaces are required for the proposed rental units. Mr. Siavelis pointed out that when compared to the parking requirement for the previously approved office use, the new plans will result in a parking space reduction of 33 required spaces. Residents and guests will have the option of parking in the main parking lot or in the back of the subject building. The subject building will have access from the rear parking lot into the building accessing the service elevator and stairs. Mr. Siavelis noted residents will also have the option of renting spaces in the below grade parking structure at 740 Waukegan Road which is also a part of the Deerfield Square Shopping Center. Move ins and move outs will take place on the south side of the building. Mr. Siavelis pointed out there will be a total of two existing spaces, as shown in the revised plans, that will be designated as loading zones. The revised plan also includes a first-floor trash room with chutes accessible from the second floor. After analyzing the Special Use criteria, the petitioner is confident that the subject request meets all the required criteria. He noted the proposed development will be a positive for the shopping center and will help meet the demand for residential units in the downtown area, without public subsidies.

Chair Bromberg asked which unit will not have a balcony. Mr. Siavelis stated the second unit from the west, on the north side of the building, will not feature a balcony. Chair Bromberg asked if that unit is a two-bedroom unit. Mr. Siavelis affirmed that is correct. Chair Bromberg asked if umbrellas will be allowed on the balconies. Mr. Siavelis responded that the final rules and regulations have not been written yet. He noted that on the north elevation there will not be a need for umbrellas. He further noted that on the south elevation there is more direct sun. He stated that initially umbrellas will not be allowed and he will wait for resident feedback before reconsidering. Chair Bromberg noted that umbrellas were not allowed at Trax (restaurant) due to concerns that strong winds could cause them to fly away and lead to damage. Mr. Siavelis reported that if umbrellas were to be allowed in the future, they would be required to be anchored to prevent them from flying away. Commissioner Lubezny asked about the proposed bike rack for 10 bikes and if residents will be allowed to store bikes on balconies. Mr. Siavelis stated bikes will not be allowed to be stored on balconies. Commissioner Lubezny asked about the underground parking for rent, she noted the sign on the garage states that it closes at 8:00 p.m. Mr. Siavelis specified that the overhead garage doors will be locked down, and that residents will have a key fob to gain access during those hours. Commissioner

Lubezny asked if residents would be allowed roof access. Mr. Siavelis stated that residents will not have roof access and that those doors will be padlocked.

Commissioner Goldstone asked how many underground parking spots are currently available. Mr. Siavelis reported that currently, of the 100 below grade parking spots, approximately 40 are reserved for office tenants and the other 60 are first come, first served basis for the office tenants. He reported that they plan to allocate one garage spot for each unit, totaling 10 parking spots. Commissioner Stolman asked if all the units will have windows. Mr. Siavelis stated that every unit has exposure to full height windows. The windows are depicted in the floor plan with the double lined symbol for a window included in each unit. Chair Bromberg asked how the doors open to the balconies. Mr. Siavelis stated the terrace doors will swing outward to the balconies and that they are specifically designed for terraces. Commissioner Lubezny asked if the middle balconies will be divided for the two units that share those windows. Mr. Siavelis confirmed the middle balcony will be divided and noted the middle balcony on the south side of the building will be divided in the same manner. He further noted they will have planter dividers separating each unit's balcony space for the middle balconies. Chair Bromberg asked if the Commissioners or staff had any further questions to which there were none. Mr. Siavelis concluded his public testimony. Chair Bromberg asked if there were any public comments on this agenda item to which there were none. He concluded the public testimony and asked for a motion. Commissioner Goldstone moved, seconded by Commissioner Stolman, to approve the request for approval of a Class B Special Use for dwelling units above the ground floor, an amendment to a commercial planned unit development to amend the previously approved second floor plans of the 728 Waukegan Road (former Barnes & Noble in Deerfield Square) space from an approved office use to ten residential apartment units, and a preliminary and final development plan for the residential use. The motion passed by the following vote.

Ayes: Stolman, Lubezny, Goldstone, Bromberg (4)

Nays: None (0)

## **WORKSHOP MEETING**

- 1) Prefiling Conference on the Request for Approval of an Amendment to the Deerbrook Shopping Center Commercial Planned Unit Development, and Approval of a Preliminary and Final Development Plan to Redevelop the Rear 10.57 Acres of Deerbrook Shopping Center with a Multi-Family Residential Transit Oriented Development (Gateway Fairview, Inc., and Continental 744 Fund LLC)

Jennifer Patton, Development Director of Continental Properties , introduced Luay Aboona of KLOA, Inc., and Mark Scacco, civil engineer from Cemcon. Ms. Patton noted that Continental is a privately-owned, privately funded multifamily retail and health hospitality developer. They work across the country and have a large multifamily national platform. They are

headquartered in Menomonee Falls, Wisconsin. The company was founded in 1979 and has more than 40 years of development experience.

Ms. Patton stated that she lives in Illinois and handles all of Continental's Midwest and Illinois projects. She stated they currently have eight stabilized projects in Illinois: McHenry, Crystal Lake, South Elgin, St. Charles, North Aurora, Oswego, Bolingbrook, Romeoville and are closing on a new project in Lockport in the next week. They operate in over 125 communities across the country with 35,000 homes built to date across 19 states. They are conventionally financed with all private equity. They have their own internal market research team and analysts who analyze new sites looking for new land acquisition opportunities and combine that with their own data from their other communities across the country and can filter that information by state, region, and demographic to determine who will be living in their communities. Ms. Patton noted that 45% or nearly half the residents in their communities are in the 20-34-year-old range, typically young professionals. She stated Continental has also observed an increase among empty nesters.

Ms. Patton displayed the information regarding school-aged children. The average across Continental's national platform is 17.1 school-aged children (ages 8-15) per 100 units. She stated the average across Continental's communities in Illinois is 16.4 school-aged children per 100 units. Ms. Patton noted that applying the national platform average (17.1 school-aged children per 100 units) to the proposed 254 units would result in generating 43 school-aged children. She stated Continental monitors residents' income level with a median income level of \$88,000-\$89,000 nationally, and a median income level in Illinois of \$96,000. The average household income for their residents in Illinois is \$116,000. The developer's analysis has produced a national average of 1.7 residents per unit across the different unit types. Chair Bromberg asked if most of their developments are transit-oriented developments. Ms. Patton replied they are not, she noted they are mostly suburban and that site selection is based on access to retail. Chair Bromberg asked if the number of school-aged children will be different for a transit-oriented development. She confirmed and reported Continental is anticipating the project will attract young professionals that will use the train to commute. She further noted they are looking to utilize the proximity to the METRA station to attract renter by offering them access from the development to the station. Ms. Patton pointed out they own and manage all of their properties, unlike their competitors. They have their own maintenance and operations team on staff, many of whom live within the communities that they manage. Chair Bromberg noted that is different from the previous plan for that property and asked if the previous proposal included the developer owning the property. She was unsure about the previous proposed developer but did note that Continental does own their communities and that it is less of a common practice in the industry.

Ms. Patton reported Continental is planning to meet the affordable housing requirement, per the village ordinance. She pointed out the site is located on the back side of the Deerbrook Shopping Center, north of the Edens' Spur, west of Waukegan Road and totals just under 11 acres. Ms. Patton showed the site plan for the PUD and pointed out there will be eight 3-story buildings, seven of which are Z32s (32 unit, 3-story buildings) and one Z30 (30 unit, 3-story

building). Ms. Patton noted the proposal includes a 4,400 square foot clubhouse with a resort style pool. She noted the development will be a gated community, which typically have one main entrance with key access for residents. Ms. Patton stated that in discussions with staff, they requested that Continental make the emergency access for secondary vehicular access to also be another gated point of entry. The main entrance is located off of Waukegan Road, that roadway and access point is being provided by the seller, and that process is currently underway. She pointed out the secondary access point is at the northwest corner near the METRA connection.

Chair Bromberg asked if the road that goes from Lake Cook Road is part of Deerfield Park Plaza or if it is a public road. Mr. Ryckaert answered that it is part of Deerfield Park Plaza, and is a private drive. Chair Bromberg asked if the new development will need an easement. Mr. Ryckaert stated there is an access agreement between the two properties that goes back about 20 years, and at one time the two properties were not connected. Mr. Ryckaert stated he will go back and review the easement agreements. Chair Bromberg asked if they need to create an easement with Deerbrook Shopping Center for the main entrance roadway. Mr. Schuster noted it is possible an easement agreement may already exist and if so, the Commission can have the applicant provide it for review. Commissioner Lubezny asked if there would be gated access for both cars and pedestrians. Ms. Patton confirmed that is correct.

Ms. Patton stated there will be onsite trash enclosures and two fenced pet playgrounds on site, one of which will be 3,000 square feet and another between 5,000-6,000 square feet. She noted the site will feature detached garage parking as well as garage parking within the ground floor of the Z32 buildings. Ms. Patton pointed out the two, 8-stall detached garage stall buildings as well as the two, 6-stall detached garage buildings on the site plan. She stated the Z32 buildings each have nine garages on the ground floor, some of which have direct access to the unit and some are "floater" garages where residents can rent them to have a garage closer to their unit or for use as storage.

Ms. Patton stated Continental encourages municipal staff and neighboring residents to visit their communities to view them in person. Chair Bromberg asked if it would be possible to take a tour of one their comparable properties in Illinois. Ms. Patton stated the nearest locations would be St. Charles or McHenry, however the McHenry community is not the same brand as the proposed project. Mr. Schuster noted there could be issues with the Open Meetings Act and also the due process rights of the public in regards to the Commission taking a tour. He noted one possible way to view a property would be to do a site visit which would require proper public notice and renting a bus to provide transportation for the public. Mr. Schuster stated the public would have to be able to join the tour as part of the public hearing, then everyone would return to Village Hall to discuss and deliberate. The public would have the right to tour with the Commission. Mr. Schuster noted that a tour would count as research for part of the public hearing, but the issue becomes the knowledge gleaned from the tour could be construed as an ex parte communication. He noted the tour could provide information to the Commissioners that the public may not have the opportunity to learn. Mr. Schuster stated there are ways to host a site visit, but it would require logistical planning. He noted the

Commission could request the applicant make a video tour of a similar community in order to show more realistic images of the community, thereby avoiding any due process issues. He stated it is up to the applicant to present the necessary information to meet the burden (i.e., the Commission can request a video). Chair Bromberg stated he would like to view the property in the least burdensome method. Ms. Patton stated she has never heard that a video tour can be provided. Mr. Schuster clarified that since the Plan Commission due process rules govern the public hearing, there are different requirements than those of the Village Board. He stated he will work with staff on a proposal to effectively meet the due process requirements and arrange some sort of tour/viewing.

Mr. Nakahara asked if the other properties are gated as well. Ms. Patton stated the public has access to the clubhouse when it is open during the day. The gates are typically located past the clubhouse. Commissioner Goldstone asked if the other communities are similarly located to shopping/retail spaces. Ms. Patton stated an important factor in locating their sites is close proximity to a retail corridor. Ms. Patton stated the clubhouse has an outdoor resort style pool, outdoor grill areas, a lounge, and a cafe. She further noted that grills will not be allowed on balconies. She noted there will be a lounge and café in the clubhouse where residents can work remotely and those rooms are available to rent for private parties and events. Ms. Patton noted the onsite management team also provides planned community events for residents. She reported the property will have a 24-hour fitness center with keycard access and continuous video surveillance 24 hours a day, seven days a week. The property will also have playgrounds, outdoor seating, fire pits and pet playgrounds with agility equipment. Additionally, Ms. Patton noted there will be a car care center for residents to wash and vacuum their cars; it will not be a full-service commercial grade car wash and will not be used for oil changes. She pointed out the onsite management team is there to provide immediate service and help to residents and some of the team members actually live on the property. Ms. Patton pointed out Continental offers a 30-day pledge to residents that if they are unsatisfied with their unit they have 30 days to break their lease, as long as they provide feedback on why they are choosing to do so. She stated it is rare for residents to break their lease, but when they do, Continental gathers that information to continue to make improvements to their communities.

Ms. Patton stated she will be meeting with the Appearance Review Commission and their staff liaison, Planning and Design Specialist Liz Delevitt, to discuss material placement (e.g., stone, brick veneer, color palettes). She showed renderings of the elevations for both the Z30 and Z32 buildings. Ms. Patton pointed out the Z30 building does not have any attached garages. She showed a photo from their community in Memphis, Tennessee noting the Midwest color palette and brick veneer as representative imagery of the farmhouse look. Ms. Patton provided a breakdown of the interiors (studios through 3-bedroom) that Continental typically offers: 10% studio; 40% 1-bedroom; 40% 2-bedroom; and 10% 3-bedroom. She noted the percentages are slightly different for this proposal and are as follows: 8% studio; 43% 1-bedroom; 42% 2-bedroom; 7% 3-bedroom. She apologized and stated that the rents in the submitted meeting materials she included were incorrect and the correct rental figures are slightly higher than those provided. Chair Bromberg asked how high the rents will be. Ms. Patton stated the rental range begins at \$1,550 for a studio and range up to the \$3,200 for a 3-bedroom. She also noted

those are projections and their analytics show that rents are rising. She further noted that recent analysis shows rental figures appear to be stabilizing and she does not anticipate the projections rising significantly by the time the investment committee reviews them, given the current market conditions.

Chair Bromberg asked about the affordable housing units and how they will be determined. Ms. Patton stated they do not have very much experience with affordable housing requirements, so they are learning and working with staff to follow the requirements. Chair Bromberg asked if there would be a difference in the affordable housing units in regards to appliances and finishes. Ms. Patton did not have a specific answer at this time. Mr. Schuster noted typically the affordable housing unit is not an assigned or designated unit. He stated there is an obligation to rent a certain number of units to those who qualify for affordable housing eligibility, and it is possible that a resident can lose their eligibility if their income increases thereby making them ineligible for affordable housing. Mr. Schuster pointed out, in that instance, the property owner would then have to offer the next available unit as an affordable housing unit to comply with the affordable housing requirements. He noted that if a resident were to have their income increase, thereby no longer qualifying for affordable housing, the property owner could have an advantage depending on the length of time before another unit becomes available to be offered as an affordable housing unit. Chair Bromberg asked if the proportionality requirements of the affordable housing ordinance apply to the different types of units. Mr. Ryckaert stated the proportionality does carry through to the types of units offered. Commissioner Stolman asked how the income of those receiving affordable housing is monitored. Mr. Schuster pointed out there is an obligation for the property owner to continually make sure they are meeting the obligation by working with the tenant. He further noted there is required reporting on affordable housing units that has to occur within specific reporting period timeframes. Mr. Schuster stated that staff can provide more information on the ordinance to help the petitioner with the reporting aspect. Ms. Patton stated the assistance would be welcome since they are not as familiar with affordable housing requirements. She concluded her presentation and asked for any additional feedback that could be beneficial to refining the site plans and drawings.

Commissioner Stolman asked how Continental plans to redevelop the access to the METRA station. Mr. Ryckaert noted that area is railroad right-of-way and that the previous developer had to obtain a license agreement from METRA and that Continental will probably need to do the same. Commissioner Stolman asked if there were any renderings of that access or if it would just be a walkway. Ms. Patton stated that it would be a walkway with landscaping. Ms. Patton reported that there has been some discussion regarding a shared parking agreement with the property to the north. Commissioner Goldstone asked about the shortage of 114 parking spaces included in the presentation and why the size of the spaces is smaller than what is typically seen. Ms. Patton noted that 9 feet by 18 feet is the typical size of parking stalls in Continental's Midwest communities. She stated that the target ratio is 1.75 parking spaces per unit for parking counts, which accounts for not only residents, but guests as well as snow piling. They do believe the parking counts are adequate and are anticipating a portion of residents utilizing the train. She also noted that some of the attached garages in the Z32 buildings are

tandem garages that can allow for up to two cars which is not included in the overall parking lot. Commissioner Goldstone asked if the previous proposed development was also short of parking spaces. Chair Bromberg pointed out that the previous proposal had a large apartment building with a larger parking structure. Mr. Nakahara noted previous proposal did meet the required parking, but noted that their garage parking spaces were 9 feet by 18 feet. Commissioner Goldstone asked if the transit-oriented development use has changed due to COVID-19 and if the resulting decrease in ridership suggests that more people are either working from home or driving, rather commuting via the train. Commissioner Lubezny pointed out that some people are driving the car to the METRA station and parking it there, so parking is still a concern. Chair Bromberg pointed out the parking concern is important and noted the last thing anyone would want is a lack of parking, or removing green space to add additional parking spaces. He suggested Continental review their other properties and provide more data on why they believe the proposed parking will be sufficient. Mr. Nakahara noted there are 56 apron spaces outside of the garages that are not counted toward the parking space requirement due to the definition of a parking space in the Zoning Code. He noted that an exhibit was included in previous materials with the apron spaces shown in a different color. He clarified that those apron spaces are not included in the shortfall of 114 parking spaces indicated in the presentation. Ms. Patton showed the exhibit with the apron spaces marked in orange. Chair Bromberg asked if those spots could only be used by the residents renting the attached garage. Ms. Patton confirmed that to be true and noted that for the most part, those garages are attached to a two-bedroom unit where the residents typically would own two cars.

Commissioner Lubezny asked where employees typically park on the property. Ms. Patton stated that employees typically park near the clubhouse. Mr. Schuster pointed out that a common technique when there are concerns over parking is land banking. If the Village finds that the more parking is necessary, they can request a designated green space be converted to additional parking spaces. Chair Bromberg noted that since Continental will be the owner of the property it will be their problem to solve if the parking is inadequate. Ms. Patton stated that due to the use of the property to the north, they will pursue a shared parking agreement to help alleviate the concerns over the number of parking spaces. She noted there are also planned angled parking stalls provided on the access drive roadway off of Waukegan Road. Commissioner Goldstone asked if there was landscaping planned for that location. Mr. Ryckaert stated there is some landscaping planned on that drive and noted that the permit for that roadway was issued a couple of weeks ago.

Commissioner Stolman asked about Continental's vacancy rates across their other properties. Ms. Patton stated that they are fully stabilized in all eight properties in Illinois and that the number typically does not drop below 92%. Commissioner Stolman asked if the proposed 254 units is based on market demand. Ms. Patton stated that extensive studies are done to ensure they settle on the correct number of units. Chair Bromberg asked if any Continental properties have environmentally conscious features like LEED certification. Ms. Patton reported that they do not pursue LEED certification status for their properties, however they use all high efficiency appliances and switched from vinyl siding to hardie board which is more environmentally friendly. They have increased their window sizes to enhance natural light and have looked at



site planning efforts to have as much southern exposure sunlight as possible. Chair Bromberg asked about a comment in the traffic report that suggested there would be less traffic with 254 units than previous commercial uses. He pointed out that he is not overly concerned about traffic, but did find that comment surprising. Mr. Aboona noted that figure was not based on actual surveys, but rather on the size and the typical traffic amounts generated by developments of this size and use.

Chair Bromberg asked for Mr. Aboona's opinion on the parking. Mr. Aboona stated the ratio is consistent with other transit-oriented developments that he has worked on in other locations, not counting the additional apron spaces. He noted the ratio is also consistent with national standards for these types of developments. He pointed out that the ratio is similar to that of the previous proposed development on this site for the apartment portion of the development. Mr. Aboona noted people moving into this development will know what their parking options are going to be, so it will come down to a lifestyle decision for prospective tenants. He also noted that many of the young professionals that this development is being designed and advertised to, do not intend to own cars, or if they are a couple they may only have one vehicle. He stated he will provide the Commission with more information. Commissioner Lubezny pointed out that the previous proposed development had fewer units and that may have affected the numbers.

Commissioner Stolman asked about tenants' ability to access the Jewel-Osco and other northern retail stores. Ms. Patton stated they are planning for a northern pedestrian access in the northwest side of the site. Commissioner Stolman pointed out that the Jewel-Osco is on the northeast side of the site. Chair Bromberg noted that currently there is no planned access in that area of the site. Commissioner Stolman pointed to the northeast corner as the most logical location for access to the retail locations bordering the northeast corner. Ms. Patton stated that they had not considered that access, but will consider it now that it has been brought to their attention. Commissioner Stolman stated that access in that area would be more appealing to potential tenants in a transit-oriented development at this site. Commissioner Lubezny asked about the pedestrian circulation plan mentioned in the staff submittal list. Mr. Ryckaert noted that the pedestrian circulation plan will need to be included in the preliminary PUD plan. Commissioner Lubezny asked if the location of the bike racks will be included going forward. Ms. Patton confirmed the bike rack locations will be included. Commissioner Goldstone asked if the two buildings located along the railroad tracks will be priced lower or if they will have sound proofing. Ms. Patton noted that they have already discussed that issue with their construction team to perform a sound study to see if they need to beef up the windows and glass and noted there is an elevation change there as well. Chair Bromberg expressed concern about density of the proposed development based on the site plan.

Mr. Ryckaert asked about how stormwater will be handled at the property as a storm water facility is not shown on the site plan. Mr. Scacco reported the property would require retention, per village ordinance, if the total area of impervious area is increased by a 0.5 acre or more, and the proposed site plan decreases the area of impervious surface by 1.5 acres. He noted the site plan will increase the amount of green space that is currently on the site. Mr. Nakahara asked

how the area of impervious surface would be affected in the event that some of the green space on the property was used for land banking parking and asked that land banking be considered in their calculations. Mr. Scacco noted that there is roughly 1.5 acres that could be land banked before retention would be required. Chair Bromberg asked where the water currently runs off on the property. Mr. Scacco pointed out there is a large detention facility to the south, as well as one to the west. He noted that they have not done a full analysis yet, but he believes the water most likely flows to the west detention via open channel or piping. Chair Bromberg recalled that there would sometimes be very large puddles on the site which may be due to the way the parking lot settled over time. He pointed out that it could be an issue to have water pooling at the site. Mr. Scacco noted that water would be directed away from the buildings and parking. He reported the water will be drained in a controlled manner where the water currently runs to.

Chair Bromberg asked about the next steps moving forward with this project. Mr. Ryckaert reported the public hearing can be scheduled for November 9. Ms. Patton stated a meeting of Continental's investment committee will be held in the next two weeks to obtain feedback and permission to pursue discretionary approval. She noted that once the investment committee has signed off on the project, the team will work with staff to get the preliminary plans and required documents submitted in time for the November 9 date. Chair Bromberg noted that, due to holidays, the Plan Commission only holds one meeting in November and one in December. Commissioner Stolman asked when they plan to break ground if the project is approved. Ms. Patton stated they plan to break ground by June 30, 2024. Commissioner Stolman asked how long it would take to complete the project. Ms. Patton noted construction typically begins right after closing on the property. She anticipates they will close some time in the spring, with construction beginning in early summer and lasting approximately 12 months. Ms. Patton noted the construction will not be phased. Chair Bromberg asked when they would begin renting units. Ms. Patton stated some leasing will take place while construction is ongoing. She noted construction begins with the clubhouse and a new building is delivered every three weeks.

Commissioner Stolman asked if Continental has conducted any studies on potential growth in economic development as a result of their communities being constructed. Ms. Patton stated a resident spending analysis was done by their market research team and included in package of materials. She pointed out there is also data on the existing stabilized communities. Chair Bromberg pointed out that this particular parcel has a Deerfield address, but any school-aged children would be in the Northbrook School Districts and resident tax dollars would go to the Northbrook Park District. Commissioner Lubezny asked how bussing students would work for this property. Mr. Nakahara stated the developer would have to work that out with the particular school districts. Ms. Patton noted that they work directly with school districts at their other communities to handle bussing students. Ms. Patton thanked the Plan Commission for their time.

**DOCUMENT APPROVAL**

1. Floor & Décor Recommendation

Commissioner Goldstone moved, seconded by Commissioner Stolman, to approve the recommendation. The motion passed with a unanimous voice vote.

2. September 14, 2023, Plan Commission Minutes

Commissioner Lubezny provided a spelling correction to the minutes. Commissioner Goldstone moved, seconded by Commissioner Stolman, to approve the minutes with the correction provided. The motion passed with a unanimous voice vote.

**Items from the Commission**

There were no items for discussion from the Commission members.

**Items from the Staff**

Mr. Ryckaert notified the Commission there will be a public hearing on October 12 for Portillo's request to replace their menu board with a digital menu board.

**Adjournment**

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Lubezny to adjourn the meeting at 8:42 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted  
Daniel Van Dusen, Deputy Village Clerk