

**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 February 24, 2022.

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

Absent were: Blake Schulman

Also present: Jeff Ryckaert, Principal Planner
 Dan Nakahara, Planner

Chairman Berg reported that pursuant to amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may hold virtual public meetings without a quorum physically present.

Chairman Berg stated that anyone wishing to share public comment on any matter concerning the Village may do so by submitting an email to plancommissioncomment@deerfield.il.us prior to the meeting. Emails received will be read aloud during Public Comment. Any emails received during the meeting will be read during the second public comment before the end of the meeting. Chairman Berg asked that emailed response is limited to under 200 words to allow time for others to be heard and for the Plan Commission to progress through the public meeting agenda. In addition to written Public Comment, oral comments will also be permitted. Members of the public desiring to make an oral comment should click the “raise hand” button on Zoom or dial “*9” if participating by phone to indicate you wish to speak.” Chairman Berg stated that the Plan Commission typically does not immediately respond to public comments or engage in open dialogue, but they will actively listen to comments.

In accordance with the Open Meetings Act, at least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to the Executive Order issued by the Governor, a limited number of people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a first come, first-served basis. The Plan Commission will comply will all other requirements including public comment and posting the meeting agenda, which can be found on the Village website at www.deerfield.il/us/agendacenter.

Public Comment on a Non-Agenda Item

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 a Preliminary Plat of Resubdivision for the Properties Located at 130 and 140 Kenmore Avenue

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 February 3, 2022.

The petitioner Brian Gryll reported that he is the attorney representing Stephen Platt, owner of 130 and 140 Kenmore Avenue in Deerfield and is joined by Will Hepburn who completed the engineering report for the property. Mr. Gryll showed the existing property site plan and explained the proposal. The current owner plans to retain the southern part, 130 Kenmore Avenue, and sell 140 Kenmore to a buyer who plans to build a home on the property. There is an existing sport court and gazebo on the 140 Kenmore Avenue property which will be removed for the buyer to build a home. Mr. Gryll pointed out the proposed property for the buyer on the site plan and reported that the engineering report and survey have been submitted to the Commission. Mr. Gryll explained the existing property line and where the new property line will be, as well as where the buyers for 140 Kenmore plan to build a home. Mr. Gryll stated that the new home would meet all requirements of the Deerfield Zoning Ordinance and will be full compliance.

Chairman Berg confirmed that the Plan Commission is addressing the resubdivision and no plans for the new home. Mr. Ryckaert confirmed and added that the petitioners are proposing to move the existing lot line 30 feet to the north between two existing lots. Chairman Berg confirmed that both lots would meet all requirements and be fully conforming.

There were no questions from the Commission on this matter.

Chair Berg opened public comment on this matter.

Brian West of 139 Aspen Way commented that his home is behind this lot, and he has a concern about sunlight in his backyard and would like to know the height of the new home as he will consider removing a large tree if the house does indeed block sunlight. Chair Berg stated that what is before the Plan Commission is only the subdivision of the lot. The Commission is not voting on the construction of a new home. Chairman Berg suggested Mr. West be in touch with Village staff if the subdivision is approved by the Board of Trustees. Mr. Gryll commented that he represents the seller of the property whose home is on the 130 Kenmore lot, and he cannot speak for the potential buyer who will build the home at 140 Kenmore.

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 for final action on this matter.

Commissioner Goldstone moved, seconded by Commissioner Keefe to approve the request for a Preliminary Plat of Resubdivision for the properties located at 130 and 140 Kenmore Avenue. The motion passed with the following vote.

Ayes: Stolman, Keefe, Crist, Goldstone, Bromberg, Berg (6)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on March 21, 2022.

Document Approval

1. Report and Recommendation on the Amendment to the Walgreens Planned Unit Development for the 100 Wilmot Road building addition and site changes

Commissioners Goldstone and Bromberg provided corrections to the recommendation.

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

Ayes: Bromberg, Goldstone, Crist, Keefe, Stolman, Berg (6)
Nays: None (0)

2. Report and Recommendation on the Amendment to the Deerfield Business Center Planned Unit Development for an assisted living facility Special Use and site changes

Commissioners Goldstone and Bromberg provided corrections to the recommendation.

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

Ayes: Stolman, Keefe, Crist, Goldstone, Bromberg, Berg (6)
Nays: None (0)

3. Report and Recommendation on 2022 Zoning Map

Commissioner Bromberg moved, seconded by Commissioner Crist to approve the Zoning Map. The motion passed with the following vote.

Ayes: Goldstone, Crist, Keefe, Stolman, Bromberg, Berg (6)
Nays: None (0)

4. February 10, 2022 Plan Commission Minutes

Commissioner Stolman and Mr. Nakahara provided corrections to the minutes.

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

Ayes: Bromberg, Goldstone, Crist, Keefe, Stolman, Berg (6)
Nays: None (0)

Items from the Staff

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

Designation of Representative for the next Board of Trustees Meeting

Chairman Berg and Commissioner Keefe will attend the Board of Trustees Meeting on March 7, 2022.

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 Crist to adjourn the meeting at 7:58 P.M. The motion passed the following vote.

Ayes: Stolman, Keefe, Crist, Goldstone, Bromberg, Berg (6)

Nays: None (0)

Respectfully Submitted,
Laura Boll