

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing at 7:30 P.M. on March 12, 2020 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
 Al Bromberg
 Jennifer Goldstone
 Bill Keefe
 Justin Silva

Absent were: Elaine Jacoby
 Blake Schulman

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

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

Public Comment on a Non-Agenda Item

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

PUBLIC HEARING

(1) Public Hearing on the Request for Approval of a Special Use Amendment to Permit Building Additions and Renovations to Caruso Middle School at 1801 Montgomery Road in the P-1 Public Lands District (School District 109)

Chairman Berg asked the Petitioner for proof of publication. Certified mailing receipts were provided to the Commission. Mr. Ryckaert reported that the legal notice for this matter was published in the Deerfield Review on February 20, 2020.

The Petitioner, Carole Pugh of Green Associates and John Filippi, Business Manager for Deerfield Public School District 109, addressed the Commission. Ms. Pugh provided an overview of the renovations and additions planned for the Caruso Middle School auditorium and music room.

Commissioner Bromberg asked Ms. Pugh to point out anything that has changed since the Prefiling Conference.

Ms. Pugh reported that the project is planned to begin this summer and will be complete by December 2020. They will be renovating the auditorium space at Caruso and adding 1,340 square feet to the backstage area, as well as bumping out the building on the north side where the music room is located to add 1,070 square feet. The purpose is to renovate the undersized room and modernize it. The auditorium is used by the school and Park District and will be a community-wide benefit when complete.

Ms. Pugh noted that the materials used will match the existing exterior finishes of the building. The metal panels and brick will be consistent. Ms. Pugh added that they included more description of the native plantings and ornamental grasses in the landscape plans.

Ms. Pugh reviewed the exterior renderings for the auditorium project. She pointed out the newly completed cafeteria renovation. The addition to the auditorium is on the opposite side of the building with the existing two story auditorium behind the new one story addition. The one story addition is the backstage area which will include new dressing rooms, restrooms, storage and AV room.

Ms. Pugh displayed the site plan and pointed out the additions to the music room on the north side of the building. They will also be screening two roof top condensing units. The screening will match the building's existing roof top screening of other mechanical units.

Ms. Pugh shared that with the additions to the backstage area, they will install new sprinkler riser service to the building to bring it up to code. The existing system was built in the early 80s and does not meet current codes. The auditorium stage will get new flooring, curtains, rigging, lighting, and sound systems. Ms. Pugh reviewed the band orchestra room addition stating that it will create new music equipment storage areas so that they no longer need to be stored in the backstage area. The program has been growing in the last few years and this will be beneficial. The addition will have the same finishes and will match the rest of the room.

Ms. Pugh noted renderings of the building elevations including the existing cafeteria, the auditorium addition, and the band orchestra room addition expanding out to the north. The addition on the north elevation is all brick and will include a few more windows for light into the new space. There will also be a new covered entry with doors to access the playfield. Ms. Pugh pointed out roof screen to hide two condensing units which will be the same brown sheet metal as the rest of the building.

Commissioner Goldstone asked how far out the music room addition goes from the existing building. Ms. Pugh replied that it will bump out about 14 feet from the existing wall, expanding the band orchestra room and wrapping around to connect to the existing corridor. It is an L shaped addition that will create more space to store instruments benefitting the music program.

Commissioner Goldstone confirmed that there will still be a sidewalk around the entire exterior of the building.

Chairman Berg opened public comment on this matter.

Mitch Shore of 920 King Richards Court stated that he is not here to protest the renovation. His main concern is about the construction of the additions and increased traffic and parking as a result. He stated that he has been to the Village Board several times in the past regarding problems at Caruso. He spoke to the Village, the police and the school superintendent last year during construction of last year's renovations to voice concerns about ordinance violations. He believes the Village acted on these violations once or twice and he was then told that the school district was given special permissions for their construction. He stated that he is concerned the same things will happen with this construction project including trucks arriving at 5 A.M. and loud banging dumpsters being dropped off at 5 A.M. He is also concerned that this project will increase traffic and parking problems at Caruso. He commented that people block his driveway and parents talk on cell phones while driving, as well as other traffic violations like illegal

parking, speeding, blocking roadways and failure to stop at stop signs. He concluded that he would like for these concerns to be addressed.

Workshop Meeting

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.

Chairman Bromberg commented that regarding Mr. Shore's statements, the Village has rules and he should continue to report any concerns of violating them. Commissioner Bromberg asked staff what else the Village can do. Mr. Ryckaert replied that Mr. Shore's comments will be reflected in the minutes and can also be shared with the Chief of Police and the Code Enforcement Officer prior to beginning this construction project so they can be aware. Commissioner Bromberg stated that he would like the Petitioners to be cognizant of the neighbors and abide by all rules and codes. He added that otherwise he has no issues with the project itself and the use.

Commissioner Goldstone commented that she agrees with Commissioner Bromberg and also wants to make sure that the neighbors are not very inconvenienced by this project. She hopes the Petitioners can do better this time.

Commissioner Silva commented that he agrees. He stated that he does not have a concern with the increased traffic or the use and that he hopes they stay compliant with Village requirements.

Commissioner Keefe commented that he agrees with the other Commissioners, as well. Regarding traffic, he stated that there will be no increased staff or students and that there will not be a traffic impact from this project. He commented that he recognizes that construction can be a problem as he lives across from Kipling and has had similar experiences with early deliveries and other disruptions. He agrees that this should be monitored during the construction phase.

Chairman Berg commented that he agrees and would like to notify the police and the Code Enforcement Officer to ensure that Village rules and requirements are adhered to. He commented that he would also ask the Petitioner to, within their control, be a good neighbor. He added that he agrees with staff that the minutes can reflect this concern and bring it to the attention of the Village Board. He commented that good enforcement will keep the neighbors happy.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve a Special Use Amendment to permit building additions and renovations to Caruso Middle School at 1801 Montgomery Road in the P-1 Public Lands District (School District 109). The motion passed with the following roll call:

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

Mr. Nakahara reported that this matter will go before the Village Board on April 6, 2020.

Document Approval

1. Walgreens Drive-Thru Special Use Recommendation
2. February 27, 2020 Plan Commission Minutes

The documents were approved by the Commission with corrections provided by Commissioner Bromberg.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Bromberg to adjourn the meeting at 7:54 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll