

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Remote Public Hearing and Workshop Meeting via Zoom at 7:30 P.M. on January 27, 2022.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Bill Keefe
 Lisa Crist
 Blake Schulman
 Kenneth Stolman

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

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 with 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

There was no public comment on a non-agenda item via email, Zoom or in person.

PUBLIC HEARING

1) Public Hearing on the Request for Approval of a Class A Special Use for a Medical Office located in the 740 Waukegan Road (former Coldwell Banker first floor space) building in the Shops at Deerfield Square (Kirby Limited Partnership and Venus Med Spa)

Chairman Berg swore in all who plan to testify before the Commission.

Chairman Berg confirmed that the petitioners provided proof of certified mailing. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on January 6, 2022.

The petitioner Chris Siavelis with Kirby Limited Partnership and Deerfield Square Shopping Center addressed the Commission and reported he is joined by Susie Lavaja from Venus Med Spa.

Mr. Siavelis stated that they are asking favorable recommendation for a Class A Special Use to allow for a 2,000 square foot Venus Med Spa to be located on the first floor in Deerfield Square in the space formerly occupied by Coldwell Banker. He shared that Venus Med Spa provides Botox, fillers, skin care and various other aesthetic services. The floor plan which was provided in the packets is the existing floor plan; only cosmetic updates will be done. The hours of operation for Venus Med Spa will be Monday through Friday 11am to 7pm and Saturdays 11am to 6pm and open on Sundays as needed. Walk-ins are welcome. Tenant signage will be in full compliance with the established sign criteria for the building.

Mr. Siavelis reported that regarding the parking analysis completed and provided in the packets, they are assuming for this use the worst case scenario of 20 spaces needed for a medical office use. Based on the study there is more than ample supply of parking to accommodate this special use. They believe that Venus Med Spa will be a positive addition to Deerfield Square. He added that the space has been vacant for almost two years, and it will hopefully provide for some cross-selling opportunities with other tenants in the shopping center.

Ms. Lavaja shared that they are very excited to hopefully operate in this space in Deerfield Square if granted the Special Use. It is a great opportunity for them as well as for Deerfield Square. They are currently in Northbrook Court Mall and ready to be move out when their lease ends. Regarding staff Ms. Lavaja shared that there will be a full-time Botox injector as well as a full-time front desk concierge there during all open hours as well as a part-time aesthetician. Ms. Lavaja is also there part-time to check on operations.

Mr. Siavelis added that employees will park in designated Deerfield Square employee parking spaces as shown in the packets. He concluded that they feel this is a straight-forward Special Use request and they are pleased to welcome Venus Med Spa as a new tenant in Deerfield Square.

The commissioners were all in favor of the use at this location. There were no questions from the Commission. Commissioners welcomed Venus Med Spa to Deerfield pending Board approval.

There was no public comment on this matter.

Chairman Berg 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 who will take final action on this matter.

Commissioner Bromberg moved, seconded by Commissioner Keefe to approve the request for a Class A Special Use for a medical office located in the 740 Waukegan Road (former Coldwell Banker first floor space) building in the Shops at Deerfield Square (Kirby Limited Partnership and Venus Med Spa). The motion passed with the following vote.

Ayes: Stolman, Keefe, Crist, Goldstone, Schulman, Bromberg, Berg (7)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on February 22, 2022.

WORKSHOP MEETING

1) Prefiling Conference on the Request for a Resubdivision of the Property at 130 and 140 Kenmore Avenue

The petitioner Brian Gryll reported that he is the attorney representing Stephen Platt, owner of 130 and 140 Kenmore Avenue in Deerfield. He is joined by Eric Gimbel, Mr. Platt's real estate agent. Mr. Gryll reported that their client would like to subdivide this property. Currently there is a single-family home on the property. He would like to subdivide, sell the vacant lot to a buyer who will build a single-family home on the property, and remain in his existing home on the other lot.

Mr. Gryll showed the plat of resubdivision and pointed out where his client would like to resubdivide. He pointed out where the new single-family home will be built and where the existing home is located. The smaller of the two lots will be 130 by 89 feet and would meet Deerfield's requirements for single-family homes.

Chairman Berg confirmed with staff that all plans are fully conforming to the Village requirements. Chairman Berg asked if the two separate lots were at one time both purchased, and one larger lot was created. Mr. Gimbel confirmed that this was the case, and they still have two separate tax numbers.

Commissioner Goldstone confirmed the sport court on the vacant lot would be demolished and added that she has no concerns on this request.

Commissioner Keefe asked if drainage will be addressed in the plans for the new home and to be sure that neighbors are not impacted by the construction of an additional house. Mr. Gryll confirmed that drainage will be addressed as is required by the Village and the County.

Commissioner Stolman asked if the immediate neighbors have been contacted and if they have had any concerns. Mr. Gryll and Mr. Gimbel reported that they are unaware if neighbors have

been contacted. Mr. Ryckaert stated that any neighbor within 250 feet of the property's boundaries will receive a notice of the Public Hearing on this matter.

Document Approval

1. January 13, 2022 Plan Commission Minutes

Commissioner Bromberg provided corrections to the minutes.

Commissioner Bromberg moved, seconded by Commissioner Crist to approve the minutes with the corrections provided. The motion passed with the following vote.

Ayes: Crist, Keefe, Stolman, Schulman, Bromberg, Goldstone, Berg (7)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be February 10, 2022.

Designation of Representative for the next Board of Trustees Meeting

Chair Berg is tentative to attend, and Commissioner Goldstone will attend the Board of Trustees Meeting on February 7, 2022 where the high school auditorium is in front of the Board.

Public Comment

There was no public comment on a non-agenda item via email, Zoom or in person.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Schulman to adjourn the meeting at 8:00 P.M. The motion passed the following vote.

Ayes: Goldstone, Crist, Keefe, Stolman, Schulman, Bromberg, Berg (7)
Nays: None (0)

Respectfully Submitted,
Laura Boll