

## MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: March 16, 2018

RE: Continued Public Hearing Re: Request for An Amendment for Special Use for Tennaqua for Approval of a Master Plan

The petitioners have submitted supplemental materials for the continued public hearing. The following are the changes indicated on their plans from the last meeting:

- The two additional paddle tennis courts proposed at the south end of the property have been moved to the west of existing courts 1 and 2. In order to place these two future courts to the west of the existing courts, some of the existing berm on the west side of the property will need to be removed.
- Additional landscaped screening will be provided at the east and south property lines, to the south of the future parking lot as shown on the petitioner's master plan. The proposed screening will consist of 18 Norway Spruces at 8 feet tall, planted at 20 feet on center and staggered. The applicant has indicated that Norway Spruce are fast growing with a mature spread of 25 to 30 feet and a mature height of 40 to 60 feet.
- A new light fixture replaces the previous light fixture submitted, the APTI fixture will be used. A spec sheet of this light fixture is in the petitioner's materials.

### Briarwood Ordinance

Staff checked the Briarwood 2012 ordinance approving their Special Use for the paddle tennis facility and the cut off time is 10 p.m. each day (see attached Briarwood ordinance, page 5). The petitioners have indicated that they informed the Tennaqua membership that play must end at 11 p.m. to comply with the Village noise ordinance.

### February 22, 2018 Public Hearing and Workshop Minutes

Attached are the February 22 minutes.

### Substantially Similar Plans

When staff reviews future phases for compliance to the Master Plan, these plans need to be substantially similar to the Master Plan. At the last meeting, the issue of the parameters for what is substantial similar to the Master Plan was raised by a resident. Substantially similar parameters mentioned at the public hearing were the building footprint, and appearance. The following could be added to those parameters: the size of the other future site improvements (parking lots, paddle courts, pool, tennis pavilion) must be in the same location and cannot be any larger than shown on the Master Plan,

and landscaping must be the same location, species, and size as indicated in the applicant's materials.

THE TENNAQUA PUBLIC HEARING INFORMATION  
FROM FEBRUARY 22, 2018 CAN BE FOUND ON THE  
LINK BELOW:

<http://il-deerfield.civicplus.com/162/Upcoming-Public-Hearings>

Chairman Berg asked the petitioners if they would like more time to reassess their plans or if they would like the Commission to proceed with a vote. Mr. Carlson responded that they would like to proceed.

Mr. Ryckaert reported that the Plan Commission's input regarding the windows should be taken into consideration as part of the Special Use and this input will be provided to the ARC.

Chairman Berg commented that proposed images are advertisements and he is not in favor of the window graphics.

Commissioner Bromberg commented that he agrees that simple frosted window would be better than the graphics.

Commissioner Jacoby asked for clarification on the window sign regulations. Mr. Ryckaert reported that the Ordinance states that if windows will be made opaque, then ARC approval is required, and additionally a variation is required (by the BZA) for any window coverage of more than 20%. At this time, staff is asking the Plan Commission to weigh in on this window issue as a part of the Special Use.

Commissioner Bromberg commented that he is not in favor of varying from the 20% requirement so significantly.

There were no comments from the public on this matter.

Chairman Berg asked for a motion to close the Public Hearing. He stated that the Plan Commission will now meet in an open workshop setting to consider their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will make the final binding decision on this matter. Commissioner Jacoby moved, seconded by Commissioner Bromberg to close the Public Hearing. Said motion passed with the following vote:

Ayes: Bromberg, Jacoby, Goldstone, Silva, Berg (5)

Nays: None (0)

**(3) Public Hearing: Request for an Amendment to a Special Use to Allow Renovations to Tennaqua Swim and Racquet Club (Tennaqua Inc.)**

Chairman Berg asked for proof of publication from the petitioners. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on February 1, 2018 and the petitioners provided certified mailing receipts.

Nick Alex addressed the Commission and stated that he is the Board President of Tennaqua Club and is also a long-time resident of the Village. He stated that Tennaqua has been in the community since 1958 and they are here to talk about their assets and the need to reinvest. Mr. Alex stated that the Club is at a bit of a crossroads as the pool, clubhouse, and most tennis courts are original to the 1958 opening of the Club. Membership is at about 200 families, the vast majority of which are Deerfield residents. The Club's membership is stepping up to raise the capital necessary to complete renovations to the Club.

Mr. Alex stated that they are asking the Village to consider their Master Plan which covers renovations to tennis courts, the clubhouse, pool, and the paddle courts. He added that the reason for this approach is so that they can report to their members and potential members what the members will get for their money. They wanted to provide a complete vision of what they will get for their money over time. Mr. Alex stated that without these renovations, the Club has a short lifespan left. Membership has been waning slowly and the number one reason new members don't sign up is the age of the assets and that there is no Master Plan to update.

Mr. Alex stated that there are some neighbors in attendance and that Tennaqua has always had an understanding that they sit in the middle of a residential neighborhood and they try to be a good neighbor at all times and be responsive to neighbor concerns. He added that as part of this process, they invited neighbors to a question and answer session. Four neighbors came to ask questions about the plans and another two emailed questions that were responded to.

Mr. Alex provided an overview of the Master Plan stating that they are essentially trying to adhere to the Club's existing footprint. They plan to move a small tennis gazebo from the western side to a central area of the tennis courts and push one tennis court out further east, but not further than the existing farthest east court. They are also looking at the replacement of the clubhouse building which has been cobbled together over several decades and is aging facility. They plan to replace the existing 2,000 square foot clubhouse with a new building close to 6,000 square feet. The expansion of the clubhouse will be mostly further west towards the 294 tollway, with the exception of four feet closer to the neighbors to the east, but the building will still have a 150-foot setback. Mr. Alex added that the pool will also be replaced and changed from an L shape to a square. A new pavilion between the pool and the paddle area will be added for sun shade and connectivity from the pool to the paddle area.

Mr. Alex continued stating that in addition to the existing four paddle courts, two additional paddle courts will be added to support the expanding paddle program. He added that they want to be good neighbors and keep significant buffers between the new courts and their neighbors. They also have some considerations for additional parking to accommodate these expansions.

Doug Mosser, Architect with HKM Architects in Arlington Heights stated that he is also a Club member. He reported that they have worked to consolidate the original eight to ten-year plan, to a six to seven-year plan. The first projects to be completed in the plan will be tennis court renovations, relocation of the tennis pavilion and the addition of pop tennis courts. These are expected to be completed in year one.

Commissioner Jacoby asked if they will lose any trees with the additional parking. Mr. Alex replied that no trees will be lost, the additional parking will be added to an open grassy area that is already currently used for overflow parking. Mr. Alex added that they plan to add trees in several locations as part of this plan as their members love the grounds and landscaping at the Club.

Commissioner Jacoby asked if there will be lighting added in the new parking lot. Mr. Mosser replied that no, lighting will only be added on the new paddle courts and two additional tennis courts.

Commissioner Jacoby asked if the shortened time frame was the only change to their plans since the Prefiling Conference. Mr. Mosser replied that yes, this was the only change. He explained that after the year one projects, year two will be for fund raising, year three will be

renovations to the pool and the addition of bocce courts, year four will be additions to the paddle courts, and years six and seven will be the new clubhouse.

Commissioner Bromberg confirmed that all work will be done Labor Day through Memorial Day in the Club's off season.

Commissioner Bromberg asked the petitioners plans to manage storm water. Mr. Mosser replied that storm water plans are not complete, but they will work with an engineer on this now that they have a timeframe in place.

Commissioner Bromberg asked Village staff about the process the petitioners will follow should the Village approve the Master Plan. Mr. Ryckaert stated that the petitioners will work with Village staff on each phase of the Plan and if there are significant changes then they must come before the Plan Commission for approval. Mr. Ryckaert stated that the petitioners will submit their plans to the Village for each phase, and if plans are similar to the Master Plan the plans can be approved administratively and if not, the petitioners must come back to the Village for approval.

Mr. Alex explained that for their membership it is very important to complete the work in a fiscally responsible manner and they are trying not to access debt instruments but instead raise the capital through membership dues and assessments. He added that he is trying to sell a vision to members who are signing up for increased dues and fees.

Commissioner Jacoby asked what year the parking will be added. Mr. Mosser replied that they are anticipating that membership will increase with the new clubhouse and at this time they will require more parking to accommodate the increase.

Commissioner Bromberg asked at what point the petitioners must come back should they exceed their expected timeline. Commissioner Bromberg asked if the Plan Commission is being asked to approve the Master Plan and the time frame. Chairman Berg stated that the Village is being asked to approve the Master Plan along with the time frame and that approvals will expire at the end of the timeline and any work not completed would come back before the Village for approval

Chairman Berg asked for comments from the public on this matter.

Kevin Beauseigneur of 370 Castlewood Lane stated that he has resided there for over 20 years and been a long-time neighbor to Tennaqua Club. He appreciates the efforts in the plans and the intentions to make renovations not intrusive. However, he has concerns about the long-term timeline which seems excessive for the neighbors to endure construction. He also has concerns regarding sound and lighting. He stated that the lighting is noticeable three quarters of the year and the sound from the paddle courts is an annoyance. He stated that there is lots of yelling and robust language and there seems to be no governance on hours of play which goes past 11 P.M. at times and sometimes close to midnight.

Nancy Feldman of 380 Castlewood Lane stated that she also has concerns with the paddle courts lighting and noise. She attended the Club's question and answer session and asked if they could add more landscaping at the south end of the Club to help give neighbors more of a barrier to keep some light away, as well as lowering the lights so that they don't have as much glare into their bedrooms. She stated that she also discussed water issues and Tennaqua

indicated that it would be taken care of by engineers. And lastly, she is concerned about the use of the word substantially when staff discusses possible changes to the Master Plan. She stated that this can be a loose term and what the Village considers unsubstantial could be huge to neighbors. She added that if approved, there should be certain parameters placed in the recommendation to the Village Board to see that the plan is followed.

Tatyana Paler of 390 Castlewood Lane stated that resides closest to the paddle courts and her main concern is the expansion of the paddle courts. She stated that noise is a huge concern as her kids' bedrooms are in the back of her home facing the paddle courts and play sometimes goes past 11 P.M. She is worried that with more courts and moving closer their home, the noise will be an even bigger issue. She added that you can clearly hear everything word for word from the paddle courts in her children's bedrooms and noise and lighting is a very big concern for her.

Commissioner Bromberg asked the petitioners about hours of play allowed and lighting on the paddle courts. Mr. Alex stated that there are no specific hours adhered to, but they go by the Village noise ordinance. He added that he has already sent a club-wide email asking members to pay attention to excessive shouting and language since their meeting with neighbors. Mr. Mosser replied that the lights are on a switch that can come on anytime. He added that paddle usually starts around 6 P.M. and is usually done by 10 or 10:30 P.M. but sometimes goes later, but lights are always out by midnight.

Commissioner Bromberg asked staff if there was a time limit to play with the approval of new paddle courts at Briarwood Club a few years back. Mr. Ryckaert stated that he will look into this and that the Commission can restrict hours of lighting and noise as part of a Special Use. Commissioner Bromberg suggested that Sunday through Thursday play a 10 P.M. cut off time is reasonable and Fridays and Saturdays until 11 P.M.

Mr. Alex reported that paddle is their highest revenue generating activity and that they also make the paddle courts open to all Deerfield residents through a Park District program. He stated that they want to balance what members want with being respectful to neighbors. He added that leagues run at night and sometimes go past 10 P.M. He noted that they are open to adding more landscaping to alleviate neighbor concerns.

Chairman Berg asked if other clubs with paddle adjacent to residential have hours restricting play. Mr. Alex responded that Lake Bluff has a 10:30 P.M. shut off time but other clubs in the area do not seem to have time limits.

Commissioner Goldstone asked staff about the parameters of the Village noise ordinance. Mr. Ryckaert responded that the noise ordinance for yelling, shouting, etc. is in affect from 11 P.M. to 7 A.M. every day.

Chairman Berg asked the petitioners to consider adding landscaping near the paddle courts which may help with lighting and noise. Mr. Alex replied that they will investigate this to add a buffer for sound, however lights are higher than landscaping will grow.

Commissioner Silva asked if there are any measures they can take now with existing lights. Mr. Alex stated that the lighting is focused on the courts and do not face neighboring properties. He added that new lights will comply with photometric plans and lights will be on posts facing down onto the courts, but neighbors will be able to see them when they are on.

Mr. Alex thanked the neighbors for sharing their concerns and stated that at Tennaqua they want to continue to be a fixture in the community and without these renovations they will not be able to do that. He added that if they cannot make these renovations and get new members, at some point they would have to consider selling the land.

Chairman Berg asked if it is possible to shorten the timeframe further. Mr. Alex replied that they may not know if it can be shortened until membership increases. He stated that they must be fiscally responsible, and they think five to seven years is reasonable. However, if they see an influx in members they can move it up a year. Five years would be the quickest possible timeframe but seven years is more reasonable.

Chairman Berg asked for a motion to close the public hearing. He stated that the Plan Commission will now meet in an open workshop setting to consider their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will make the final binding decision on this matter. Commissioner Bromberg moved, seconded by Commissioner Silva to close the Public Hearing. Said motion passed with the following vote:

Ayes: Bromberg, Jacoby, Goldstone, Silva, Berg (5)

Nays: None (0)

Respectfully Submitted,  
Laura Boll

Commissioner Silva commented that he is fine with the use and that his preference is clean, simple windows without graphics. Commissioner Goldstone agreed. Commissioner Silva suggested that the petitioners ask their parking consultant for more information if they are concerned about their parking situation.

Chairman Berg stated that this building is a major focal point in the downtown district and that he does not want to do anything to damage that appearance. He added that some options shown are not compliant and it would be a mistake if the window coverings were permitted. He commented that if the Commission votes in favor of the establishment, he would like to add to the recommendation that windows are not to be billboards and must be done tastefully.

Commissioner Jacoby moved to approval a Class A Special Use for a proposed massage establishment to be located at 711 Waukegan Road. The motion was seconded by Commissioner Bromberg. The motion passed with the following roll call:

Ayes: Bromberg, Goldstone, Jacoby, Silva, Berg (5)  
Nays: None (0)

Commissioner Jacoby moved to approve signage for the massage establishment that is in compliance with the ordinance of no more than 20% window covering and to be kept clean and simple without graphics. The motion was seconded by Commissioner Goldstone. The motion passed with the following roll call:

Ayes: Bromberg, Jacoby, Goldstone, Silva, Berg (5)  
Nays: None (0)

This matter will go before the Village Board on March 19, 2018.

### **(3a) Discussion of Tennaqua Master Plan Special Use**

Commissioner Bromberg commented that the neighbors brought up issues he was not anticipating. He added that is happy they shortened the timeframe and added some specificity to the plan. He thinks the main issue is the hours of paddle play. He asked Village staff to find out if there were hours of play specified when Briarwood's paddle courts were approved.

Commissioner Goldstone commented that she is also happy with the shorter timeframe at the end of which approvals expire and that she agrees that there needs to be parameters on hours of paddle play.

Commissioner Jacoby agreed and added that she would like for play to end at 10 P.M. every night. She encouraged the neighbors in attendance to call Tennaqua and the Village to report noise complaints late at night. Commissioner Jacoby also asked if lights added can have a design with blinders on the sides. Mr. Mosser replied that they have not selected a specific type of light fixture yet as this will be done a few years, but they will look into lighting facing straight down or with blinders.

Commissioner Jacoby suggested that paddle leagues that begin at 7 P.M. on weekdays could begin at 6 P.M. instead so they can end earlier.

Commissioner Goldstone asked how often play goes past 10 P.M. Mr. Mosser replied that leagues are 18 weeks long in the winter season and are on Tuesdays, Wednesdays and Thursdays. He stated that they are usually done by 10 P.M. but do occasionally run later.

Mr. Alex added that they are trying to balance the fact that the Club is there with being a good neighbor, and the existing Village noise ordinance is a good proxy to balance this. The noise ordinance goes into effect at 11 P.M. and he would like Tennaqua to be required to comply with this and not sooner. He stated that they would like to further investigate other ways to abate sound and will continue to abide by the Village noise ordinance.

Commissioner Silva agreed that he is concerned with the sound and suggested that a 10:30 P.M. cut off time would be more appropriate.

Commissioner Bromberg stated that the petitioner brings up a good point and he may not be in favor of enforcing a time earlier than the Village ordinance.

Mr. Ryckaert suggested continuing this matter to a future date so that the petitioners are able provide more detail about landscaping and light fixtures. Staff can determine if Briarwood had restricted hours of paddle play included with the Special Use approval of their paddle courts. Mr. Ryckaert suggested that this matter be continued to the next Plan Commission meeting on March 8 and still go before the Village Board as planned on March 19. Mr. Ryckaert commented that a neighbor asked what would be considered substantial similar to the Master Plan. He stated that substantial similar parameters would include the building footprint and appearance so changes such as adding another court or making a structure bigger would not be substantially similar to the Master Plan.

The petitioners agree to this suggestion and asked for a continuation of the Public Hearing to March 8, 2018.

Commissioner Silva moved to continue this matter to March 8, 2018. The motion was seconded by Commissioner Jacoby. The motion passed with the following roll call:

Ayes: Bromberg, Forrest, Goldstone, Silva, Berg (5)  
Nays: None (0)

Chairman reported that this matter will be continued on March 8, 2018 and the neighbors are welcome to attend.

~~(4) **Prefiling Conference: Prefiling Conference on the Request for an Amendment to a PUD to Permit A New Parking Garage to be Constructed to the South of the 1717 Deerfield Road Office Building.**~~

~~Attorney Liz Butler of DLA Piper stated that she represents the petitioner and introduced Mike O'Malley of Hudson Advisors. She added that they are joined by consultants working on this project with Gewalt Hamilton, Walker Consultants, WHA Architects, and the Lakota Group.~~

~~She reported that the property is located at 1717 Deerfield Road adjacent to the Tennaqua Club. It is 9.25 acres in size and has a three-story office building with surface parking lots to the~~

It's Where You Want to Be...



March 2, 2018

Dear Neighbor,

I wanted to reach out to you after the public hearing on February 22<sup>nd</sup> to share some thoughts and reflections from that meeting. First and foremost, thank you for sharing your concerns about our plans to invest in new assets for Tennaqua.

This may be surprising to some of you, but we were unaware of the concerns, particularly around noise. As I have mentioned in my previous letter, as well as at the hearing, Tennaqua strives to be a good neighbor, and we take your comments to heart. There are 4 reasons why I am reaching out to you today.

First, while at the public hearing, I committed to appearing again in front of the plan commission on Thursday, March 8<sup>th</sup>. Unfortunately, I will be on a business trip that day and not return until the weekend. I have asked the plan commission to push our appearance to the following meeting on Thursday, March 22<sup>nd</sup>. I didn't want to have you show up to the meeting this coming Thursday to find out the Tennaqua plan wasn't on the agenda.

Second, we are busy developing a landscaping plan as requested. We should have it ready by the end of next week and it will be posted to the Village Public Hearing website (<http://www.deerfield.il.us>) shortly after it is submitted. As part of this process, we are also likely to propose an alternate location for the 2 additional paddle courts further from our eastern boundary. We are still completing the logistics, but we may propose removing the berm west of the current courts and placing the new courts between our existing courts and the highway sound barrier. We are doing this to address your concerns about courts moving closer to our shared property boundaries.

Third, I don't want to wait to finish this process to conduct ourselves as the good neighbors we strive to be. I have informed our membership that effectively immediately, paddle play must end no later than 11pm to comply with the Village noise ordinance and that lights should be turned off as soon as play is complete. I have also asked members and team captains to be mindful of shouting and language during play. Additionally, I have asked the board to consider engaging an outside firm to study our noise patterns and suggest ways to mitigate them. We are committed to being an upstanding part of the neighborhood and I want you to know we are trying to address your concerns now, not after this process is complete.

Finally, in an effort to continue to engage with you on solutions, I would like to invite you to club on Saturday, March 17<sup>th</sup> at 3pm in the paddle hut. If you can attend, please let me know via email. You can RSVP or send any additional feedback to [president@tennaqua.com](mailto:president@tennaqua.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Alex". The signature is fluid and cursive, written in a professional style.

Nick Alex, Board President

FOR BACKGROUND PURPOSES ONLY  
2012 BRIARWOOD PADDLE TENNIS  
ORDINANCE

**VILLAGE OF DEERFIELD  
LAKE AND COOK COUNTIES, ILLINOIS**

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**ORDINANCE NO. 0-12-28**

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE  
SPECIAL USE FOR BRIARWOOD COUNTRY CLUB TO  
PERMIT CHANGES TO THE CLUBHOUSE AREA AND  
TO INSTALL PADDLE TENNIS FACILITIES**

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**PASSED AND APPROVED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF DEERFIELD, LAKE  
AND COOK COUNTIES, ILLINOIS, this**

**2nd day of July, 2012.**

**Published in pamphlet form  
by authority of the President  
and Board of Trustees of the  
Village of Deerfield, Lake and  
Cook Counties, Illinois, this  
2nd day of July, 2012.**

**VILLAGE OF DEERFIELD  
LAKE AND COOK COUNTIES, ILLINOIS**

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**ORDINANCE NO. 0-12-28**

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE  
SPECIAL USE FOR BRIARWOOD COUNTRY CLUB TO  
PERMIT CHANGES TO THE CLUBHOUSE AREA AND  
TO INSTALL PADDLE TENNIS FACILITIES**

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**WHEREAS**, Briarwood Country Club (the “Applicant”), being the owner of the property commonly known as the Briarwood Country Club, 355 Deerfield Road, and legally described on Exhibit A attached hereto (the “Subject Property”), has petitioned the Plan Commission of the Village of Deerfield for approval of an amendment to the Special Use for the Subject Property pursuant to Article 4.01-C, Paragraph 3, Subparagraph a, Article 4.02-C, Paragraph 3, Subparagraph a, Article 4.03-C, Paragraph 3, Subparagraph a and Article 13.11 of the Zoning Ordinance of the Village of Deerfield to permit: (A) certain changes to the Clubhouse Area of the Subject Property generally consisting of changes to the Clubhouse entry and to the auto court entry to the north of the Clubhouse building, an enlargement of the outside dining area and casual seating area on the south side of the Clubhouse by 3,707 square feet, and a 450 square foot addition to the Clubhouse to expand locker rooms and the men’s lounge area (the “Clubhouse Area Changes”); and (B) the addition of a paddle tennis facility to the Waukegan Road area of the Subject Property generally consisting of a new 1,000 square foot paddle warming hut and deck, two eastern paddle tennis courts and two western paddle tennis courts to be located approximately 44.8 feet from the west property line of the Subject Property (the “Paddle Tennis Facilities”); and

**WHEREAS**, the Applicant has further petitioned the Plan Commission for a text amendment to the Zoning Ordinance of the Village of Deerfield to allow identification signage for a country club in a residential zoning district; and,

**WHEREAS**, the Plan Commission of the Village of Deerfield held a public hearing on April 26, 2012 and continued on May 24, 2012 to consider said petition, said hearing being held pursuant to public notice duly given and published as required by statute and conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield; and

**WHEREAS**, the Plan Commission of the Village of Deerfield, after considering the evidence, testimony and supporting materials offered at said public hearing, filed its written report and findings of fact with the President and Board of Trustees recommending: (A) that the proposed Clubhouse Area Changes and Paddle Tennis Facilities be authorized as an amendment to the Special Use for the Subject Property in the R-1, R-2 and R-3 Single-Family Residence Districts pursuant to Article 4.01-C, Paragraph 3, Subparagraph a, Article 4.02-C, Paragraph 3, Subparagraph a, Article 4.03-C, Paragraph 3, Subparagraph a and Article 13.11 of the Zoning Ordinance of the Village of Deerfield; and (B) that a text amendment to the Zoning Ordinance of the Village of Deerfield be approved to allow identification signage for a country club in a residential zoning district; and

**WHEREAS**, the President and Board of Trustees of the Village of Deerfield have considered and reviewed the proposed Clubhouse Area Changes and Paddle Tennis Facilities, the supporting materials submitted by the Applicant, the evidence and testimony adduced at said public hearing for and against the proposed amendment to the Special Use, and the findings of fact and recommendations of the Plan Commission of the Village of Deerfield; and

**WHEREAS**, the President and Board of Trustees of the Village of Deerfield have determined that the proposed Clubhouse Area Changes and Paddle Tennis Facilities fully comply with the requirements and standards for special uses set forth in Article 13.11 of the Zoning Ordinance of the Village of Deerfield; and

**WHEREAS**, the President and Board of Trustees of the Village of Deerfield have determined that the best interests of the Village will be served by the authorizing and granting of an amendment to the Special Use for the Subject Property to permit the construction, establishment, maintenance and use of the Clubhouse Area Changes and Paddle Tennis Facilities, as more fully described herein, as a Special Use of the Subject Property in the R-1, R-2 and R-3 Single-Family Residence Districts, all in accordance with the plans and supporting materials submitted by the Applicant which are incorporated herein and made a part hereof by this reference; and

**WHEREAS**, the President and Board of Trustees of the Village of Deerfield further concur in the recommendation of the Plan Commission and determine that it is in the best interests of the Village of Deerfield that the text of the Zoning Ordinance be amended as provided herein to allow identification signage for a country club in a residential zoning district;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS**, in the exercise of its home rule powers, as follows:

**SECTION 1:** That the President and Board of Trustees of the Village of Deerfield do hereby affirmatively find that the proposed amendment to the Special Use for the Subject Property fully complies with the requirements and standards set forth in Article 4.01-C, Paragraph 3, Subparagraph a, Article 4.02-C, Paragraph 3, Subparagraph a, Article 4.03-C, Paragraph 3, Subparagraph a and Article 13.11 of the Zoning Ordinance of the Village of Deerfield.

**SECTION 2:** That the President and Board of Trustees do hereby approve and authorize an amendment to the Special Use for the Subject Property in the R-1, R-2 and R-3 Single-Family Residence Districts to permit the construction, establishment, maintenance and use of: (a) the Clubhouse Area Changes generally consisting of changes to the clubhouse entry and to the auto court entry to the north of the clubhouse building, an enlargement of the outside dining area and casual seating areas on the south side of the clubhouse by 3,707 square feet, and a 450 square foot addition to the clubhouse with a maximum height of 21 feet 4 inches from grade to expand locker rooms and the men's lounge area, all as more fully described herein; and (b) the addition of the Paddle Tennis Facilities to the Waukegan Road area of the Subject Property generally consisting of a new 1,000 square foot paddle warming hut and deck with a height of 20 feet, 6 inches from grade to be located approximately 111.8 feet from the west property line of the Subject Property, two western paddle courts to be located approximately 44.8 feet from the west property line of the Subject Property, two eastern paddle courts, screens around the paddle courts with a height of 17 feet from grade, court lighting with eight (8) 24-foot high poles per court and 400 watt metal halide floodlights, together with an expanded 28-car parking lot to the north of the paddle courts and warming hut, all as more fully described herein and subject to the conditions, regulations and restrictions set forth in Section 3 of this Ordinance.

**SECTION 3:** That the approval and authorization of said amendment to the Special Use for the clubhouse area changes and the paddle tennis facilities in the R-1, R-2 and R-3 Single-Family Residence Districts is granted subject to the following conditions, regulations and restrictions: (i) the establishment, construction, maintenance and use of the Subject Property for said amended Special Use shall be in accordance with the plans and supporting materials attached hereto and made a part of this Ordinance as Exhibit B hereof, and with all representations made and submitted by the

Applicant to the Plan Commission and the President and Board of Trustees of the Village of Deerfield; (ii) that the paddle tennis courts shall be closed to play from 10:00 o'clock p.m. until 8:00 o'clock a.m. each day; (iii) that the illumination of the paddle tennis facility shall produce 0 foot-candles at the property line of the Subject Property; (iv) that the illumination of the paddle tennis courts will be controlled by timers and limited to times when the courts are in use; (v) that a 10-foot high stockade fence shall be established, constructed and maintained along the west side of the paddle tennis facilities to screen the paddle courts and for noise reduction purposes; (vi) that a 7-foot tall non-deciduous landscape screen shall be established and maintained to screen the expanded parking lot; and (vii) continued compliance by the Applicant with all applicable provisions of this Ordinance and the Zoning Ordinance of the Village of Deerfield.

**SECTION 4:** That Paragraph 1 (“Identification Signs”) of Article 9.02-A (“Residential Districts”) of Article 9 (“Signs”) of the Zoning Ordinance of the Village of Deerfield be and the same is hereby amended to add the following as Subparagraphs h and i thereof:

**h. Main Ground Identification Signage for a Country Club in a Residential District**

- (1) **Number and Content**  
There shall not be more than two (2) ground identification signs for each zoning lot. Such sign shall indicate only the name and/or address and logo of the country club.
- (2) **Area**  
No ground identification sign shall have more than one (1) sign face. The gross surface area of the sign shall not exceed fifty-seven (57) square feet per sign face when measuring the entire wall on which the sign is mounted. (Note: When signage is mounted on a freestanding wall, the Zoning Ordinance requires the area of the entire wall be calculated in the area of the sign.)
- (3) **Location**  
Main ground identification signs shall be located on the same zoning lot as the principal use to which they are accessory but may not extend over any lot line.

- (4) Height  
Ground identification signs shall have a maximum height not to exceed six (6) feet above grade.
- (5) Illumination  
The signs may be externally illuminated.

i. Paddle Facility Identification Signage for a Country Club in a Residential District.

- (1) Number and Content  
There shall not be more than one (1) ground identification sign for each zoning lot. Such sign shall indicate only the name and address of the country club, logo, and parking restrictions.
- (2) Area  
No ground identification sign shall have more than two (2) sign faces. The gross surface area of the sign shall not exceed 7.5 square feet per face.
- (3) Location  
Paddle facility ground identification signs shall be located on the same zoning lot as the principal use to which they are accessory.
- (4) Height  
Paddle facility ground identification signs shall have a maximum height not to exceed eight (8) feet above grade.
- (5) Illumination  
The sign may be externally illuminated.

**SECTION 5:** That the amendment to the Special Use as hereby authorized shall be binding upon and inure to the benefit of the Applicant and Applicant's successors, grantees, transferees and assigns, and any violation of the conditions herein set forth by the Applicant or its successors, grantees, transferees or assigns shall authorize the revocation of the amended Special Use as hereby authorized.

**SECTION 6:** That the Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Lake County, Illinois at Applicant's expense.

**SECTION 7:** That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 2nd day of July, 2012.

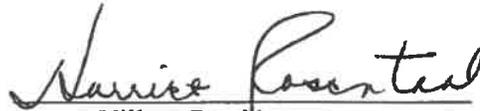
AYES: Farkas, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None

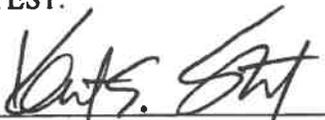
ABSENT: Benton (1)

ABSTAIN: None

APPROVED this 2nd day of July, 2012.

  
Village President

ATTEST:

  
Village Clerk

## EXHIBIT A

**Briarwood Country Club, commonly known as: 355 Deerfield Road, Deerfield, Illinois.**

**PINs: 16-33-103-064 through 16-33-103-065; 16-33-201-001 through 16-33-201-014; 16-33-201-019 through 16-33-201-024; 16-33-201-034 through 16-33-201-035; 16-33-300-003; and 16-33-400-001.**

**Exhibit B**  
**Exhibits to an Ordinance Authorizing an Amended Special Use**  
**for Clubhouse Area Changes and Paddle Tennis Facilities**  
**at Briarwood Country Club**

1. "Street Section ■ Paddle Courts" Site Plan by Witmer and Associates, dated May 8, 2012,
2. Planning Commission Submittal Amending the Existing Special Use for Briarwood Country Club, dated April 9, 2012 by Witmer and Associates.
3. Briarwood Country Club Site Plan by Witmer and Associates, dated April 12, 2012, consisting of an aerial photo depicting the proposed paddle facility and clubhouse renovation.
4. Briarwood Country Club main entry sketch plan by Witmer and Associates, dated April 12, 2012.
5. Three cut sheets for R-Series Aluminum Bullet lights.
6. Cut sheet for low voltage path lights and low voltage mushroom lights.
7. Site Plan Sheet No. C-100 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
8. Fire Access Plan Sheet No. C-101 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
9. Site Lighting Plan Sheet No. C-102 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
10. Landscape Plan Sheet No. L-100 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
11. Tree Replacement Plan Sheet No. L-101 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
12. Floor Plan Sheet No. A-101 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
13. Roof Plan Sheet No. A-102 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
14. Exterior Elevations Plan Sheet No. A-200 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.

15. Furniture Plan Sheet No. I-103 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
16. Renderings Sheet No. A-900 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
17. Floor Plan Foundation, Roof Plan Sheet No. A-100 by Witmer and Associates, for Addition and Renovation to Briarwood Country Club, dated 04.12.12.
18. "Elevations ■ Paddle Courts" by Witmer and Associates, dated April 9, 2012 depicting the south elevation and east elevation of the paddle courts.
19. "Elevations ■ Paddle Courts" by Witmer and Associates, dated April 12, 2012 depicting the east elevation and west elevation of the paddle courts.
20. Briarwood Country Club Paddle Courts Signage by Witmer and Associates, dated June 1, 2012.
21. Luminare Schedule for the Paddle Courts at Briarwood Country Club, dated April 9, 2012.
22. Lithonia Lighting cut sheet for Paddle Courts Parking Lot Light by Lithonia Lighting.
23. Cut Sheet from Ruud Lighting for AC 3■16 Series Area Cutoff Light.
24. Traffic Report memorandum from KLOA, Inc., dated April 9, 2012 to Peter Witmer.
25. "Elevations" by Witmer and Associates, dated 04.12.12 depicting the North, South, East and West elevations of the warming hut, Sheet A-200.
26. "Briarwood Country Club Cooling Tower" by Witmer and Associates, dated April 17, 2012.
27. "Briarwood Country Club Street Elevation – Paddle Courts" by Witmer and Associates, dated May 8, 2012.
28. "Briarwood Country Club Site Plan – Paddle Courts" by Witmer and Associates, dated June 1, 2012.