

AGENDA FOR THE BOARD OF TRUSTEES
Monday, May 2, 2016, 7:30 P.M.

Call to Order
Roll Call
Pledge of Allegiance
Human Power Re-Appointments
Kipling School – Leader in Me Program
Proclamation –Mayor’s Monarch Pledge
Proclamation – Preeclampsia Awareness Day
Promotion of Chris Fry and Juan Mazariegos to the Rank of Commander
Minutes of Previous Meeting
Treasurer’s Report
Bills and Payroll
Public Comment

REPORTS

- 16-41 Report and Recommendation of the Board of Zoning Appeals re: Request for a Fence Height Modification at 705 Indian Hill Road for a Fence 10 Feet in Height Instead of the Permitted Maximum Height of 7 Feet
- 16-44 Report and Recommendation of the Plan Commission re: Request for Approval of a Final Development Plan for 7 Parkway North Center and to Amend the Parkway North Center Sign Plan to Allow a Wall Sign at 7 Parkway North
- 16-45 Report and Recommendation of the Plan Commission re: Request for Approval to Amend the Shoppers Court Commercial Planned Unit Development to Permit Major Renovations to the 636 Deerfield Road Building to Convert the Building into a Multi-Tenant Building, and Changes to the West End of the Village Owned Municipal Parking Lot

CONSENT AGENDA

- 16-38-1 Ordinance Approving a Final Development Plan for 8 Parkway North in the Parkway North Center – Quadrangle Development Company – 1R

OLD BUSINESS

NEW BUSINESS

- 16-46 Authorization to Award Contract for Phase II Engineering Consulting Services for the Kates Road Bridge Rehabilitation Project
- 16-47 Authorization to Award the Construction Contract for the North Avenue Infrastructure Improvement Project
- 16-48 Authorization to Execute Contract for Sidewalk Bump Grinding

Items for discussion by Mayor and Board of Trustees
Reports of the Village Manager
Adjournment

PROCLAMATION

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, but populations of this iconic species have declined by 90% in the last two decades; and

WHEREAS, cities, towns and counties have a critical role to play to help save the monarch butterfly; and

WHEREAS, the Village of Deerfield has taken the National Wildlife Federation's Mayors' Monarch Pledge to demonstrate the Village's commitment to creating a habitat and educating citizens about how they can make a difference at home; and

WHEREAS, every resident of Deerfield can make a difference for the monarch by planting native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play and worship; and

NOW, THEREFORE, BE IT RESOLVED, THAT I, HARRIET ROSENTHAL, Mayor of the Village of Deerfield, do hereby proclaim May 2, 2016, as: **"MAYORS' MONARCH PLEDGE DAY"** IN THE VILLAGE OF DEERFIELD and encourage residents and Village staff to take steps to increase the planting of milkweed and nectar plants to preserve and strengthen the monarch butterfly population.

PROCLAIMED this 2nd day of May, 2016.

Harriet E. Rosenthal, Mayor

PROCLAMATION

WHEREAS, **preeclampsia** is a dangerous condition of pregnancy that can, in its severest form, lead to maternal and/or infant mortality or premature birth with significant health risks for the mother and baby; and

WHEREAS, more than 350,000 cases of **preeclampsia** are diagnosed in America every year with 25% classified as severe; and

WHEREAS, every 6 minutes of every day in America, a pregnant woman and her baby face life threatening consequences because of **preeclampsia**; and

WHEREAS, globally, **preeclampsia** and other hypertensive disorders of pregnancy are a leading cause of maternal and infant illness and death, with conservative estimates claiming these disorders are responsible for 76,000 maternal and 500,000 infant deaths each year; and

WHEREAS, public awareness of the symptoms of **preeclampsia** (spikes in maternal blood pressure, sudden swelling of face, feet, and hands, severe upper abdominal pain, blurred vision) can help women recognize the condition and seek appropriate medical care; and

WHEREAS, many citizens of Illinois have joined with the Preeclampsia Foundation to raise public awareness in order to minimize maternal and infant illness and death due to preeclampsia.

NOW, THEREFORE, BE IT RESOLVED, THAT I, HARRIET ROSENTHAL, Mayor of the Village of Deerfield, do hereby proclaim May 15th, 2016, to be “**Preeclampsia Awareness Day**” in the Village of Deerfield and applaud the Preeclampsia Foundation’s mission to reduce maternal and infant illness and death due to preeclampsia and other hypertensive disorders of pregnancy.

PROCLAIMED this 2nd day of May, 2016.

Harriet E. Rosenthal, Mayor

April 18, 2016

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Harriet Rosenthal in the Council Chambers of the Village Hall on April 18, 2016, at 7:30 p.m. The clerk called the roll and announced that the following were:

Present: Harriet Rosenthal, Mayor
Alan Farkas
Thomas Jester
Robert Nadler
William Seiden
Dan Shapiro
Barbara Struthers

and that a quorum was present and in attendance. Also present were Kent Street, Village Manager and Village Attorney Peter Coblentz.

PLEDGE OF ALLEGIANCE

Lori Zwart led those in attendance in reciting the Pledge of Allegiance.

HUMAN POWER APPOINTMENTS

The Human Power Commission performed interviews and recommends the following Board

and Commission appointments:

Daniel Moons – Appearance Review Commission
Zachary Raimi – Community Relations Commission
Jason Caplan – Community Relations Commission
Kenneth Stolman – Village Center Commission

Trustee Struthers moved to accept the appointments. Trustee Nadler seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)
NAYS: None (0)

PROCLAMATION

Mayor Rosenthal read a Proclamation declaring April 29, 2016, as Arbor Day in the Village of

Deerfield and urged all citizens to protect the trees and woodlands.

Trustee Seiden moved to accept the Proclamation. Trustee Farkas seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)
NAYS: None (0)

Mayor Rosenthal presented the Proclamation to Public Works Analyst Justin Keenan. Mr. Keenan presented Mayor Rosenthal with a plaque recognizing the Village as a five-year Tree City U.S.A.

Mayor Rosenthal noted the Village will plant a tree at Deerfield High School, with cooperation of the DHS Earthworks Club, on April 29, 2016, at 3:30 p.m.

PROCLAMATION

Mayor Rosenthal read a Proclamation declaring April 22, 2016, as Earth Day in the Village of

Deerfield.

Trustee Struthers moved to accept the Proclamation. Trustee Farkas seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

Assistant Village Manager Andrew Lichterman reported the Sustainability Commission has grown the Village's partnership with District 109 and has programs this week with six schools regarding energy and water conservation. The Commission is working with the Earthworks Club at DHS and will hold a sustainable trivia contest and a tap water vs. bottled water taste-test challenge.

Mayor Rosenthal noted that on Saturday, there will be an electronics recycling event at the Public Works facility from 9 a.m. to noon, a shredding event at the Farmer's Market parking lot from 10 a.m. to noon, and a ribbon cutting ceremony to unveil the new Village Center recycle containers.

RECOGNITION

Mayor Rosenthal recognized Lori Zwart for 17 years of service to the Village on the

Human/Community Relations Commission. The Village is sorry to see Ms. Zwart leave. Mayor Rosenthal thanked Ms. Zwart for her years of service.

Ms. Zwart thanked the Village and residents of Deerfield for the privilege of serving on the Commission. She was a 26-year resident.

FINANCE DEPARTMENT OBJECTIVES

Finance Director Eric Burk presented highlights from the Finance Department's six-month objectives report. Mr. Burk reported the Village changed banks from Illinois funds to Deerfield Bank and Trust. They finished the 2015 audit field work and are awaiting a draft. Mr. Burk noted the budget and revenue projections were completed and sent to GFOA for their distinguished budget award. As part of the budget process, they prepared the 2016 tax levy ordinance. Mr. Burk noted they started working with the Village's actuary to determine the police pension payment. The police pension fund is funded at 75 percent on a market basis and 78 percent on an actuary basis. Mr. Burk stated the Village has recovered 5 percent of the IMET

funds and, if the assets held by the receiver are distributed without being reduced, IMET participants would recover 48 percent. He noted the Village issued an RFP for a financial advisor and will be back with recommendations. Mr. Burk noted the department implemented several healthcare insurance changes that reduced costs.

MINUTES OF PREVIOUS MEETING

Trustee Farkas moved to approve the minutes from the April 4, 2016, Board of Trustees meeting.

Trustee Shapiro seconded the motion. The motion passed unanimously on a voice.

BILLS AND PAYROLL

Trustee Struthers moved to approve the Bills and Payroll. Trustee Seiden seconded the motion. The

motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

PUBLIC COMMENT

There was no public comment on non-agenda items.

REPORTS

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE:
APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR 8
PARKWAY NORTH IN THE
PARKWAY NORTH CENTER –

The Plan Commission held workshop meetings on February 25, 2016, and March 24, 2016, to consider the request. The Plan Commission voted 6-0 in favor of sending a favorable recommendation to the Mayor and Board of Trustees.

QUADRANGLE DEVELOPMENT CO.

The project's developers provided an overview of the project. Tim Sweeney, a principal with Quadrangle, stated the project's development schedule will be reduced from 24 months to 18 months.

Quadrangle Architect Stephen Wright presented the site plan and believes the project has a continuity of design and architecture with the other buildings in the campus. This building will share some facilities with 9 Parkway North, including loading ramps and transformers.

Trustee Struthers inquired whether there is enough screening for the parking lots. Mr. Sweeney stated the existing berm between their property and Saunders Road will remain. They may add additional planting materials, as well. Mr. Sweeney noted they may move their drive to the north for better alignment.

Trustee Nadler questioned whether construction would need to start by a certain time. Mr. Street indicated they have two years to start construction, but if there are changes, they would need to come back to the Board.

Trustee Jester moved to accept the Report and Recommendation of the Plan Commission. Trustee Nadler seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

CONSENT AGENDA

There were no items on the Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

AUTHORIZATION TO PURCHASE DATA STORAGE EQUIPMENT Computer Systems Coordinator Matt Weiss reported the current data storage equipment was purchased in 2009 and is too small to meet current Village needs. He solicited quotes from three resellers and the low quote was from Insight Public Sector in the amount of \$38,230.40. Mr. Weiss indicated the GSA contract price is nearly double this amount.

Trustee Farkas questioned why the Village solicited hardware versus a cloud-based solution. Mr. Weiss stated a lot of what they do is performance based, so they want to remove as many bottle necks as possible. He indicated this is a budgeted item.

Trustee Shapiro moved to waive the competitive bidding process and authorize the purchase of data storage equipment from Insight Public Sector in an amount not to exceed \$38,230.40. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

AUTHORIZATION TO AWARD CONTRACT FOR DEVELOPMENT OF THE SANITARY SEWER SYSTEM CAPITAL IMPROVEMENT PROGRAM Wastewater Reclamation Facility Supervisor Brandon Janes reported they requested statements of qualifications and interviewed companies for the program and recommend Strand Associates, as they appeared to be the most qualified. Mr. Janes noted this is part of the overall budget for reducing Inflow and Infiltration.

Trustee Nadler moved to award the contract for development of the sanitary sewer system capital improvement program to Strand Associates in an amount not to exceed \$47,000. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

DISCUSSION

NORTHWEST MUNICIPAL
CONFERENCE

experience.

Trustee Shapiro went to Springfield as the Village's representative for the Northwest Municipal Conference Lobby Day. He indicated it was a great

NORTHWEST QUADRANT MEETINGS

are getting closer to reporting to the Trustees.

Mayor Rosenthal and Mr. Street met with the stakeholders from the Northwest Quadrant. They

ELECTRONICS RECYCLING

through the end of the year in Highland Park.

Mayor Rosenthal reported SWALCO has announced the electronics recycling would continue

BREATHE DEEP NORTH SHORE

annual event and it was beautiful.

Mayor Rosenthal stated the Breathe Deep North Shore event was held yesterday. This was their fifth

NEW SUPERINTENDENT

the new superintendent of District 113. It was a very good meeting.

Mayor Rosenthal and Mr. Street met with the principal from Deerfield High School. He will be

ADJOURNMENT

meeting. Trustee Farkas seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:32 p.m.

There being no further business or discussion, Trustee Nadler made a motion to adjourn the

APPROVED:

Mayor

ATTEST:

Village Clerk

TREASURER'S REPORT
March 31, 2016

HIGHLIGHT REPORT
March 31, 2016

SALES TAX (non home-rule)*

SALES MONTH	RECEIPT MONTH	2014 ACTUAL	2015 ACTUAL	2016 ACTUAL	% CHANGE PRIOR YR. PERIOD	TOTAL 12 MONTHS RUNNING	% CHANGE ANNUAL TOTALS
						3,863,801	
October	January	331,326	371,192	278,067	-25.1%	3,890,670	0.7%
November	February	268,123	270,906	315,746	16.6%	3,869,852	-0.5%
December	March	290,046	351,164	287,077	-18.2%	3,848,695	-0.5%
January	April	255,689	282,558		10.5%	3,851,200	0.1%
February	May	238,998	218,180		-8.7%	3,836,803	-0.4%
March	June	304,788	283,631		-6.9%	3,877,603	1.1%
April	July	298,666	301,171		0.8%	3,822,491	-1.4%
May	August	311,357	296,960		-4.6%	3,720,354	-2.7%
June	September	335,985	376,785		12.1%	3,692,259	-0.8%
July	October	348,688	293,576		-15.8%	3,599,134	-2.5%
August	November	431,169	329,032		-23.7%	3,643,974	1.2%
September	December	345,199	317,104		-8.1%	3,579,887	-1.8%
TOTAL		3,760,034	3,692,259	880,890			-7.5%
YTD Subtotal		889,495	993,262	880,890			

MAJOR REVENUE SOURCES

Revenue Items	March	Fiscal YTD	Projected YTD	Variance	FY Budget	Current FY Projection
Sales Tax (non-HR)	357,177	1,144,801	1,250,000	(105,199)	5,000,000	5,000,000
Home Rule Sales Tax	288,134	922,767	1,037,500	(114,733)	4,150,000	4,150,000
Water Sales	273,185	753,865	1,060,000	(306,135)	4,240,000	4,240,000
Interest*	23,420	43,077	46,250	(3,173)	185,000	185,000
Sewer Use Charge	193,682	550,009	717,500	(167,491)	2,870,000	2,870,000
Hotel Tax	146,111	406,647	475,000	(68,353)	1,900,000	1,900,000
Electric Utility Tax	108,435	337,480	312,500	24,980	1,250,000	1,250,000
State Income Tax	179,917	398,417	425,000	(26,583)	1,700,000	1,700,000
Building Permits	52,990	196,088	231,250	(35,162)	925,000	925,000

*All budgeted funds (excluding police pension)

OPERATING FUNDS (GENERAL, WATER, SEWER, GARAGE) SUMMARY

Revenues	2,255,194	6,041,890	6,433,599	(391,709)	29,444,253	29,444,253
Expenditures	1,847,209	5,345,023	6,669,090	(1,324,067)	32,126,113	32,126,113

REVENUES AND EXPENDITURES

Sales tax net of rebate decreased from the prior month and the same period of last year. However, next month shows a significant increase. A portion of Cook County property tax and the upfront portion of the Deerfield Road grant were received. Water and Sewer revenues continue to reflect lower usage months. Hotel tax is consistent with the prior year. Electric Utility tax is consistent with the same period of last year, but down slightly YTD. State Income tax increased from the same period of last year and YTD. E-911 revenue includes January & February receipts. However, March receipts are expected to be delayed until April. Building Permit revenue decreased from last month, but is up YTD. Engineering and construction costs are starting to come in and will increase going forward.

CASH AND INVESTMENTS

As of March 31, 2016, 100% of available cash was invested at an estimated average annualized interest rate of 0.50 compared to an average rate of 0.29% for the 90-day Treasury bill.

CASH POSITION ANALYSIS

March 31, 2016

TOTAL CASH AND INVESTMENTS

	CURRENT MONTH	PRIOR MONTH	CHANGE	EXPLANATION
OPERATING FUNDS				
GENERAL	18,480,757	18,023,073	457,684	Property tax receipts
ENHANCED 911	1,044,323	1,106,317	(61,994)	
WATER	(1,279,658)	(1,320,384)	40,726	
SEWER	612,184	583,252	28,932	
REFUSE	244,458	383,301	(138,843)	
PARKING LOTS	262,989	266,833	(3,844)	
GARAGE	7,779	(2,358)	10,137	
VEH & EQUIP	5,001,983	4,965,291	36,692	
DEBT SERVICE	253,401	84,351	169,050	Property tax receipts
TOTAL ALL OPERATING	24,628,216	24,089,676	538,540	
CAPITAL FUNDS				
INFRASTRUCT REPLACE.	9,344,622	5,027,674	4,316,948	DF Road Grant
BOND PROCEEDS	254,547	254,490	57	
MOTOR FUEL TAX	468,225	429,660	38,565	
TOTAL ALL CAPITAL	10,067,394	5,711,824	4,355,570	
TOTAL CAP. AND OPER.	34,695,610	29,801,500	4,894,110	
OTHER FUNDS				
POLICE PENSION	40,742,000	38,914,387	1,827,613	Market Value Change
EAST SHORE RADIO	53,755	57,174	(3,419)	
2011 B SINKING FUND *	2,922,097	2,946,145	(24,048)	Annual sinking fund excess
IMET LIQUIDATING TRUST	651,616	651,616	0	

* Restricted for payment of 2011B bonds in 2028

Village of Deerfield
Expenditure Report - March 31, 2016 - 25% of Year

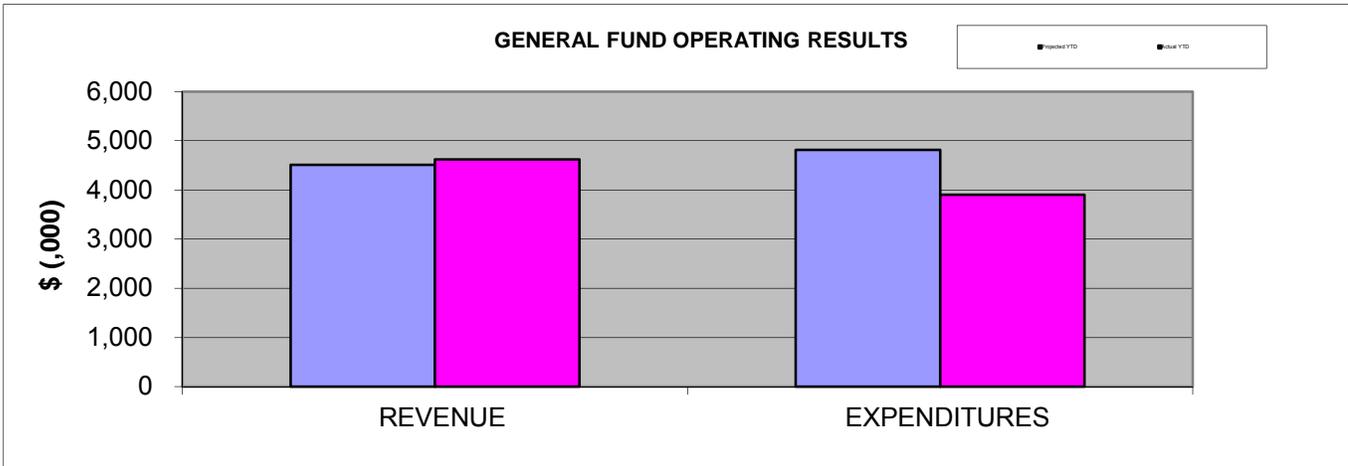
FUND/DEPARTMENT (function)	March Expenditures	Projected Y-T-D	Actual Y-T-D	Variance	Budget 2016	% of Budget	Prior Year %
10 GENERAL FUND							
Finance	234,011	1,039,475	788,447	251,028	8,607,652	9.2%	18.0%
Administration	136,795	422,542	309,718	112,824	1,690,166	18.3%	17.4%
Comm. Development	81,836	314,000	257,427	56,573	1,256,000	20.5%	20.9%
Engineering	46,498	164,658	116,764	47,894	658,630	17.7%	14.3%
Street	242,005	698,724	736,131	(37,408)	2,794,894	26.3%	27.9%
Police	582,110	2,174,226	1,696,676	477,550	9,696,904	17.5%	17.7%
TOTAL GENERAL	1,323,255	4,813,623	3,905,163	908,460	24,704,246	15.8%	19.1%
54 SEWER							
Administration	28,280	141,790	83,077	58,713	567,159	14.6%	15.6%
Cleaning & Maint.	18,597	75,625	60,548	15,077	302,500	20.0%	18.3%
Construction	31,978	93,300	87,168	6,132	373,200	23.4%	17.7%
Treatment Plant	122,966	412,297	326,719	85,578	1,649,186	19.8%	19.8%
TOTAL SEWER	201,821	723,011	557,512	165,499	2,892,045	19.3%	18.5%
50 WATER							
Administration	39,796	156,722	112,236	44,486	626,888	17.9%	17.3%
Main & Hydrant Maint.	48,992	148,175	130,097	18,078	592,700	21.9%	28.3%
Distribution	175,711	689,925	517,944	171,981	2,759,700	18.8%	21.5%
Meter Maintenance	32,049	35,475	47,236	(11,761)	141,900	33.3%	18.0%
TOTAL WATER	296,548	1,030,297	807,513	222,784	4,121,188	19.6%	21.2%
70 GARAGE	25,585	102,159	74,835	27,324	408,634	18.3%	19.7%
TOTAL PUBLIC WORKS	765,959	2,554,190	2,175,991	378,199	10,216,761	21.3%	22.2%
17 ENHANCED 9-1-1	17,078	114,472	52,704	61,768	457,887	11.5%	13.9%
58 REFUSE	106,717	369,550	329,094	40,456	1,478,198	22.3%	20.5%
60 PARKING LOT (village)	8,757	35,900	26,590	9,310	143,600	18.5%	16.5%
60 PARKING LOT (combined)	8,955	44,613	27,098	17,515	178,450	15.2%	14.7%
22 INFRAS. REPLACE.	300,190	3,438,908	373,189	3,065,719	13,755,632	2.7%	18.0%
14 MFT	0	123,500	0	123,500	494,000	0.0%	0.0%
80 POLICE PENSION	211,543	695,325	636,266	59,059	2,781,300	22.9%	23.3%
21 VEH/EQUIP REPLACE.	62,947	153,586	81,471	72,115	614,342	13.3%	6.8%
35 DEBT SERVICE	450	900	900	0	4,130,774	0.0%	0.0%

Village of Deerfield
Revenues vs Expenditures
March 31, 2016

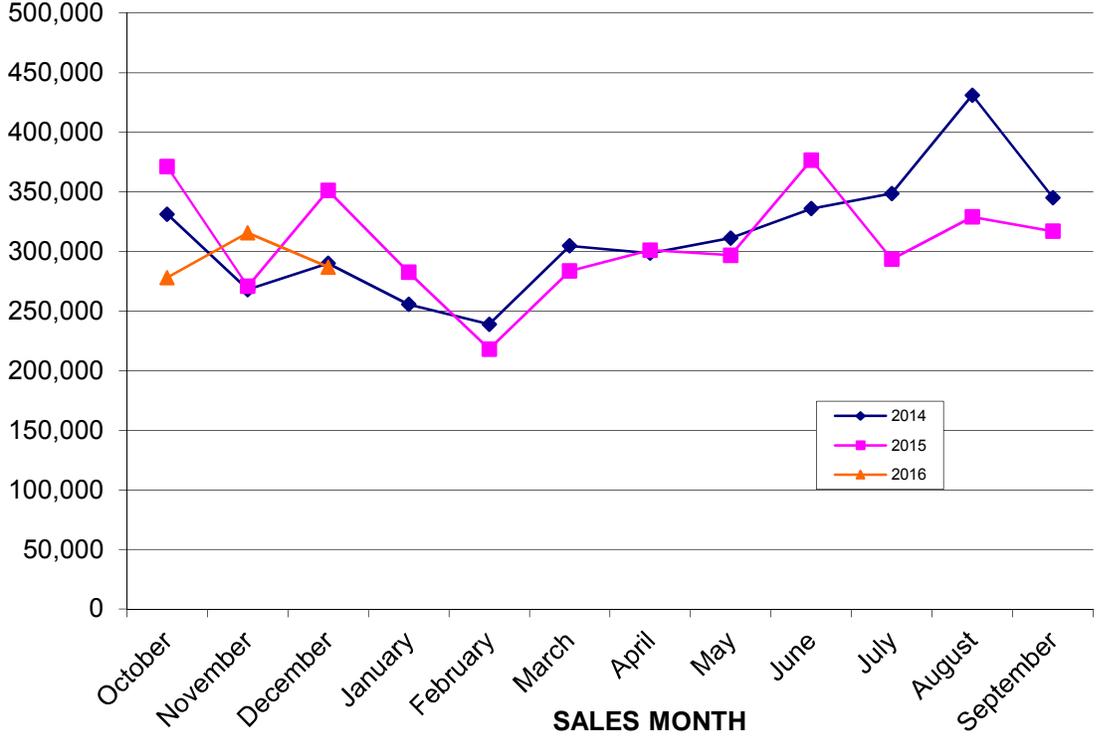
(Amounts x 1,000)

FUND:	2016		2015	
	ACTUAL	PROJECTED	ACTUAL	ACTUAL
	Month	Y-T-D	Y-T-D	Y-T-D
10 GENERAL				
Revenues:				
Property Taxes	162	187	187	0
St Income Tax	180	425	399	352
Sales Tax (non HR)	357	1,250	1,145	1,367
Electricity Tax	108	313	338	358
Telecomm Tax	196	313	534	215
HR Sales Tax	216	775	692	843
Hotel Tax	146	475	406	402
Interest Earnings	4	26	14	1
Fees & Fines	27	76	86	71
Vehicle Licenses	1	3	3	3
Building Permits	53	231	196	164
Other Rev	300	435	623	648
REVENUE	1,750	4,508	4,623	4,424
EXPENDITURES	1,323	4,814	3,905	4,115
Contribution to Fund Balance	427	(306)	718	
54 SEWER				
REVENUES	197	731	560	573
EXPENDITURES	202	723	558	524
Contribution to Fund Balance	(5)	8	2	
50 WATER				
REVENUES	278	1,093	767	774
EXPENDITURES	297	1,030	808	1,007
Contribution to Fund Balance	(19)	63	(41)	
70 GARAGE				
REVENUES	30	101	91	89
EXPENDITURES	26	102	75	88
Contribution to Fund Balance	4	(1)	16	
22 REPLACEMENT (Infrastructure)				
REVENUES	4,479	4,712	5,118	402
EXPENDITURES	300	3,439	373	2,143
Contribution to Fund Balance	4,179	1,273	4,745	
14 MFT				
REVENUES	40	107	121	121
EXPENDITURES	0	124	0	0
Contribution to Fund Balance	40	(17)	121	
80 POLICE PENSION				
REVENUES	2,039	399	1,002	868
EXPENDITURES	212	695	636	599
Contribution to Fund Balance	1,827	(296)	366	

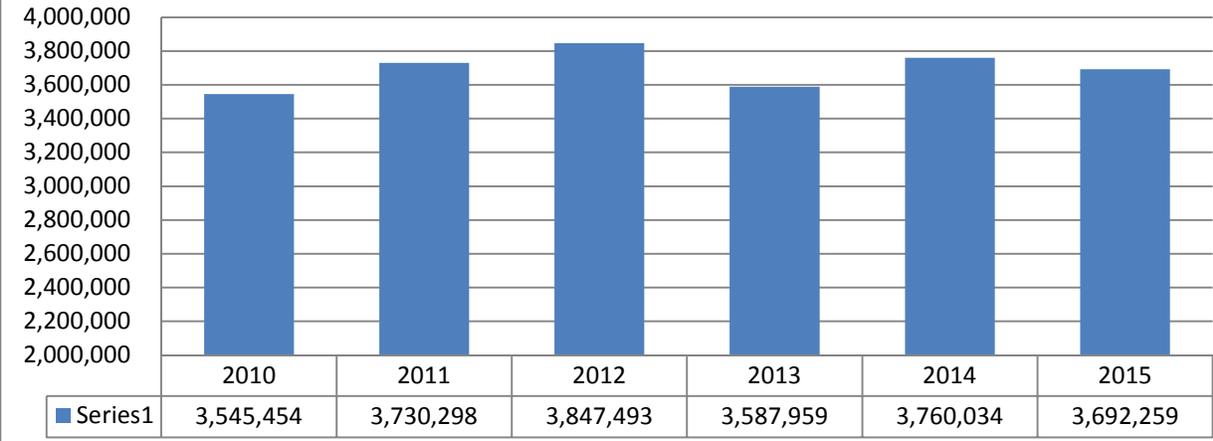
FUND:	ACTUAL Month	2016		2015	
		PROJECTED Y-T-D	ACTUAL Y-T-D	ACTUAL Y-T-D	ACTUAL Y-T-D
58 REFUSE					
REVENUES	43	133	130	164	
EXPENDITURES	107	370	329	308	
Contribution to Fund Balance	(64)	(237)	(199)		
35 DEBT SERVICE					
REVENUES	170	198	197	97	
EXPENDITURES	0	1	1	1	
Contribution to Fund Balance	170	197	196		
60 PARKING					
REVENUES	14	62	47	46	
EXPENDITURES	18	81	54	57	
Contribution to Fund Balance	(4)	(19)	(7)		
17 ENHANCED 9-1-1					
REVENUES	46	84	55	84	
EXPENDITURES	17	114	53	87	
Contribution to Fund Balance	29	(30)	2		
21 VEH/EQUIP REPLACE					
REVENUES	62	188	187	171	
EXPENDITURES	63	154	81	36	
Contribution to Fund Balance	(1)	34	106		



**SALES TAX RECEIPTS - REGULAR 1%
CALENDAR YEAR BY RECEIPT MONTH**



**SALES TAX RECEIPTS NET OF REBATE- REGULAR 1%
CALENDAR YEAR RECEIPT MONTH**



**BILLS & PAYROLL
FOR THE
MAY 2, 2016
VILLAGE BOARD MEETING**

May 2, 2016 Board Meeting

Vendor	Invoice #	Description	Org	Obj	Total Invoice
303 TAXI, L.L.C.	30642	SENIOR TAXI SUBSIDY	101210	5384	4,375.00
A LAMP CONCRETE CONTRACTORS	15355	BRIARWOOD VISTA/020116-040716/#15/FINAL	222082	5910	6,923.50
A-1 ROOFING COMPANY	23440	ROOF REPAIR/INSPECTION - WRF	542052	5320	410.00
ADVANCED TREECARE	1031-95671	PRKWY TREE PRUNING/TREE REMOVAL/STUMP REMOVAL	102037	5365	1,580.00
ADVANCED TREECARE	1031-95691	TREE REMOVAL/TREE PRUNING	602038	5322	1,960.00
AMERICAN WATER WORKS ASSN (NAT'L)	7001189398	MEMBERSHIP - JANES/2016	542052	5330	200.00
AMERICANEAGLE.COM INC	227668	WEBSITE HOSTING & MAINT - APR 16	101210	5370	150.00
APCO INTERNATIONAL INC	312885	2016 DUES: GLOWACZ	106020	5330	92.00
ARLINGTON COMPUTER PRODUCTS INC	041516KS	RECYCLING EVENT SUPPORT/WALGREENS/04212016	101210	5387	2,000.00
ARTHUR J. GALLAGHER RISK MNGMNT SRVCS INC	1706185	PUBLIC OFFICIALS BOND - TREASURER	101111	5350	250.00
AUTOMATIC CONTROL SERVICES	3382	VFD ALARM AT NORTH FEED BOOSTER STATION	502031	5322	409.60
AUTOMATIC CONTROL SERVICES	3450	SCADA SERVICE CALL - WRF	542052	5322	726.00
BADE PAPER PRODUCTS INC	201307-00	PAPER SUPPLIES - PW/ENG	102010	5460	243.78
BADE PAPER PRODUCTS INC	201307-00	PAPER SUPPLIES - PW/ENG	102110	5460	243.76
BADE PAPER PRODUCTS INC	201307-00	PAPER SUPPLIES - PW/ENG	502010	5460	243.78
BADE PAPER PRODUCTS INC	201307-00	PAPER SUPPLIES - PW/ENG	542010	5460	243.78
BELMONTI, JEFFREY AND GRETCHEN	497175/54495	935 NORTHWOODS - DEPOSIT REFUND	910000	2423	500.00
BERMAN, ROSS OR MELISSA	535957	TREE APPLICATION REFUND	100001	4232	75.00
BURK, ERIC	04072016	EXP REIMB - EMPLOYEE WELLNESS LUNCH AND LEARN	910000	2423	188.97
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	101111	5540	111.36
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	101330	5540	56.93
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	102010	5540	82.81
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	102110	5540	82.81
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	106010	5550	220.43
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	502010	5540	220.42
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	542010	5540	27.84
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	542052	5540	136.36
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	602019	5550	29.05
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	702050	5540	26.07
CALL ONE	1119314-041516	HARDLINE TELECOM - APR 16	930000	2150	1,704.34
CARMONA, KATHRYN	534872	TREE APPLICATION REFUND	100001	4232	75.00
CATERED PRODUCTIONS	16-1005	FINE ARTS FESTIVAL PREVIEW PARTY/DEPOSIT	101210	5387	459.83
CDW GOVERNMENT INC	CRV0342	EXTERNAL HARD DRIVE - PD/INVEST	106010	5460	86.89
CHICAGO TRIBUNE MEDIA GROUP	CTCM473622	BID NOTICE - SEWER LINING	102110	5336	192.87
CHICAGO TRIBUNE MEDIA GROUP	CTCM475696	BID NOTICE - SPLITTER BOX	102110	5336	130.18
CHICAGO TRIBUNE MEDIA GROUP	CTCM476583	BID NOTICE - WRF SPLITTER BOX	102110	5336	65.09
CHICAGO TRIBUNE MEDIA GROUP	CTCM476966	PUBLIC NOTICE - BZA/04052016	101330	5336	65.60
CHICAGO TRIBUNE MEDIA GROUP	CTCM489001	LEGAL NOTICE: ABPN/041416/DRFLD REVIEW	101330	5336	54.69
CHICAGO TRIBUNE MEDIA GROUP	CTCM489002	LEGAL NOTICE: 636 DRFLD RD/041416/DRFLD REVIEW	101330	5336	80.29
CHICAGO TRIBUNE MEDIA GROUP	CTCM494751	LEGAL NOTICE: ABPN/041416/LC NEWS-SUN	101330	5336	51.20
CHRISTOPHER B. BURKE ENGINEERING LTD	128277	KATES ROAD WTR TWR PAINTING: 022816-032616	222082	5362	594.00
CHRISTOPHER B. BURKE ENGINEERING LTD	128278	DEERFIELD RD RECON/PH III SUPPORT/022816-032616	222082	5362	3,891.50
CHRISTOPHER B. BURKE ENGINEERING LTD	128311	DEERFIELD RD RECON/PH III/022816-032616	222082	5362	319.00
CINTAS	022297145	MATS - WRF	542052	5320	83.80
CINTAS	022300216	MATS - VH	101111	5320	59.98
CINTAS	022303308	MATS - VH	101111	5320	59.98
CLASS C SOLUTIONS GROUP	8304844001	HARDWARE - WRF	542052	5470	235.21
CLCJAWA	2018201	LAB TESTING - FEB/MAR 16	502031	5365	570.00
COLLEGE OF DUPAGE	6933	TRAINING: KROPP	106034	5212	95.00
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	101111	5540	44.97
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	101210	5540	44.97
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	101330	5540	44.97
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	102010	5540	11.25
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	102110	5540	11.24
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	106010	5550	44.97
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	502010	5540	11.24
COMCAST CABLE	0254464-041116	INTERNET SERVICE: 04/18/2016 - 05/17/2016	542052	5540	11.24

Vendor	Invoice #	Description	Org	Obj	Total Invoice
COMED	0233100028-030716	A/C 0233100028 02/05/2016 TO 03/07/2016	102050	5510	1,141.09
COMED	0233100028-040516	A/C 0233100028 03/07/2016 TO 04/05/2016	102050	5510	1,119.61
COMED	0593070056-042116	A/C 0593070056 03/23/2016 TO 04/21/2016	102050	5510	36.75
COMED	0603118092-031416	A/C 0603118092 01/29/2016 TO 02/24/2016	542052	5510	31.25
COMED	1398050042-030316	A/C 1398050042 01/28/2016 TO 02/29/2016	102010	5510	126.81
COMED	1398050042-030316	A/C 1398050042 01/28/2016 TO 02/29/2016	106010	5388	135.90
COMED	1398050042-030316	A/C 1398050042 01/28/2016 TO 02/29/2016	602019	5510	191.20
COMED	1398050042-030316	A/C 1398050042 01/28/2016 TO 02/29/2016	602038	5510	254.58
COMED	1398050042-040116	A/C 1398050042 02/29/2016 TO 03/24/2016	102010	5510	110.10
COMED	1398050042-040116	A/C 1398050042 02/29/2016 TO 03/24/2016	106010	5388	128.66
COMED	1398050042-040116	A/C 1398050042 02/29/2016 TO 03/24/2016	602019	5510	139.73
COMED	1398050042-040116	A/C 1398050042 02/29/2016 TO 03/24/2016	602038	5510	197.46
COMED	1476603014-042216	A/C 1476603014 03/24/2016 TO 04/22/2016	542052	5510	31.39
COMED	1695047076-030716	A/C 1695047076 02/05/2016 TO 03/07/2016	102050	5510	167.06
COMED	1695047076-040516	A/C 1695047076 03/07/2016 TO 04/05/2016	102050	5510	138.22
					<u>3,949.81</u>
COOK COUNTY DEPT OF REVENUE	CCDOTAPPFEE	COOK COUNTY DOT PERMIT APPLICATION FEE	222082	5362	100.00
COOK COUNTY TREASURER	2016-1	TRAFFIC SIGNAL MAINT: JAN 16 - MAR 16	102050	5611	3,619.25
CRAFTWOOD LUMBER CO.	214655	CONCRETE FORM MATERIALS	502050	5421	244.20
CREATIVE PRODUCT SOURCING, INC - DARE	93259	DARE SUPPLIES	106033	5415	641.79
CREATIVE PRODUCT SOURCING, INC - DARE	93576	DARE SUPPLIES	106033	5415	654.98
					<u>1,296.77</u>
CUMMINS NPOWER LLC	711-94519	GENERATOR INSPECTION	106010	5320	322.80
DBR CHAMBER OF COMMERCE	16084	FAMILY DAYS - CHAMBER MEETING	101210	5386	19.00
DEERFIELD LOCKSMITH CO INC	032578	REKEY DOORS - WRF	542052	5322	708.85
DEERFIELD PARK DISTRICT	03312016	EMPLOYEE WELLNESS YOGA CLASSES	910000	2423	193.84
DEPENDABLE FIRE EQUIPMENT INC	177523	FIRE EXTINGUISHERS/ANNUAL INSPECTION - WRF	542052	5320	1,226.25
DI VINCI PAINTERS INC	15915	MEMORIAL SIGN MAINT	102037	5914	750.00
DOUGLAS TRUCK PARTS	13278	STOCK LIGHTS	702050	5470	79.65
DRESSER, SYLVIA OR RICHARD	534924	TREE APPLICATION REFUND	100001	4232	75.00
ELEVATOR INSPECTION SERVICES COMPANY INC	56238	ELEVATOR INSPECTION	101330	5365	19.00
ELSASS, DANIEL F.	04192016	EXP REIMB - TRAINING TRAVEL/NPELRA CONF	101111	5211	479.70
EXTREME TOWING & RECOVERY LLC	1257	TOWED VEHICLE	106034	5326	240.00
FAMILY SERVICE: PREVENTION, EDUCATION & COUNSELING	041516-MAR16	EAP - MAR 16	101111	5365	100.00
FEDERAL EXPRESS CORP	5-375-02440	SHIPPING	106010	5337	28.58
FINANCIAL EXECUTIVES INTERNATIONAL	1363264	SUBSCRIPTION/MID 612591	101111	5213	480.00
FITZGERALD, DAVID	510043736	EXP REIMB - IAMMA CONF REG	101210	5331	75.00
FLINK COMPANY	50522	STOCK PARTS - BIG PLOWS	702050	5470	657.76
FP MAILING SOLUTIONS	RI102810567	FOLDER/INSERTER MAINT: 04/18/2016 THRU 04/17/2017	101210	5810	399.00
FRED PRYOR SEMINARS	19679821/19679825	SEMINAR - BEALER/BERMAN	102110	5210	398.00
GALLS LLC	005165287	APPAREL: KROPP	106034	5130	43.23
GHA TECHNOLOGIES INC	978532	PRINTER TONER - SOCIAL SERVICES PRINTER	106010	5460	72.02
GMIS INTERNATIONAL	300003595	ANNUAL DUES	101210	5330	175.00
GOLAN, MARK	446922/52736	1157 LINDEN AVE - DEPOSIT REFUND	910000	2410	2,000.00
GOLDBERG, JEREMY	22-0415/REFUND	UTILITY ACCOUNT CREDIT BALANCE REFUND	500000	1270	99.55
GRAND PRIX CAR WASH	033116	SQUAD CAR WASHES: MAR 16	106034	5326	116.00
GT MECHANICAL, INC.	1600011682	2016-2017 HVAC MAINTENANCE AGREEMENT	106010	5320	4,225.00
GUIDANCE SOFTWARE INC	2016-2017	2016-2017 MAINTENANCE AGREEMENT	106010	5370	674.18
HAQUE, REAZUL OR CHERYL	535359	TREE APPLICATION REFUND	100001	4232	75.00
HD SUPPLY WATERWORKS	F334439	CLAMP/MANHOLE COVERS	502050	5421	1,031.60
HD SUPPLY WATERWORKS	F344546	MANHOLE COVER	502050	5421	440.00
					<u>1,471.60</u>
HERITAGE-CRYSTAL CLEAN INC	13982238	PARTS WASHER CLEANING LIQUID	702050	5322	481.12
HIGHLAND PARK FORD	105423	LIGHT - SQUAD #3	702050	5470	382.13
HIGHLAND PARK FORD	105510	REPAIR PART - SQUAD #4	702050	5470	254.47
					<u>636.60</u>
HIRKO, RHETT	527399/55677	910 OSTERMAN - DEPOSIT REFUND	910000	2423	500.00
HODGES, STACI OR CHRIS	535057	TREE APPLICATION REFUND	100001	4232	75.00
HOME DEPOT CREDIT SERVICES	0025362	SEWER TRAILER HITCH	702050	5470	30.87
HOME DEPOT CREDIT SERVICES	0025454	SEWER TRAILER PLUGS	702050	5470	39.90
HOME DEPOT CREDIT SERVICES	4103170	SCREWS/BITS - WRF	542052	5470	167.95
HOME DEPOT CREDIT SERVICES	4163868	SUPPLIES	542031	5421	68.87
HOME DEPOT CREDIT SERVICES	5172723	SUPPLIES	542031	5421	36.84
					<u>344.43</u>
HUFF & HUFF INC	0717395	DRFLD RD PUMP STN UST REPL DESIGN/THRU 032516	222082	5362	1,668.50
IAFCI	2016JCM	2016 DUES: MAZARIEGOS	106033	5330	105.00
IAFCI	2016VLN	2016 DUES: NICHOLS	106034	5330	105.00
					<u>210.00</u>
ICMA MEMBERSHIP RENEWALS	600948/2016	ICMA MEMBERSHIP - LICHTERMAN/07012016	101210	5330	175.00
IL. POLICE ACCREDITATION COALITION	2016-17	2016-17 DUES	106010	5330	50.00
ILLINOIS DEPT OF TRANSPORTATION	109643	DEERFIELD RD RECON/PMT #1/122215-030316	222082	5910	679,647.67
ILLINOIS TRUCK CENTRE INC	C50189	SWEeper REPAIR	102050	5326	2,629.69

May 2, 2016 Board Meeting

Vendor	Invoice #	Description	Org	Obj	Total Invoice
JG UNIFORMS, INC	42188	APPAREL: HURY	106034	5130	109.98
JG UNIFORMS, INC	42266	APPAREL: SALATO	106034	5130	147.07
JG UNIFORMS, INC	42267	APPAREL: GLOWACZ	106020	5130	225.80
JG UNIFORMS, INC	42268	APPAREL: OBRZUT	106034	5130	312.50
JG UNIFORMS, INC	42269	APPAREL: FOSTER	106034	5130	269.00
JG UNIFORMS, INC	42270	APPAREL: HILL	106020	5130	62.95
					1,127.30
KAPLAN, DOUG OR ANDREA	534981	TREE APPLICATION REFUND	100001	4232	75.00
KARSTROM, JOHN	169	BOARD MEETING TV PRODUCTION - APR 16	101210	5364	230.00
KATTEN MUCHIN ROSENMAN LLP	1301286871	LEGAL SERVICES/IRS AUDIT OF 2011B QECB	101111	5365	4,600.00
KONICA MINOLTA BUSINESS SOLUTIONS	239015724	MFP MAINT/DISPATCH/013016-033116	106010	5322	200.16
KONICA MINOLTA BUSINESS SOLUTIONS	239016110	MFP MAINT/PW-STREETS/031316-033116	102010	5335	22.45
KONICA MINOLTA BUSINESS SOLUTIONS	9002276179	COPIER MAINT/PW-ENG/MAR16	102110	5450	69.33
					291.94
KONKE ELECTRIC INC	2090	ELECTRICAL REPAIR - RICHFIELD PUMP STATION	502031	5320	340.00
LAKE COUNTY CLERK	04252016	TOP TAXPAYERS REPORT/OD/TY2014	101111	5365	5.00
LITTLE TOMMY'S PLUMBING SHOP	1190-26775	BOILER REPAIR - TRAIN STATION	102038	5321	1,520.00
LUBY, WILLIAM	536097	TREE APPLICATION REFUND	100001	4232	75.00
MAZARIEGOS, JUAN	040116	TRAVEL EXP REIMB	106033	5211	59.39
MAZARIEGOS, JUAN	040816	TRAVEL EXP REIMB	106033	5211	61.60
					120.99
MEDLEY PRINTING INC	71575	LICENSE APPLICATIONS (5,000)	101111	5335	397.31
MENONI & MOCOJNI, INC.	1174237	MULCH	102037	5914	321.30
MENONI & MOCOJNI, INC.	1175549	MULCH - WRF	542052	5421	276.42
MENONI & MOCOJNI, INC.	1175559	MULCH - WRF	542052	5421	267.58
MENONI & MOCOJNI, INC.	1175577	MULCH - WRF	542052	5421	299.88
MENONI & MOCOJNI, INC.	1175991	STAKES/REBAR	502050	5421	440.25
MENONI & MOCOJNI, INC.	1176258	SLEDGE HAMMER HANDLE	542051	5421	15.85
MENONI & MOCOJNI, INC.	1176261	MULCH - WRF	542052	5320	262.48
MENONI & MOCOJNI, INC.	1176308	MULCH - WRF	542052	5320	246.16
MENONI & MOCOJNI, INC.	1176318	MULCH - WRF	542052	5320	235.62
MENONI & MOCOJNI, INC.	1176460	BLACK DIRT	502050	5421	79.31
MENONI & MOCOJNI, INC.	1177079	BLACK DIRT	502050	5421	148.67
MENONI & MOCOJNI, INC.	1177169	GRASS SEED	502050	5421	705.00
					3,298.52
METLIFE	APR16	DENT/APR16/KM057128160001	100000	1613	(1.24)
METLIFE	APR16	DENT/APR16/KM057128160001	100000	2437	1,680.02
METLIFE	APR16	DENT/APR16/KM057128160001	100000	2438	1,203.48
METLIFE	APR16	DENT/APR16/KM057128160001	100000	2439	3,882.15
METLIFE	APR16	DENT/APR16/KM057128160001	730000	2061	10,217.10
					16,981.51
MIDWEST METER INC	0076598-IN	WATER METERS	502054	5810	3,582.50
MIDWEST TIME RECORDER INC	146705	TIME & ATTENDANCE SERVICE - DEC 15	102010	5370	41.53
MIDWEST TIME RECORDER INC	146705	TIME & ATTENDANCE SERVICE - DEC 15	502010	5370	41.53
MIDWEST TIME RECORDER INC	146705	TIME & ATTENDANCE SERVICE - DEC 15	542010	5370	41.52
MIDWEST TIME RECORDER INC	146705	TIME & ATTENDANCE SERVICE - DEC 15	542052	5370	41.52
					166.10
MOSCONI - ENRICO LANDSCAPE CONTRACTORS INC	T33070	TREE PREP & INSTALLATION	102037	5365	600.00
MOTION INDUSTRIES, INC	IL33-745158	COUPLINGS - WRF	542052	5322	334.70
MUTUAL SERVICES OF HIGHLAND PARK	514583	SUPPLIES	502050	5421	20.22
MUTUAL SERVICES OF HIGHLAND PARK	520607	SUPPLIES	542031	5421	36.68
					56.90
NAPA AUTO PARTS - WHEELING	386100	SUPPLIES - WRF	542052	5470	15.64
NAPA AUTO PARTS - WHEELING	386789	SEWER TRAILER BALL	702050	5470	17.98
NAPA AUTO PARTS - WHEELING	386804	CREDIT MEMO - RETUNED ITEM/NEW PART	702050	5470	(5.40)
NAPA AUTO PARTS - WHEELING	386938	FLOOR MATS	702050	5470	24.99
					53.21
NELS J JOHNSON TREE EXPERTS INC	535622	TREE APPLICATION REFUND - 45 CODY LANE	100001	4232	75.00
NORTH CENTRAL LABORATORIES	371096	LAB SUPPLIES	542052	5460	398.92
NORTH SHORE GAS	3500001963721-031716	A/C 3 5000 0196 3721 02/16/2016 TO 03/15/2016	542052	5520	2,407.20
NORTH SHORE GAS	3500074646765-041916	A/C 3 5000 7464 6765 03/17/2016 TO 04/19/2016	542052	5520	40.15
					2,447.35
NORTHEASTERN ILLINOIS REGIONAL	954	2016/2017 MEMBERSHIP ASSESSMENT	106010	5390	27,298.00
NORTHSHORE UNIVERSITY HEALTHSYSTEM	203998166-032816	NIPAS PHYSICAL: HARDT	106010	5387	540.00
NORTHWEST MUNICIPAL CONFERENCE	9958	MEAL COSTS - SPRINGFIELD LOBBY DAYS	101210	5387	115.76
NORTHWEST POLICE ACADEMY	021116	TRAINING (4)	106034	5212	100.00
NORTHWEST POLICE ACADEMY	041416	TRAINING (2)	106010	5212	50.00
					150.00
NORTHWESTERN UNIVERSITY	6383	SPP TRAINING: KUPSAK	106034	5212	900.00

Vendor	Invoice #	Description	Org	Obj	Total Invoice
OFFICE DEPOT	832121822001	TOW RECEIPTS (500)	106010	5335	75.00
OFFICE DEPOT	832257348001	DONALD GEHRIG AWARD PLAQUE	106010	5460	15.83
OFFICE DEPOT	832999228001	OFFICE SUPPLIES	106010	5450	75.50
OFFICE DEPOT	832999428001	OFFICE SUPPLIES	106010	5450	31.88
OFFICE DEPOT	832999429001	OFFICE SUPPLIES	106010	5450	7.99
OFFICE DEPOT	832999430001	OFFICE SUPPLIES	106010	5450	23.99
					230.19
ON THE MARK WATER SERVICES INC	1245	VALVE REPAIR	502050	5365	3,300.00
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106010	5212	40.00
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106010	5460	142.81
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106020	5211	58.00
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106033	5211	76.93
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106033	5212	30.00
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106033	5415	63.14
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106033	5420	44.05
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106034	5130	50.00
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	106034	5211	86.31
PETTY CASH - POLICE	042216	RECONCILE & REPLENISH PETTY CASH	910000	2452	30.00
					621.24
PREBISH, RONALD	535932	TREE APPLICATION REFUND	100001	4232	75.00
PRECISION SERVICE & PARTS INC	30CN020006	CREDIT MEMO - BATTERY CORE RETURN	702050	5470	(22.00)
PRECISION SERVICE & PARTS INC	30IV087187	SWITCH - SQUAD #10	702050	5470	19.89
PRECISION SERVICE & PARTS INC	30IV088286	SWAY BAR BUSHINGS - #603	702050	5470	18.65
PRECISION SERVICE & PARTS INC	30IV089414	STOCK - A/C PARTS	702050	5470	272.50
					289.04
PROSAFETY INC	2/819730	SAFETY CONES	102050	5421	583.34
PROSAFETY INC	2/819730	SAFETY CONES	502050	5421	583.34
PROSAFETY INC	2/819730	SAFETY CONES	542051	5421	583.32
					1,750.00
QUILL CORPORATION	4685503	OFFICE SUPPLIES	102110	5450	59.86
QUILL CORPORATION	4853094	OFFICE SUPPLIES - CD	101330	5460	168.31
QUILL CORPORATION	4863927	OFFICE SUPPLIES - CD	101330	5460	15.47
					243.64
REYNOLDS, DAVID OR JEAN	534713	TREE APPLICATION REFUND	100001	4232	75.00
RIGHI, LUCI	534970	TREE APPLICATION REFUND	100001	4232	75.00
RUNNING AWAY MULTI SPORT	61-5305/REFUND	UTILITY ACCOUNT CREDIT BALANCE REFUND	500000	1270	85.05
RUNNING AWAY MULTI SPORT	61-5585/REFUND	UTILITY ACCOUNT CREDIT BALANCE REFUND	500000	1270	86.56
					171.61
SAFE STEP LLC	2452	SIDEWALK SAFETY PROGRAM	222082	5911	20,000.00
SAMANTHA'S WAY INC	535909/TMR	215 WILMOT - TREE MITIGATION REFUND	100001	4462	2,412.50
SANGER, JOSEPH OR DEBBIE	535171	TREE APPLICATION REFUND	100001	4232	75.00
SCHWARTZ, STEPHEN	04082016	DAMAGE REIMB/TIRE/DEERFIELD RD RECON PROJECT	222082	5910	500.00
SCIARRETTA ENTERPRISES, INC	16-181873	SNOW & ICE CONTROL - TRN STN / 040216	102036	5390	392.50
SCIARRETTA ENTERPRISES, INC	16-181890	ICE CONTROL - TRN STN / 040816	102036	5390	175.00
SCIARRETTA ENTERPRISES, INC	16-184870	GARBAGE CLEAN UP - GREENBRIAR DR	102050	5365	145.00
SCIARRETTA ENTERPRISES, INC	16-184875	GARBAGE CLEAN UP - FORESTWAY DR/RIVERSIDE DR	102050	5365	145.00
SCIARRETTA ENTERPRISES, INC	16-184878	GRAFFITI REMOVAL - KATES RD BRIDGE	102050	5421	550.00
SCIARRETTA ENTERPRISES, INC	16-184891	REPAIR BRICK MAILBOX - PLOW DAMAGE	102050	5365	735.00
SCIARRETTA ENTERPRISES, INC	16-184892	GARBAGE CLEAN UP - LAKE COOK RD/MEDIAN @ WKGN RD	102050	5365	165.00
SCIARRETTA ENTERPRISES, INC	16-184893	GARBAGE CLEAN UP - MULTIPLE LOCATIONS	102050	5365	1,742.50
SCIARRETTA ENTERPRISES, INC	16-184894	GARBAGE CLEAN UP/POWER WASH - TRAIN STATION	102038	5320	997.50
					5,047.50
SE LAKE COUNTY FAITH IN ACTION	04062016	SUPPORT FOR DEERFIELD RESIDENT SERVICES	101210	5387	1,250.00
SHAPIRO, DAN OR JILL	3219431399	TRAVEL EXP REIMB - SPRINGFIELD LOBBY DAY/LODGING	101210	5387	324.16
SHAPIRO, DAN OR JILL	10394604072016	TRAVEL EXP REIMB - SPRINGFIELD LOBBY DAY/GAS	101210	5387	22.59
					346.75
SHI INTERNATIONAL CORP	B04844728	IT DIVISION LAPTOPS	101210	5810	4,234.00
SIKICH LLP	249514	PROGRESS BILLING - FY15 AUDIT	101111	5365	26,000.00
SILIOZIS, JOHN J	040716	TRAVEL REIMB	106010	5211	63.72
STAHL, DAVID	36-0030/REFUND	UTILITY ACCOUNT CREDIT BALANCE REFUND	500000	1270	110.46
STANDARD EQUIPMENT CO	A45033	REPAIRS - VACTOR SEWER CLEANER/#702	211150	5810	22,708.27
STANDARD EQUIPMENT CO	C12210	HOSE GUIDES	542031	5421	132.81
					22,841.08
STREET, KENT	04202016	BOARD/COMMISSIONS DINNER	101210	5387	654.05
SWALCO	920002063	2016 ELECTRONICS RECYCLING PROGRAM FUNDING	101210	5365	3,000.00
SYNAGRO-WWT INC	20-126821	SPRING BIOSOLIDS HAUL OUT	542052	5365	20,185.00
THE BLUE LINE	33831	AD: LATERAL OFFICER	106010	5387	199.00
THELEN MATERIALS LLC	332512	CONCRETE DUMP	502050	5421	220.00
THOMAS ENGINEERING GROUP LLC	4(16-065)	DEERFIELD RD RECON/PH III/022816-032616	222082	5362	160,165.75
THOMSON REUTERS - WEST	833761436	CLEAR PLUS: MAR 16	106010	5370	182.99
TWO BROTHERS DRY CLEANERS INC	TA-04-000076	BLANKET CLEANING: MAR 16	106010	5322	70.00

Vendor	Invoice #	Description	Org	Obj	Total Invoice
TYCO INTEGRATED SECURITY LLC	26297433	ALARM SERVICE/1959 WAUKEGAN RD/MAY16 - APR17	502031	5320	420.00
TYCO INTEGRATED SECURITY LLC	26297443	ALARM SERVICE/860 DEERFIELD RD/MAY16 - APR17	102038	5320	420.00
TYCO INTEGRATED SECURITY LLC	26297446	ALARM SERVICE/465 ELM ST/MAY16 - APR17	102010	5320	2,276.74
TYCO INTEGRATED SECURITY LLC	26297447	ALARM SERVICE: 700 KATES RD/MAY16-APR17	502031	5320	420.00
TYCO INTEGRATED SECURITY LLC	26297448	ALARM SERVICE/1900 HAWTHORN/MAY16 - APR17	502031	5320	420.00
TYCO INTEGRATED SECURITY LLC	26297449	ALARM SERVICE: 1500 ARBOR VITAE/MAY16-APR17	502031	5320	765.00
TYCO INTEGRATED SECURITY LLC	26297450	ALARM SERVICE/1045 HACKBERRY/MAY16 - APR17	542052	5320	480.00
TYCO INTEGRATED SECURITY LLC	26297451	ALARM SERVICE/1045 HACKBERRY/MAY16 - APR17	542052	5320	444.96
TYCO INTEGRATED SECURITY LLC	26297465	ALARM SERVICE/297 RIVER RD/MAY16 - APR17	542052	5320	721.77
					6,368.47
URBAN FOREST MANAGEMENT INC	160304	FORESTRY SERVICES - AD HOCS/MAR 16	102037	5365	1,147.50
URBAN FOREST MANAGEMENT INC	160305	FORESTRY SERVICES - PARKWAY TREES/MAR 16	102037	5365	127.50
URBAN FOREST MANAGEMENT INC	160306	FORESTRY SERVICES - INSPECTIONS/MAR 16	102037	5365	1,225.00
					2,500.00
USABBLUEBOOK	911266	OXYGEN SENSOR - WRF	542052	5470	208.00
USABBLUEBOOK	922972	DYE WAX/DYE WAX CAKES/HAND CLEANER TOWELS	542031	5421	416.47
USABBLUEBOOK	923334	SAFETY MANHOLE GRATE COVER	542031	5421	507.82
					1,132.29
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	101111	5540	18.31
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	101210	5540	179.73
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	101330	5540	179.96
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	102010	5540	250.72
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	102110	5540	240.16
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	106010	5550	600.63
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	106034	5550	241.17
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	502010	5540	213.03
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	542010	5540	192.14
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	542052	5540	192.57
VERIZON WIRELESS	9760798882	MONTHLY CELLULAR TELECOM - FEB 16	702050	5540	77.99
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	101210	5540	42.38
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	101330	5540	42.38
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	102010	5540	42.38
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	102110	5540	21.19
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	106034	5550	211.89
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	176020	5550	148.32
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	502010	5540	63.57
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	542010	5540	21.19
VERIZON WIRELESS	9760798884	CELLULAR SERVICE FOR DATA DEVICES - FEB 16	542052	5540	21.18
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	101111	5540	20.19
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	101210	5540	191.22
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	101330	5540	183.44
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	102010	5540	260.39
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	102110	5540	246.06
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	106010	5550	611.75
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	106034	5550	252.48
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	502010	5540	221.13
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	542010	5540	197.36
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	542052	5540	200.53
VERIZON WIRELESS	9762439995	MONTHLY CELLULAR TELECOM - MAR 16	702050	5540	79.73
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	101210	5540	42.38
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	101330	5540	42.38
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	102010	5540	42.38
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	102110	5540	21.19
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	106034	5550	211.89
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	176020	5550	148.32
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	502010	5540	63.57
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	542010	5540	21.19
VERIZON WIRELESS	9762439997	CELLULAR SERVICE FOR DATA DEVICES - MAR 16	542052	5540	21.18
VERIZON WIRELESS	9763583289	SCADA CELLULAR SERVICE - APR 16	502010	5540	111.90
VERIZON WIRELESS	9763583289	SCADA CELLULAR SERVICE - APR 16	542052	5540	241.80
VERIZON WIRELESS	9763583290	PW MESSAGE BOARDS CELLULAR SERVICE - APR 16	102110	5540	20.04
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	101111	5540	20.10
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	101210	5540	182.31
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	101330	5540	183.41
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	102010	5540	264.40
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	102110	5540	245.69
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	106010	5550	611.11
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	106034	5550	252.37
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	502010	5540	222.73
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	542010	5540	202.65
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	542052	5540	200.87
VERIZON WIRELESS	9764080840	MONTHLY CELLULAR TELECOM - APR 16	702050	5540	79.71
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	101210	5540	42.38
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	101330	5540	42.38
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	102010	5540	42.38
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	102110	5540	21.19
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	106034	5550	211.89
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	176020	5550	148.34
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	502010	5540	63.57
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	542010	5540	21.19
VERIZON WIRELESS	9764080841	CELLULAR SERVICE FOR DATA DEVICES - APR 16	542052	5540	21.18
					9,533.24

May 2, 2016 Board Meeting

Vendor	Invoice #	Description	Org	Obj	Total Invoice
WALLK. JEFFREY	536188	TREE APPLICATION REFUND	100001	4232	75.00
WOODVIEW APARTMENTS	61-0230/REFUND	UTILITY ACCOUNT CREDIT BALANCE REFUND	500000	1270	9,784.95
ZIEBELL WATER SERVICE PRODUCTS	232714-000	WASHERS & GASKETS	502050	5421	28.25
Total Invoices					\$ 1,111,332.33
Pre-Paid Wire Transactions					
AUTHORIZE.NET	PSPRTAUTHNET/MAR16	PASSPORT AUTHNET FEES - MAR 16	602019	5390	15.43
AUTHORIZE.NET	PSPRTAUTHNET/MAR16	PASSPORT AUTHNET FEES - MAR 16	602038	5390	15.42
					30.85
DEERFIELD BANK & TRUST	BAF1010APR16	BANK ANALYSIS FEE/1010/APR 16	730000	2801	490.55
DEERFIELD POLICE PENSION	POLPEN04152016	POLPEN CONTRIBS 04/15/2016 PR	730000	2066	14,853.62
					15,344.17
FEDERAL TAXES	PR04012016	FICA/MC/FIT 04/01/2016 PR	730000	2011	49,891.49
FEDERAL TAXES	PR04012016	FICA/MC/FIT 04/01/2016 PR	730000	2031	29,563.72
FEDERAL TAXES	PR04012016	FICA/MC/FIT 04/01/2016 PR	730000	2032	6,914.12
FEDERAL TAXES	PR04012016	FICA/MC/FIT 04/01/2016 PR	730000	2033	4,084.30
FEDERAL TAXES	PR04152016	FICA/MC/FIT 04/15/2016 PR	730000	2011	48,933.60
FEDERAL TAXES	PR04152016	FICA/MC/FIT 04/15/2016 PR	730000	2031	29,427.12
FEDERAL TAXES	PR04152016	FICA/MC/FIT 04/15/2016 PR	730000	2032	6,882.16
FEDERAL TAXES	PR04152016	FICA/MC/FIT 04/15/2016 PR	730000	2033	3,893.92
					179,590.43
ICMA	ICMAREG04012016	ICMA REG 04/01/2016 PR	730000	2042	17,689.92
ICMA	ICMAREG04152016	ICMA REG 04/15/2016 PR	730000	2042	17,424.29
ICMA	ICMAROTH04012016	ICMA ROTH 04/01/2016 PR	730000	2042	6,457.68
ICMA	ICMAROTH04152016	ICMA ROTH 04/15/2016 PR	730000	2042	6,457.68
					48,029.57
ILLINOIS DEPT OF REVENUE	PR04012016	SIT 04/01/2016 PR	730000	2051	12,400.87
ILLINOIS DEPT OF REVENUE	PR04152016	SIT 04/15/2016 PR	730000	2051	12,150.52
					24,551.39
IMRF	IMRFMAR16	IMRF MAR 2016	101111	5140	(0.05)
IMRF	IMRFMAR16	IMRF MAR 2016	730000	2030	89,321.58
IMRF	IMRFMAR16	IMRF MAR 2016	730000	2092	22,349.97
					111,671.50
NORTHBROOK BANK & TRUST	PSPRTCC/MAR16	PASSPORT CC FEES - MAR 16	602019	5390	128.82
NORTHBROOK BANK & TRUST	PSPRTCC/MAR16	PASSPORT CC FEES - MAR 16	602038	5390	128.81
					257.63
Total Pre-Paid Wire Transactions					\$ 379,475.54
Grand Total					\$ 1,490,807.87

**Village of Deerfield Payroll Summary Report
APRIL 2016**

FUND 10 GENERAL FUND

FINANCE DEPARTMENT

101111	5110	REGULAR SALARIES	\$ 77,087.46
101111	5111	PART TIME SALARIES	-
101111	5112	OVERTIME SALARIES	-

ADMINISTRATION

101210	5110	REGULAR SALARIES	69,615.83
101210	5111	PART TIME SALARIES	3,409.57
101210	5112	OVERTIME SALARIES	-

COMMUNITY DEVELOPMENT

101330	5110	REGULAR SALARIES	84,713.31
101330	5111	PART TIME SALARIES	-
101330	5112	OVERTIME SALARIES	729.21

STREET ADMINISTRATION

102010	5110	REGULAR SALARIES	29,530.69
102010	5111	PART TIME SALARIES	-
102010	5112	OVERTIME SALARIES	115.71

STREET SNOW & ICE REMOVAL

102036	5110	REGULAR SALARIES	-
102036	5111	PART TIME SALARIES	-
102036	5112	OVERTIME SALARIES	55.14

STREET FORESTRY

102037	5110	REGULAR SALARIES	-
102037	5111	PART TIME SALARIES	-
102037	5112	OVERTIME SALARIES	40.47

STREET TRAIN STATION MAINT

102038	5110	REGULAR SALARIES	825.97
102038	5111	PART TIME SALARIES	-
102038	5112	OVERTIME SALARIES	-

STREET MAINTENANCE

102050	5110	REGULAR SALARIES	62,573.30
102050	5111	PART TIME SALARIES	-
102050	5112	OVERTIME SALARIES	2,508.48

ENGINEERING DIVISION

102110	5110	REGULAR SALARIES	29,487.40
102110	5111	PART TIME SALARIES	-
102110	5112	OVERTIME SALARIES	\$ 694.39

**Village of Deerfield Payroll Summary Report
APRIL 2016**

POLICE DEPT ADMINISTRATION

106010	5110	REGULAR SALARIES	\$ 54,734.61
106010	5111	PART TIME SALARIES	-
106010	5112	OVERTIME SALARIES	-

POLICE DEPT COMMUNICATIONS

106020	5110	REGULAR SALARIES	75,899.82
106020	5111	PART TIME SALARIES	5,875.35
106020	5112	OVERTIME SALARIES	3,372.78

POLICE DEPT INVESTIGATIONS

106033	5110	REGULAR SALARIES	77,332.77
106033	5112	OVERTIME SALARIES	4,685.55

POLICE DEPT PATROL

106034	5110	REGULAR SALARIES	368,062.02
106034	5111	PART TIME SALARIES	9,610.70
106034	5112	OVERTIME SALARIES	12,963.67

POLICE DEPT SPEC DETAIL (REIMBURSED)

106061	5112	OVERTIME SALARIES	7,500.00
		TOTAL FUND 10	<u>\$ 981,424.20</u>

FUND 50 WATER FUND

WATER DEPARTMENT ADMINISTRATION

502010	5110	REGULAR SALARIES	\$ 27,091.63
502010	5111	PART TIME SALARIES	-
502010	5112	OVERTIME SALARIES	396.91

WATER DEPT DISTRIBUTION

502031	5110	REGULAR SALARIES	9,269.01
502031	5112	OVERTIME SALARIES	1,378.27

WATER MAIN MAINTENANCE

502050	5110	REGULAR SALARIES	24,027.47
502050	5111	PART TIME SALARIES	-
502050	5112	OVERTIME SALARIES	2,425.74

WATER METER MAINTENANCE

502054	5110	REGULAR SALARIES	7,130.95
502054	5111	PART TIME SALARIES	-
502054	5112	OVERTIME SALARIES	538.64
		TOTAL FUND 50	<u>\$ 72,258.62</u>

**Village of Deerfield Payroll Summary Report
APRIL 2016**

FUND 54 SEWER FUND

SEWER ADMINISTRATION

542010	5110	REGULAR SALARIES	\$ 17,547.29
542010	5111	PART TIME SALARIES	-
542010	5112	OVERTIME SALARIES	46.42

SEWER LINE MAINTENANCE

542031	5110	REGULAR SALARIES	22,292.16
542031	5111	PART TIME SALARIES	-
542031	5112	OVERTIME SALARIES	431.24

SEWER CLEANING

542051	5110	REGULAR SALARIES	17,777.86
542051	5111	PART TIME SALARIES	-
542051	5112	OVERTIME SALARIES	1,219.46

WASTEWATER TREATMENT FACILITY

542052	5110	REGULAR SALARIES	74,406.95
542052	5111	PART TIME SALARIES	-
542052	5112	OVERTIME SALARIES	2,222.60
TOTAL FUND 54			<u>\$ 135,943.98</u>

FUND 58 REFUSE FUND

REFUSE LEAF COLLECTION

582053	5110	REGULAR SALARIES	\$ -
582053	5111	PART TIME SALARIES	-
582053	5112	OVERTIME SALARIES	-
TOTAL FUND 58			<u>\$ -</u>

FUND 60 PARKING LOTS - RESIDENTIAL

COMM PARK COMBINED REVENUE

602019	5110	REGULAR SALARIES	\$ 1,375.24
602038	5110	REGULAR SALARIES	1,375.24
602038	5112	OVERTIME SALARIES	-
TOTAL FUND 60			<u>\$ 2,750.48</u>

FUND 70 GARAGE FUND

GARAGE FUND EXPENDITURES

702050	5110	REGULAR SALARIES	\$ 17,780.10
702050	5112	OVERTIME SALARIES	234.92
TOTAL FUND 70			<u>\$ 18,015.02</u>

TOTAL ALL FUNDS \$ 1,210,392.30

To the Finance Director:

The payment of the above listed accounts has been approved by the Board of Trustees at their meeting held on May 2, 2016 and you are hereby authorized to pay them from the appropriate funds.

(Treasurer)

REQUEST FOR BOARD ACTION

Agenda Item: 16-41

SUBJECT: Report and Recommendation of the Board of Zoning Appeals RE: request for a fence height modification of Brooke and Brian Jacobs of 705 Indian Hill Rd., Deerfield, Illinois who are seeking relief from Article 2.04 – H, paragraph 3, (b) of the Deerfield Zoning Ordinance for the property located at 705 Indian Hill Rd. The modification if granted would permit the installation of a ball containment fence in the rear yard 10-0' in height in lieu of the permitted maximum height of 7-0' as specified in the Deerfield Zoning Ordinance.

Action Requested: Acceptance of the BZA Recommendation

Originated By: Board of Zoning Appeals

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request:

Presentation was made by the petitioners requesting a fence modification to allow a 10-0' ball containment fence within the rear yard. The petitioners addressed all standards as presented in the Zoning Ordinance for the fence modification as follows: The implementation of their request would not be undesirable. The approval of their request would not be detrimental to the character of the neighborhood. There have been no neighboring property owners who spoke in opposition to the petitioner's request.

On the motion to recommend granting the modification as requested, the vote was 4 to 0 in favor of recommending approval to allow the installation of a ball containment fence accessory to a sport court in the rear yard with a height not to exceed 10-0'.

Reports and Documents Attached:

Minutes, Recommendation, Exhibits, Legal Notice, Map

Date Referred to Board: May 2, 2016

Action Taken: _____

Board of Zoning Appeals

Minutes of Public Hearing

April 5, 2016

The Deerfield Board of Zoning Appeals held a Public Hearing on Tuesday, April 5, 2016 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Chairman Robert Speckmann called the meeting to order at 7:30 p.m.

Present were:

Chairman Bob Speckmann
Len Adams
Karen Bezman
Herb Kessel

Absent was:

Jeff Auerbach
Ted Kuczek
Karen Scott

Also present:

Clint Case, Code Enforcement Officer
Jeff Hansen, Assistant Code Enforcement Supervisor

Ch. Speckmann confirmed the mailings were in order for the petition and the Public Hearing was properly advertised and listed. Ch. Speckmann swore in the petitioners and opened the Public Hearing to consider the request of Brian and Brooke Jacobs for the property located at 705 Indian Hill Road, Deerfield, Illinois.

The petitioners are seeking relief from Article 2.04-H, 3, b of the Deerfield Zoning Ordinance for the property legally described as follows: Lot 3 in Deerfield Park unit number 5, being a subdivision of part of the northwest quarter of Section 32, Township 43 north, Range 12, east of the Third Principal Meridian, according to the Plat thereof recorded August 28, 1956 as document number 921076, in Book 33 of Plats, page 118, in Lake County, Illinois.

Said property is commonly known as 705 Indian Hill Road, Deerfield, Illinois, 60015.

The modification, if granted, would permit the construction and installation of a fence within the required rear yard of 10-0 feet in height in lieu of the permitted maximum height of 7-0 feet as specified in Article 2.04-H, 3, b of the Deerfield Zoning Ordinance.

Mr. Jacobs explained they are requesting the ball containment netting surrounding their sports court to remain. They installed the netting to keep the balls and pucks out of their neighbor's yards and provide safety to their children. Ch. Speckmann believes the submitted documents do not match what is installed, as it is 90° from what is shown on the drawings. He noted the drawings suggest the netting should be on the east

property line. Mr. Kessel believes the drawings are correct, after discussion Ch. Speckmann concurred. There is a 10' backstop for the basket. Ms. Bezman indicated the netting is completely see-through.

Mr. Kessel noted the netting has been installed. Mr. Jacobs indicated aside from basketball, their children also play hockey. Mr. Kessel questioned if the neighbors have complained due to noise. Ms. Jacobs explained the neighbors have stated they are happy the children are playing. Mr. Jacobs noted their children are very young.

Mr. Kessel does not believe the netting appears to be a fence, as it is barely visible and is only 27' of the backyard. The rest of the backyard is unobstructed. Mr. Kessel believes the netting is visually inconsequential.

Mr. Case explained the current Ordinance includes barriers for tennis balls and golf balls. There is no clear definition for a sports court. Mr. Case indicated they are looking to change the Zoning Ordinance.

Ms. Hoffman, 1401 Bayberry Lane, lives north of the property. She is supportive of the sport court and netting. Ms. Hoffman questioned whether a 10' regular fence would be allowed if the Zoning Ordinance were amended. Ch. Speckmann explained the allowed fence height would still be 7' high.

Ch. Speckmann closed the information gathering portion of the Public Hearing.

Mr. Kessel moved to send a favorable recommendation to the Mayor and Board of Trustees. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Speckmann (4)

NAYS: None (0)

Ch. Speckmann noted the BZA recommendation would be considered by the Mayor and Board of Trustees on May 2, 2016 at 7:30 pm.

There being no further business or discussion, the meeting was adjourned at 7:37 pm.

Respectfully submitted,

Jeri Cotton
Secretary

RECOMMENDATION

TO: Mayor and Board of Trustees
FROM: Board of Zoning Appeals
DATE: April 5, 2016
SUBJECT: Modification for fence height 705 Indian Hill.

We transmit for your consideration a recommendation adopted by the Deerfield Board of Zoning Appeals on the petition of Brooke and Brian Jacobs, 705 Indian Hill Rd., Deerfield, Illinois. The petitioners are seeking relief from Article 2.04-H, Paragraph 3 (b), of the Deerfield Zoning Ordinance for the property at 705 Indian Hill Rd. The modification if granted would permit the installation of a 10-0' ball containment fence, accessory to a sport court within the rear yard in lieu of the maximum 7-0' fence permitted by the Zoning Ordinance.

FINDINGS OF FACT

1. R-3 Zoning District.
2. The property is an interior lot.
3. The sport court is unlit and is located in the southeast corner of the rear yard, away from the neighbor's home to the south.

CONCLUSIONS

1. The petitioner addressed all four standards as presented in the Deerfield Zoning Ordinance.
2. The petitioner delivered proper notice to the surrounding property owners, no opposition was presented.
3. A letter of support was submitted from a neighbor who was not in attendance, stating no objection to the existing ball containment fence but expressing some concern about any other 10 foot high fencing being established later.
4. The proposed ball containment fence is made up of a netting like material which fulfills the definition of a fence.

Board of Zoning Appeals Recommendation (705 Indian Hill Rd)
Page two
April 5, 2016

MOTIONS AND VOTE

A motion was made to recommend approval of the requested modification.

The vote was as follows:

AYES: (4) Adams, Bezman, Kessel, Speckmann

NAYS: (0)

Motion passed.

RECOMMENDATION

Accordingly, it is the recommendation of the Board of Zoning Appeals that the requested modification be granted to permit the installation and construction of a 10-0' ball containment fence within the rear yard in lieu of the permitted 7-0' height as permitted by the Deerfield Zoning Ordinance.

Respectfully submitted,

Robert Speckmann, Chairman
Deerfield Board of Zoning Appeals

Board of Zoning Appeals Petition

Page 2

Required Submissions for all Petitions

- a) A letter which contains a short detailed description of the requested variation or modification, addressing each of the applicable standards listed on page 3 or 4.
- b) Legal Description of the subject property and spotted survey of the property.
- c) An accurate site plan of the property drawn to scale showing lot and setback dimensions as found on the spotted survey and indicating the location and setback dimensions of the proposed structure(s).
- d) Proof of Ownership of the property.
- e) If in a Land Trust, an affidavit stating the beneficial interest(s) in the Trust.
- f) Letters of Authorization/Direction if required as outlined above.
- g) Other documents and information as deemed necessary to render a recommendation.*
- h) Floor plan of the existing structure showing how it relates to the request, if applicable.
- i) Fee (\$175.00)

*In the case of a request for a yard variation to accommodate an addition, construction drawings showing floor plan relationship to existing structure

*In the case of a request for fence modification fully dimensioned drawings, including elevations.

*In the case of a request for sign modification fully dimensioned drawings showing colors, text, method of illumination, method of mounting, and elevations.

Dear Deerfield board of zoning appeals,

I was born and raised in Deerfield and have been raising our three children here for the past ten years. I cannot imagine raising my children anywhere else. We are currently building a new home here with plans of living there the rest of our lives. We have built a sport court in our backyard for our children and their friends to play on. Our children are avid tennis and hockey players so we designed a court that could accommodate these sports in the safest manner. Prior to construction we submitted a permit for a sport court. The permit was approved as a sport court. The issue that has arose is the height of the ball containment netting. This was not submitted as part of the permit. This was not intentional but rather assumed that ball containment is part of a sport court. The ball containment netting is 10 feet high which is industry standard for sport courts. In addition we looked at other sport courts in Deerfield prior to submitting our permit and they had ball containment at 10 feet. Because there is no current ordinance for sport courts, the netting is being considered a fence which cannot be higher than 7 feet. However our sport court is designed to allow the children to play tennis and hockey in addition to basketball and 7 feet is not safe or adequate to prevent frequent interference into our neighbors yards. After speaking with our new neighbors they are not opposed to the ball containment and think it is a good idea to help keep balls and children from frequently entering their yards. We strongly feel that we have met each and every requirement outlined by the zoning board and ask for your approval to allow us to keep the current ball containment netting. Thank you for your time and consideration.

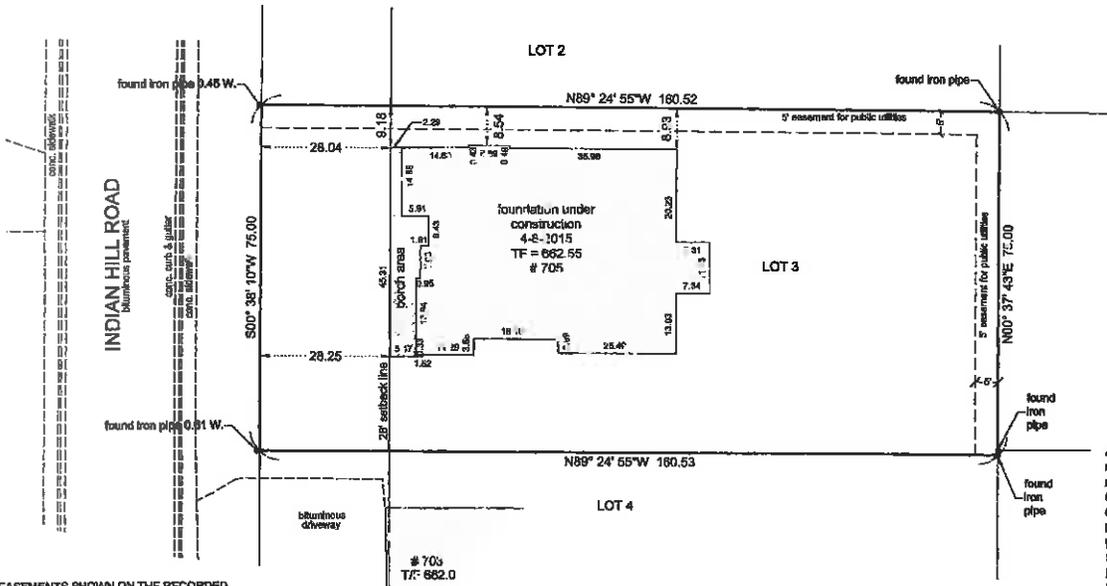
Sincerely,

Brooke and Brian Jacobs

A handwritten signature in black ink, appearing to read 'Brooke and Brian Jacobs', written in a cursive style.

PLAT OF SURVEY

LOT 3 IN DEERFIELD PARK UNIT NUMBER 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1956 AS DOCUMENT 921076, IN BOOK 33 OF PLATS, PAGE 118, IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING CO., INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

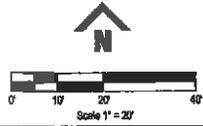
DATED AT LAKE FOREST, ILLINOIS, THIS 9TH DAY OF APRIL, A.D., 2015.

BY Jack R. Bleck
REGISTERED ILLINOIS LAND SURVEYOR NO. 3691

ABBREVIATIONS:
M. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square foot

JOB # 170-088
BLECK
engineers | surveyors

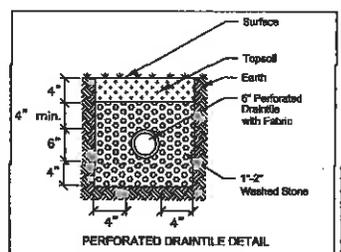
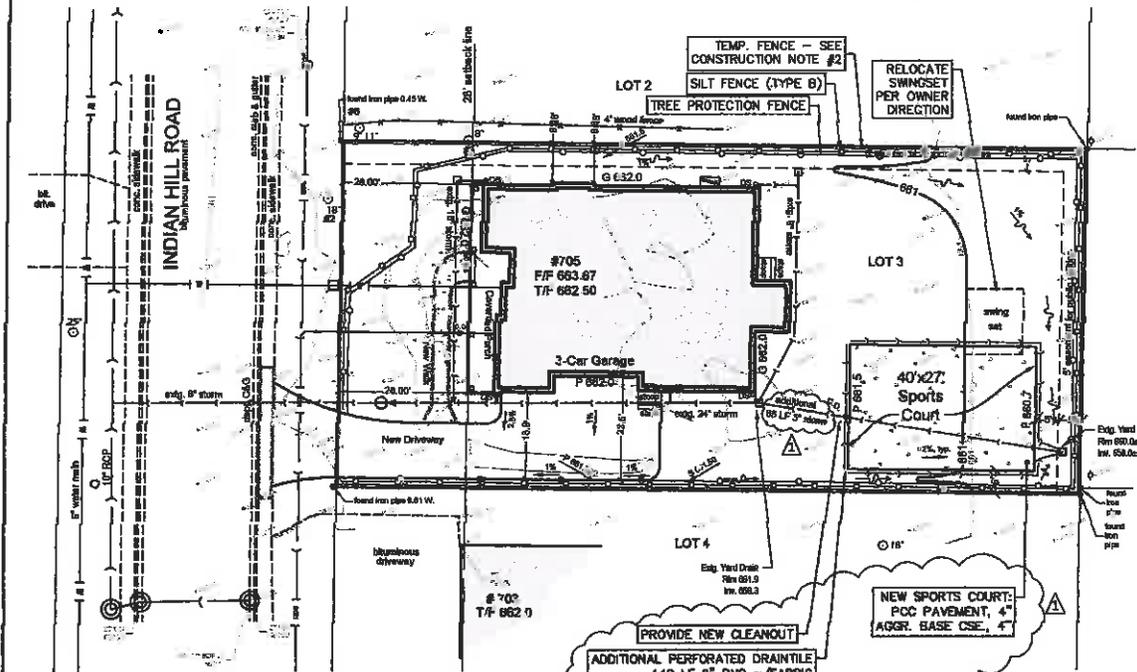
Bleck Engineering Company, Inc.
1378 North Western Avenue
Lake Forest, Illinois 60045
T 847.288.9302 F 847.256.7081
www.bleckeng.com



approved

GRADING PLAN - 705 INDIAN HILL ROAD

Sports Court Addition



DETENTION CALCULATIONS

Exis. CN = $(2200 \text{ sf} \times 0.3) + (8453 \text{ sf} \times 0.1) / 12051 \text{ sf} = 78.2$
 Prop. CN = $(4113 \text{ sf} \times 0.1) + (7938 \text{ sf} \times 0.1) / 12051 \text{ sf} = 62.2$

Exis. Excess Precipitation Runoff @CN of 78.2 = 4.148' (100 Y)
 Prop. Excess Precipitation Runoff @CN of 62.2 = 4.470' (100 Y)

Detention Volume Required (100 Y) =
 $(4.470 - 4.147) \times (1112) \times 12051 \text{ sf} = 324 \text{ cu.ft.}$

6" Storm Pipe X-5 Area = 0.20 sq.ft.; 52 LF x 0.20 sf = 10 cu.ft.
 10" Storm Pipe X-5 Area = 1.77 sq.ft.; 50 LF x 1.77 sf = 88 cu.ft.
 24" Storm Pipe X-5 Area = 3.14 sq.ft.; 81 LF x 3.14 sf = 254 cu.ft.

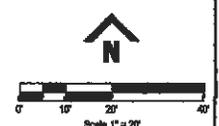
Detention Volume Provided = 353 cu.ft.

Additional Storage Added:
 6" Storm Pipe X-5 Area = 0.20 sq.ft.; 105 LF x 0.20 sf = 40 cu.ft.
 Underdrain Void Volume @ 40% = 140 LF x 2.5 cu.ft./ft. x 0.4 = 128 cu.ft.
 Total Additional Volume Added = 111 cu.ft.

Total Site Detention Volume Provided = 353 + 111 = 522 cu.ft.

CONSTRUCTION NOTES:

1. JULIE shall be contacted (1-800-412-0123) for utility locations forty-eight (48) hours prior to excavation.
2. A temporary 6" high chain link fence shall be erected around the site and conforms to the Village of Deerfield Fence Ordinance.
3. All excavated soil materials not to be used for backfill will be immediately removed from the site.
4. Any excavations within 5 feet of and including the street will be restored with in-kind materials, using flowable fill for sub-base backfill.
5. All sump pumps and downspouts are to be into the village storm sewer system if available within 200' of a property line. If storm sewer is not available, the discharge line must splash on grade in a manner that will not result in an adverse drainage impact to the surrounding properties or public right-of-way.
6. Prior to surfacing of the driveway, the Village of Deerfield shall be notified to schedule a pre-pour driveway inspection.
7. Wire mesh shall not be placed in the driveway apron.
8. All disturbed pathway areas shall be reseeded with 6" of topsoil and sod and any damaged portions of public sidewalks will be replaced with 6" PCC Class 81 over 3" CA-6 base within 5 days of completion of work in said area, weather permitting. All sod must be selected as required to sustain growth.
9. The Owner must furnish an "as-built" site plan certified by the original site preparer stating the finished lot grades, utilities, and impervious coverage calculations conform to the approved site plan prior to the occupancy permit.
10. All existing utility enclosures must be disconnected at their respective main prior to the demolition of any structure.
11. Backfill under existing pavement shall be flowable fill which meets DOT standards of Controlled Low Strength Material (CLSM) mixture 1.
12. Backfill completion at the location of the pre-existing structure, shall meet 95% Priorior.



October 2, 2014
 Revised: August 27, 2015
 Project No. 170-066



Patrick J. Bleck, P.E.
 License No. 063-06276 State of Illinois

BLECK
 engineers | surveyors

Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045
 T 847.295.5200 F 847.285.7081
 www.bleckeng.com



SnapBack™ 10X10 & 10X15 SnapSports™ Adjustable Rebounder System

System Options:

- SnapBack™ 10' X 10' Rebound System
- SnapBack™ 10' X 15' Rebound System

Frame Attributes:

- Frame Poles: 1-5/8" Galvanized Pipe
- Corner Connectors: 1-7/8" Galvanized Pipe

Net Attributes:

- SnapBack™ 10' X 10' Rebound System
 - Net Size: 8' 6" x 9' 10"
 - Material: 3/4" Mesh #420 UV Stable, Black Polyester

- SnapBack™ 10' X 15' Rebound System
 - Net Size: 8' 6" x 14' 4"
 - Material: 3/4" Mesh #420 UV Stable, Black Polyester

Color:

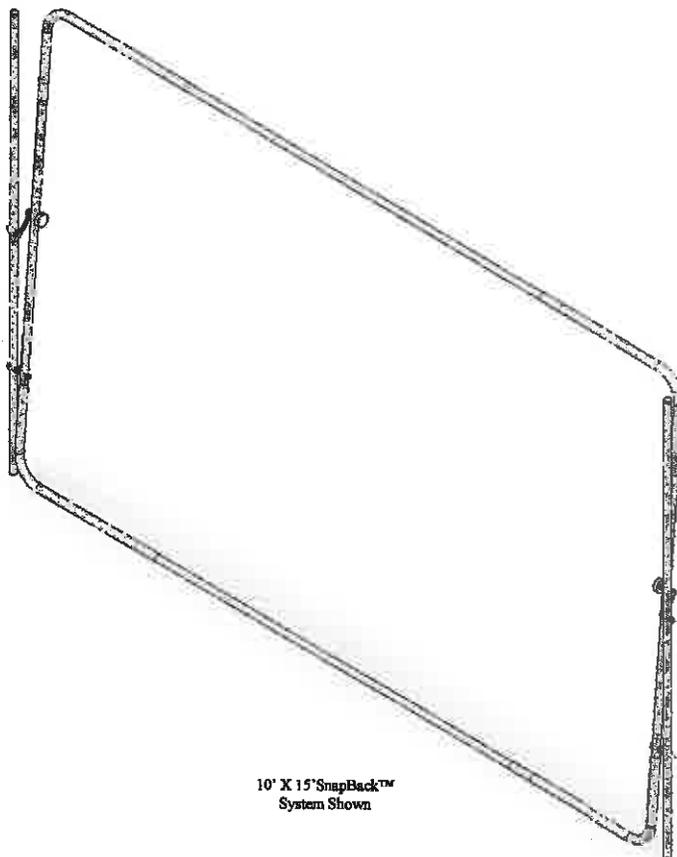
- Semi-Gloss Black Vein Powder Coat Finish

Anchor System:

- 2- 1" x 3' Schedule 40 Galvanized Pipe (1.315" O.D.)
- Anchor Placement:
 - SnapBack™ 10' X 10' Rebound System – 131.5" Center of Posts
 - SnapBack™ 10' X 15' Rebound System – 188.5" Center of Posts

Special Features:

- Adjustable 10° Forward and Backward Tilt
- Seamless Integration with Ball Containment System



Ball Containment SnapSports™

System Options:

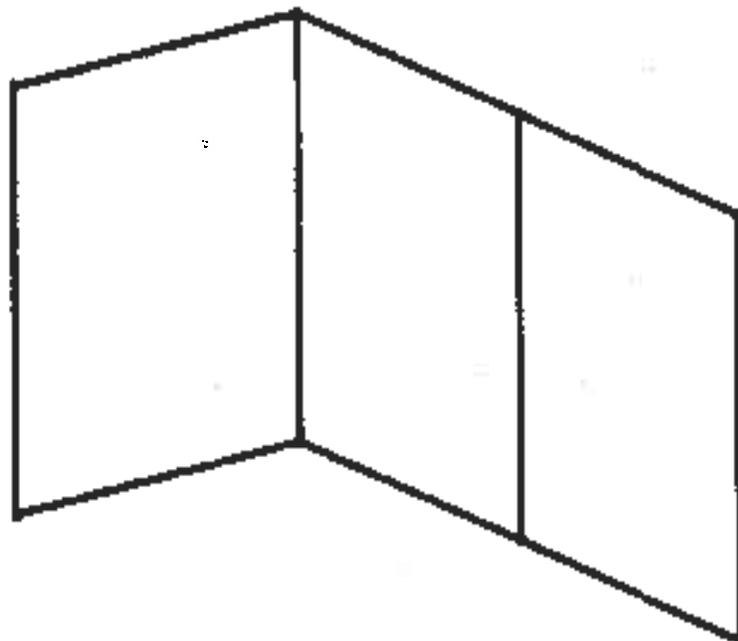
- 10' Tall Ball Containment System
- 5' Tall Ball Containment System

Frame Attributes:

- Frame Poles: 1-5/8" Galvanized Pipe
- Corner Rail Connector: Die Cast Rail Clamp For 90° Connection
- Straight Rail Connector: Die Cast Rail Clamp For Linear Connection
- End Rail Connector: Die Cast Rail Clamp For Containment End

Net Attributes:

- 10' Ball Containment System
 - Net Size: 9'4" X 150' Rolls
 - Material: 1 3/4" Mesh #420 UV Stable, Black Polyester
- 5' Ball Containment System
 - Net Size: 4' 8" X 150' Rolls
 - Material: 1 3/4" Mesh #420 UV Stable, Black Polyester



Color:

- Semi-Gloss Black Vein Powder Coat Finish

Anchor System:

- 1" x 3" Schedule 40 Galvanized Pipe (1.315" O.D.)
- Anchor Placement:
 - 9' 8" Center of Posts or Shorter (Trim Horizontal Poles if Necessary)

REVISION TO PERMIT # 55313

2705 INDIAN HILL RD.

* LAY-OUT / PLAN SHOWING BALL CONTAINMENT NETTING
FOR MULTI-GAME COURT: TENNIS
BASKETBALL

SPCS:

FRAME POLES: 1 5/8"

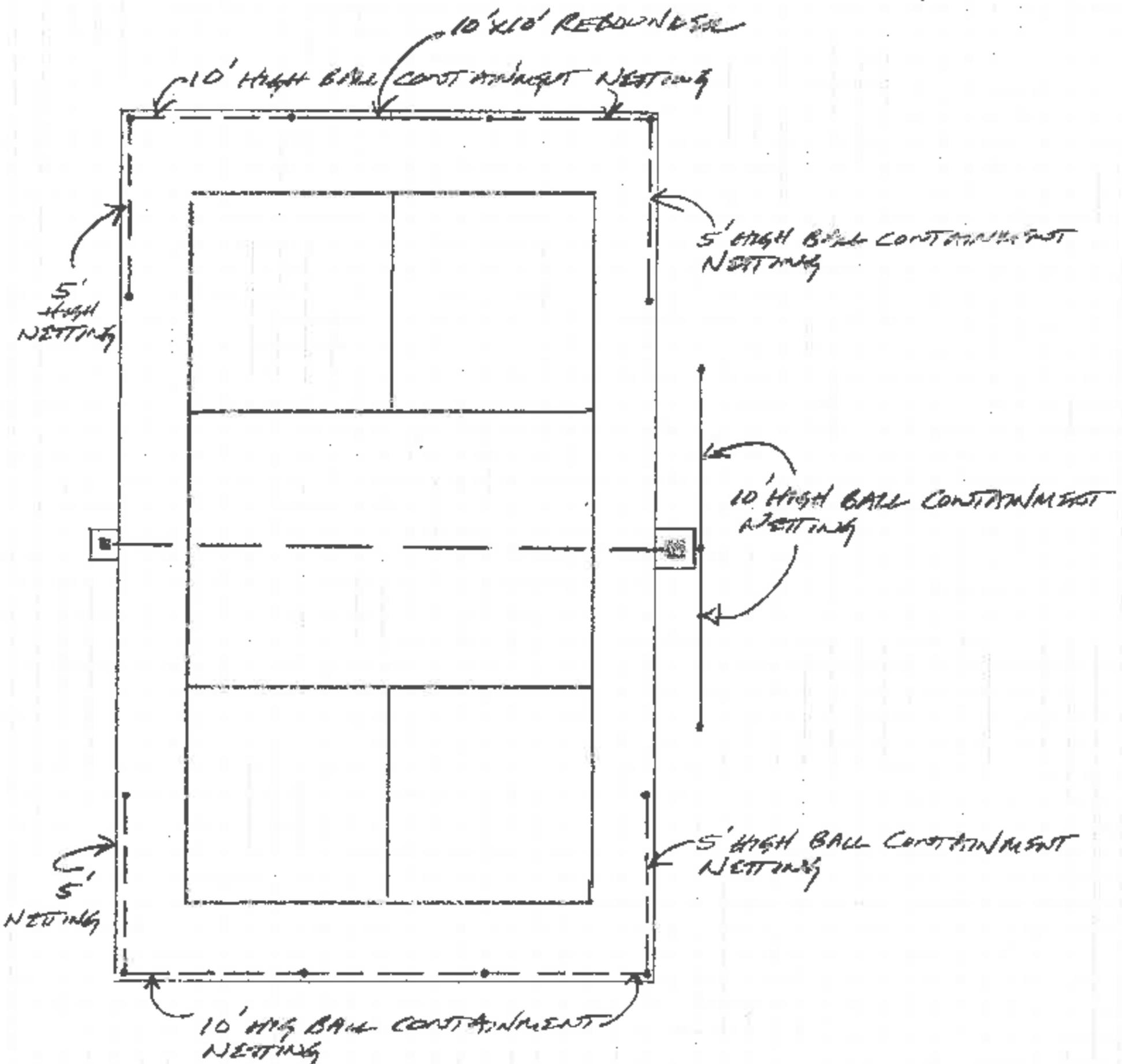
NETTING SIZE: 1 3/4" MESH #420 UV
BLACK POLYESTER

* SHOWING LOCATION OF 10'x10' REBOUNDER:

NET SIZE: 8'6" x 9'10"

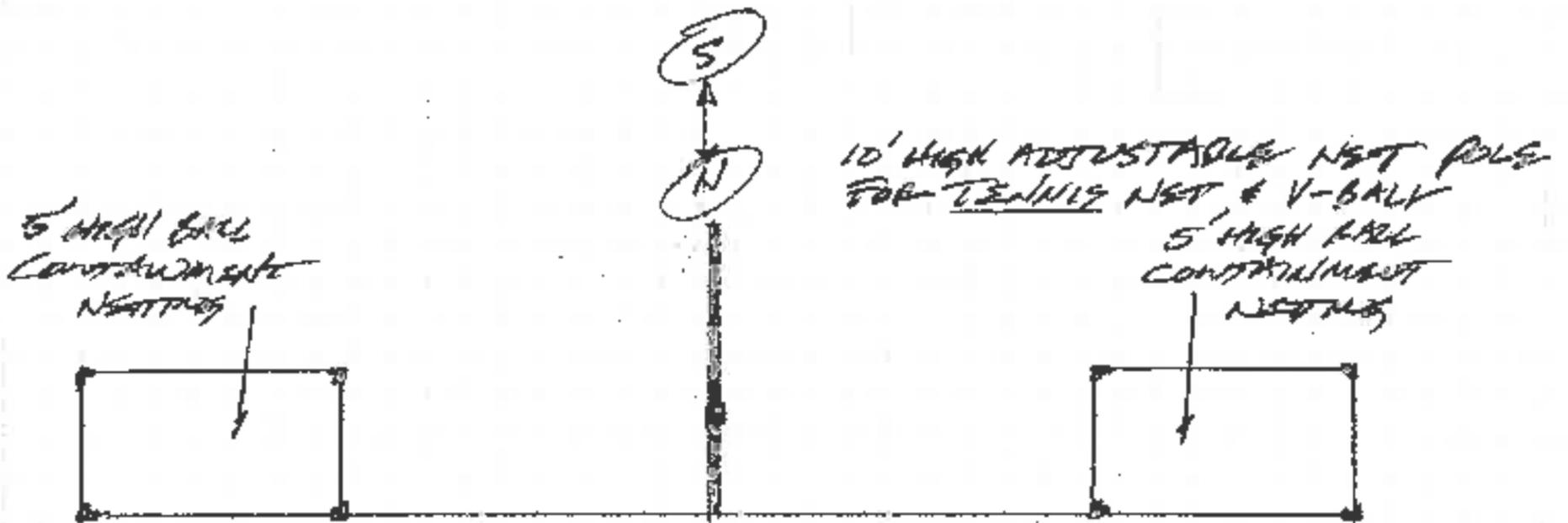
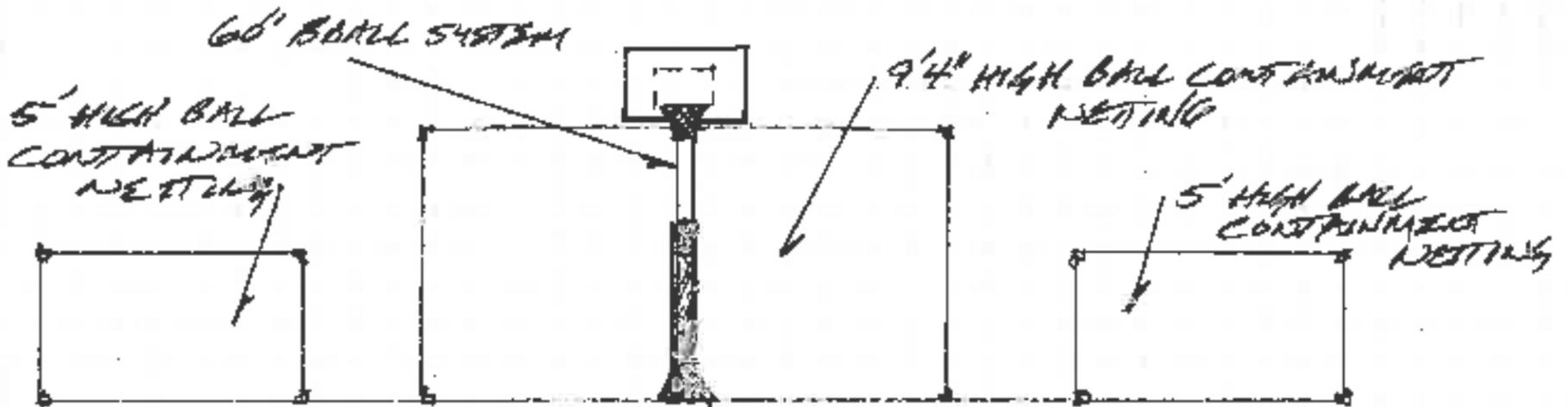
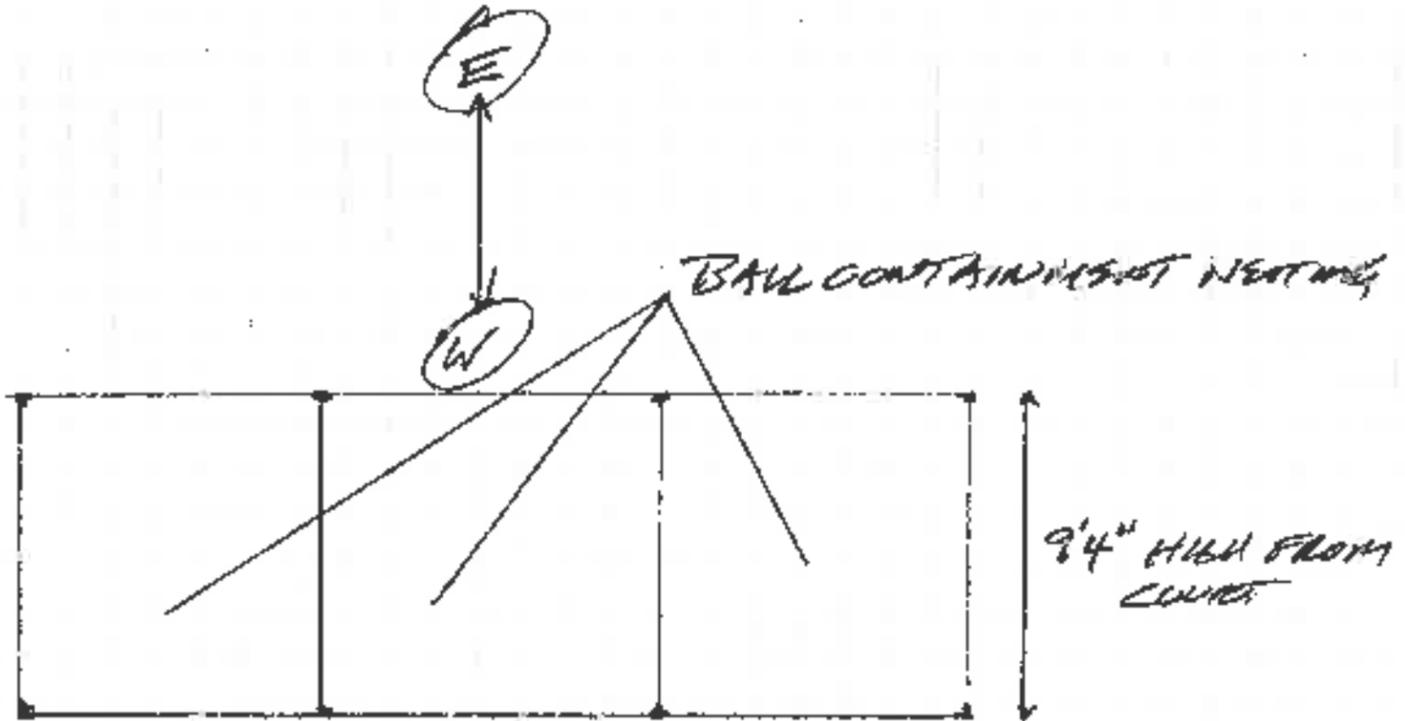
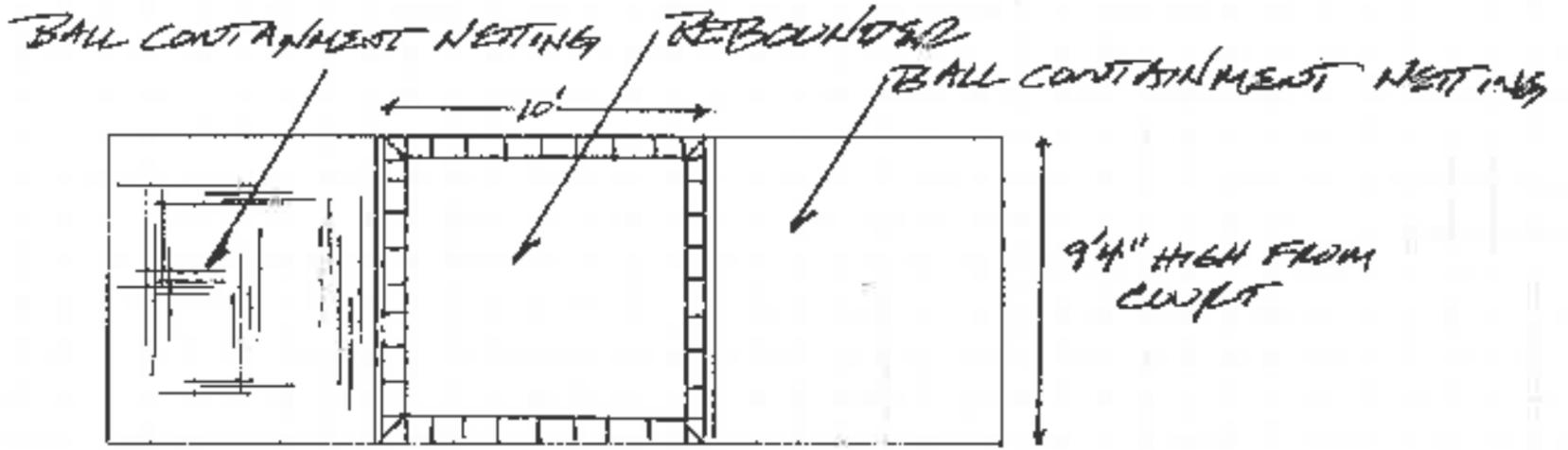
MATERIAL: 3/4" MESH #420 UV
BLACK POLYESTER

* ADJUSTABLE 10° FORWARD & BACKWARD TILT
- INTEGRATED w/ BALL CONTAINMENT NETTING



PREPARED BY
OUTDOOR LIVING SCAPES, INC.
SCHA - 3/16 SCALE

ELEVATIONS





Map created on February 24, 2016.

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Address number	Street name	Unit	City	State	ZIP code	PIN	Property owner	Mailing address
675	Appletree Ln		Deerfield	IL	60015	16-32-106-007-0000	S Munic F Sanchez	675 Appletree Ln Deerfield IL 60015
701	Appletree Ln		Deerfield	IL	60015	16-32-106-006-0000	Paul F & Maria De Lucia	701 Appletree Ln Deerfield IL 60015
707	Appletree Ln		Deerfield	IL	60015	16-32-106-004-0000	Michael B & Donna J Spector	707 Appletree Ln Deerfield IL 60015
703	Appletree Ln		Deerfield	IL	60015	16-32-106-005-0000	Sandra Baron	703 Appletree Ln Deerfield IL 60015
1410	Bayberry Ln		Deerfield	IL	60015	16-32-103-015-0000	Steven Markoff	1410 Bayberry Ln Deerfield IL 60015
1407	Bayberry Ln		Deerfield	IL	60015	16-32-107-001-0000	Anthony Myers	1407 Bayberry Ln Deerfield IL 60015
1354	Bayberry Ln		Deerfield	IL	60015	16-32-103-018-0000	Alan & Nancy Singer	1354 Bayberry Ln Deerfield IL 60015
1430	Bayberry Ln		Deerfield	IL	60015	16-32-103-013-0000	Henryk & Gabriella Flicker	1430 Bayberry Ln Deerfield IL 60015
1406	Bayberry Ln		Deerfield	IL	60015	16-32-103-016-0000	Robert D Reinish	1406 Bayberry Ln Deerfield IL 60015
1401	Bayberry Ln		Deerfield	IL	60015	16-32-107-002-0000	Thomas & Elaine F Hoffman	1401 Bayberry Ln Deerfield IL 60015
1441	Bayberry Ln		Deerfield	IL	60015	16-32-106-001-0000	Harold Katz	1441 Bayberry Ln Deerfield IL 60015
1350	Bayberry Ln		Deerfield	IL	60015	16-32-103-019-0000	Sanjeev Lulla	1350 Bayberry Ln Deerfield IL 60015
1400	Bayberry Ln		Deerfield	IL	60015	16-32-103-017-0000	Stuart & Susan Slutzky	1400 Bayberry Ln Deerfield IL 60015
1431	Bayberry Ln		Deerfield	IL	60015	16-32-106-002-0000	Jeffrey A & Nancy S Zimmerman	1431 Bayberry Ln Deerfield IL 60015
1357	Bayberry Ln		Deerfield	IL	60015	16-32-107-003-0000	Trust # 8002350347	1357 Bayberry Ln Deerfield IL 60015
1420	Bayberry Ln		Deerfield	IL	60015	16-32-103-014-0000	Adam Picklin	1420 Bayberry Ln Deerfield IL 60015
701	Indian Hill Rd		Deerfield	IL	60015	16-32-107-006-0000	Cheryl Guttman	701 Indian Hill Rd Deerfield IL 60015
704	Indian Hill Rd		Deerfield	IL	60015	16-32-106-017-0000	Burton L & Claire L Stern	704 Indian Hill Rd Deerfield IL 60015
700	Indian Hill Rd		Deerfield	IL	60015	16-32-106-018-0000	Christopher M Morgan	700 Indian Hill Rd Deerfield IL 60015
680	Indian Hill Rd		Deerfield	IL	60015	16-32-106-019-0000	Mark E & Kathy L Weinstein	680 Indian Hill Rd Deerfield IL 60015
665	Indian Hill Rd		Deerfield	IL	60015	16-32-107-009-0000	Michael A & Ilisa E Brown	665 Indian Hill Rd Deerfield IL 60015
670	Indian Hill Rd		Deerfield	IL	60015	16-32-106-020-0000	Jordan Stiebel & Jennifer Frazin	670 Indian Hill Rd Deerfield IL 60015
685	Indian Hill Rd		Deerfield	IL	60015	16-32-107-007-0000	303 Funding Llc	685 Indian Hill Rd Deerfield IL 60015
675	Indian Hill Rd		Deerfield	IL	60015	16-32-107-008-0000	Ilese M & Paul Flamm	675 Indian Hill Rd Deerfield IL 60015
708	Indian Hill Rd		Deerfield	IL	60015	16-32-106-003-0000	Paul F & Barbara D Roman	708 Indian Hill Rd Deerfield IL 60015
660	Indian Hill Rd		Deerfield	IL	60015	16-32-106-021-0000	Andrea L & Stephen G Pawlow	660 Indian Hill Rd Deerfield IL 60015
705	Indian Hill Rd		Deerfield	IL	60015	16-32-107-005-0000	Brian J & Brooke M Jacobs	705 Indian Hill Rd Deerfield IL 60015
711	Timberhill Rd		Deerfield	IL	60015	16-32-108-004-0000	Erin Pollyea & Mikeal D Lane	711 Timberhill Rd Deerfield IL 60015
705	Timberhill Rd		Deerfield	IL	60015	16-32-108-005-0000	Daniel L Spencer	705 Timberhill Rd Deerfield IL 60015
680	Timberhill Rd		Deerfield	IL	60015	16-32-107-022-0000	Kenneth S & Amy E Brown	680 Timberhill Rd Deerfield IL 60015
720	Timberhill Rd		Deerfield	IL	60015	16-32-107-004-0000	Invitation Homes	720 Timberhill Rd Deerfield IL 60015
700	Timberhill Rd		Deerfield	IL	60015	16-32-107-020-0000	Luca & Allison Pugina	700 Timberhill Rd Deerfield IL 60015
719	Timberhill Rd		Deerfield	IL	60015	16-32-108-001-0000	Robert Allen	719 Timberhill Rd Deerfield IL 60015
704	Timberhill Rd		Deerfield	IL	60015	16-32-107-019-0000	John & Taru Berg	704 Timberhill Rd Deerfield IL 60015
710	Timberhill Rd		Deerfield	IL	60015	16-32-107-018-0000	Jeffrey E & Vanessa L Fjeldheim	710 Timberhill Rd Deerfield IL 60015
699	Timberhill Rd		Deerfield	IL	60015	16-32-108-006-0000	Beatrice A Murphy Trustee	699 Timberhill Rd Deerfield IL 60015
686	Timberhill Rd		Deerfield	IL	60015	16-32-107-021-0000	Jeffrey S & Maureen E Muldrow	686 Timberhill Rd Deerfield IL 60015

LEGAL NOTICE

PLEASE TAKE NOTICE THAT A PUBLIC HEARING WILL BE HELD BY THE DEERFIELD BOARD OF ZONING APPEALS ON APRIL 5, 2016, AT 7:30 P.M. IN THE ROBERT FRANZ COUNCIL CHAMBERS, 850 WAUKEGAN ROAD DEERFIELD, ILLINOIS TO HEAR THE REQUEST OF BROOKE AND BRIAN JACOBS, 705 INDIAN HILL RD., DEERFIELD, IL. THE PETITIONERS ARE SEEKING RELIEF FROM ARTICLE 2.04 – H, 3, b OF THE DEERFIELD ZONING ORDINANCE FOR THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

LOT 3 IN DEERFIELD PARK UNIT NUMBER 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28 1956 AS DOCUMENT NUMBER 921076, IN BOOK 33 OF PLATS, PAGE 118, IN LAKE COUNTY, ILLINOIS.

SAID PROPERTY IS COMMONLY KNOWN AS 705 INDIAN HILL RD.

THE MODIFICATION IF GRANTED WOULD PERMIT THE CONSTRUCTION AND INSTALLATION OF A FENCE WITHIN THE REAR YARD OF 10-0 FEET IN HEIGHT IN LIEU OF THE PERMITTED MAXIMUM HEIGHT OF 7-0 FEET AS SPECIFIED IN ARTICLE 2.04 –H, 3, b OF THE DEERFIELD ZONING ORDINANCE.

AT SAID PUBLIC HEARING AND ANY ADJOURNMENT THEREOF, ALL PERSONS INTERESTED ARE INVITED TO BE PRESENT AND HEARD.

ROBERT SPECKMANN, CHAIRMAN
DEERFIELD BOARD OF ZONING APPEALS

FOR FURTHER INFORMATION, CONTACT JEFFERY HANSEN, ASST. BUILDING AND CODE ENFORCEMENT SUPERVISOR AT 847-719-7471.

PUBLISH: MARCH 10 2016



Map created on February 24, 2016.

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1407	Bayberry Ln		Deerfield	IL	60015	16-32-107-001-0000	Anthony Myers	1407 Bayberry Ln Deerfield IL 60015
1354	Bayberry Ln		Deerfield	IL	60015	16-32-103-018-0000	Alan & Nancy Singer	1354 Bayberry Ln Deerfield IL 60015
1430	Bayberry Ln		Deerfield	IL	60015	16-32-103-013-0000	Henryk & Gabriella Flicker	1430 Bayberry Ln Deerfield IL 60015
1406	Bayberry Ln		Deerfield	IL	60015	16-32-103-016-0000	Robert D Reinish	1406 Bayberry Ln Deerfield IL 60015
1401	Bayberry Ln		Deerfield	IL	60015	16-32-107-002-0000	Thomas & Elaine F Hoffman	1401 Bayberry Ln Deerfield IL 60015
1441	Bayberry Ln		Deerfield	IL	60015	16-32-106-001-0000	Harold Katz	1441 Bayberry Ln Deerfield IL 60015
1350	Bayberry Ln		Deerfield	IL	60015	16-32-103-019-0000	Sanjeev Lulla	1350 Bayberry Ln Deerfield IL 60015
1400	Bayberry Ln		Deerfield	IL	60015	16-32-103-017-0000	Stuart & Susan Slutzky	1400 Bayberry Ln Deerfield IL 60015
1431	Bayberry Ln		Deerfield	IL	60015	16-32-106-002-0000	Jeffrey A & Nancy S Zimmerman	1431 Bayberry Ln Deerfield IL 60015
1357	Bayberry Ln		Deerfield	IL	60015	16-32-107-003-0000	Trust # 8002350347	1357 Bayberry Ln Deerfield IL 60015
1420	Bayberry Ln		Deerfield	IL	60015	16-32-103-014-0000	Adam Picklin	1420 Bayberry Ln Deerfield IL 60015
701	Indian Hill Rd		Deerfield	IL	60015	16-32-107-006-0000	Cheryl Guttman	701 Indian Hill Rd Deerfield IL 60015
704	Indian Hill Rd		Deerfield	IL	60015	16-32-106-017-0000	Burton L & Claire L Stern	704 Indian Hill Rd Deerfield IL 60015
700	Indian Hill Rd		Deerfield	IL	60015	16-32-106-018-0000	Christopher M Morgan	700 Indian Hill Rd Deerfield IL 60015
680	Indian Hill Rd		Deerfield	IL	60015	16-32-106-019-0000	Mark E & Kathy L Weinstein	680 Indian Hill Rd Deerfield IL 60015
665	Indian Hill Rd		Deerfield	IL	60015	16-32-107-009-0000	Michael A & Ilisa E Brown	665 Indian Hill Rd Deerfield IL 60015
670	Indian Hill Rd		Deerfield	IL	60015	16-32-106-020-0000	Jordan Stiebel & Jennifer Frazin	670 Indian Hill Rd Deerfield IL 60015
685	Indian Hill Rd		Deerfield	IL	60015	16-32-107-007-0000	303 Funding Llc	685 Indian Hill Rd Deerfield IL 60015
675	Indian Hill Rd		Deerfield	IL	60015	16-32-107-008-0000	Ilese M & Paul Flamm	675 Indian Hill Rd Deerfield IL 60015
708	Indian Hill Rd		Deerfield	IL	60015	16-32-106-003-0000	Paul F & Barbara D Roman	708 Indian Hill Rd Deerfield IL 60015
660	Indian Hill Rd		Deerfield	IL	60015	16-32-106-021-0000	Andrea L & Stephen G Pawlow	660 Indian Hill Rd Deerfield IL 60015
705	Indian Hill Rd		Deerfield	IL	60015	16-32-107-005-0000	Brian J & Brooke M Jacobs	705 Indian Hill Rd Deerfield IL 60015
711	Timberhill Rd		Deerfield	IL	60015	16-32-108-004-0000	Erin Pollyea & Mikeal D Lane	711 Timberhill Rd Deerfield IL 60015
705	Timberhill Rd		Deerfield	IL	60015	16-32-108-005-0000	Daniel L Spencer	705 Timberhill Rd Deerfield IL 60015
680	Timberhill Rd		Deerfield	IL	60015	16-32-107-022-0000	Kenneth S & Amy E Brown	680 Timberhill Rd Deerfield IL 60015
720	Timberhill Rd		Deerfield	IL	60015	16-32-107-004-0000	Invitation Homes	720 Timberhill Rd Deerfield IL 60015
700	Timberhill Rd		Deerfield	IL	60015	16-32-107-020-0000	Luca & Allison Pugina	700 Timberhill Rd Deerfield IL 60015
719	Timberhill Rd		Deerfield	IL	60015	16-32-108-001-0000	Robert Allen	719 Timberhill Rd Deerfield IL 60015
704	Timberhill Rd		Deerfield	IL	60015	16-32-107-019-0000	John & Taru Berg	704 Timberhill Rd Deerfield IL 60015
710	Timberhill Rd		Deerfield	IL	60015	16-32-107-018-0000	Jeffrey E & Vanessa L Fjeldheim	710 Timberhill Rd Deerfield IL 60015
699	Timberhill Rd		Deerfield	IL	60015	16-32-108-006-0000	Beatrice A Murphy Trustee	699 Timberhill Rd Deerfield IL 60015
686	Timberhill Rd		Deerfield	IL	60015	16-32-107-021-0000	Jeffrey S & Maureen E Muldrow	686 Timberhill Rd Deerfield IL 60015

REQUEST FOR BOARD ACTION

Agenda Item: 16-44

Subject: Report and Recommendation of the Plan Commission to Amend the Parkway North Center Sign Plan to Allow a Wall sign and Approval of the Final Development Plan for 7 Parkway North in the Parkway North Center – American Board of Psychiatry and Neurology (ABPN)

Action Requested: Approval of Recommendation

Originated by: Plan Commission

Referred to: Mayor and Board of Trustees

Summary of Background and Reason for Request:

The petitioners are requesting an amendment to the Parkway North Center sign plan to allow a wall sign and approval of the Final Development Plan for 7 Parkway North in the Parkway North Center Planned Unit Development. In 1997, the Parkway North Center Development received approval of a Preliminary Development Plan. According to the Parkway North Center annexation agreement, the Preliminary Development Plan (for the northwest corner of the Parkway North Center) is good for the life of the annexation agreement which is in effect until 2023. Because the Preliminary Development Plan has been previously approved, the petitioner is now seeking approval of the Final Development Plan. The Plan Commission is recommending approval of the petitioner's plan.

Reports and Documents Attached:

Report and Recommendation
Plan Commission Minutes – 4/14/16, 2/25/16
Airphoto
Zoning Map
1997 Previously Approved Preliminary Site Plan
Petitioner's Material

Date Referred to Board: May 2, 2016

Action Taken: _____

RECOMMENDATION

To: Mayor and Board of Trustees

From: Plan Commission

Date: April 14, 2016

RE: Request for Approval to Amend the Parkway North Center Sign Plan to Allow a Wall Sign at 7 Parkway North in the Parkway North Center and Approval of a Final Development Plan for 7 Parkway North Center (American Board of Psychiatry and Neurology).

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for an amendment to the Parkway North Center sign plan to allow a wall sign at 7 Parkway North, and approval of a Final Development Plan for 7 Parkway North Center for the American Board of Psychiatry and Neurology. The Plan Commission held a public hearing on April 14, 2016. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The Subject property consists of the Parkway North Center. The property is approximately 86 acres and is located at the southeast corner of Deerfield Road and Saunders Road. The subject property is zoned I-1 Office, Research, and Restricted Industrial District. The site is currently developed with six office buildings (building's 1, 3, 4, 6, 9 and 10) a Marriott Suites Hotel (2 Parkway North), and a child care facility and health club in a one story building (5 Parkway North). The annexation agreement sets out the development requirements for the Parkway North Center Planned Unit Development. These development requirements for the proposed office building will be analyzed in a section below.

The specific property to be developed is an interior lot in the west half of the Parkway North Center. It is a vacant parcel between 5 and 6 Parkway North and north of Parkway North Boulevard. The total acreage involved for the proposed 7 Parkway North development is 2.84 acres.

Proposed Plan

The petitioners are proposing to construct a two-story office building (known as Seven Parkway North) on the northern half of the site for use by the American Board of Psychiatry and Neurology (ABPN). The proposed office building will be 36,732 square feet in gross leasable area, and 41,139 square feet in gross buildable area. A total of 58 parking spaces will be provided for the office building in a landscaped parking lot (18 spaces at grade including 2 accessible spaces), and in an underground parking garage below the building (40 spaces including 2 accessible spaces). The petitioner's material indicate that the 58 parking spaces they will be providing will meet their actual parking needs thereby landbanking 92

parking spaces resulting in additional landscaped areas and providing more sustainable stormwater management. The entrance to the underground parking garage will be via a ramp located on the north side of the building. A vehicle drop-off area will be provided at the south side of the building where the main entrance to the office building is located. A landscaped patio area will be provided on the north side of the building with a view of the existing pond. A trash enclosure with a roof is located on the east side of the building. Loading will occur at the south of the proposed office building.

Final Development Plan

The petitioners are seeking approval of a Final Development Plan for Seven Parkway North. In 1997, the Parkway North Center development received approval of a Preliminary Development Plan for the buildings shown on the attached Preliminary Development Plan along with Final Development Plan approval for office building 6 to the east (which has been constructed). Office building 9 on the north side of the pond has also been granted Final Development Plan approval in 1999 and is constructed. At the time of Preliminary Development Plan approval in 1997, the petitioners contemplated that the buildings on the west side of the pond (building's 7A and 7B on the attached Preliminary Development Plan) could become a larger combined building.

According to the Parkway North Center annexation agreement, the Preliminary Development Plan (which was approved for the northwest corner of the Parkway North Center in 1997) is good for the life of the annexation agreement which is in effect until 2023. Because the Preliminary Development Plan has been previously approved, the petitioner is only seeking approval of the Final Development Plan. According to the annexation agreement, a Final Development Plan remains in effect for a period of two years before it expires.

A Final Development Plan for a five-story office building was previously approved at the west side of the pond in this area in 2001, but it was never constructed and the Final Development Plan expired.

Parkway North Center Annexation Agreement Compliance

The Parkway North Center annexation agreement, which controls the development of this property, sets out the parameters with which the proposed development must comply.

Building Height: The annexation agreement permits building heights up to 75 feet plus elevator equipment override not to exceed 4 feet and sky lighting not to exceed 6 feet. The height of the building is 47 feet to the top of the screen wall, and 46 feet to the top of the parapet wall.

Setbacks: The Annexation Agreement calls for the setbacks to be 300 feet along Saunders Road and 250 feet along Deerfield Road, measured from the centerline of each road. The petitioner's plans show that the proposed office building far exceeds these requirements.

Parking Setbacks: The annexation agreement allows parking within the setbacks along the northern, southern and western frontages of the property, except that at no time will parking be permitted with 100 feet of Deerfield Road and Saunders Road as measured from the centerline of these roads. The petitioner's plan far exceeds this requirement.

Parking: The annexation agreement requires the petitioners to provide parking at 3.3 spaces per 1,000 square feet of gross leasable area (gla) with a condition that an additional .7 spaces per 1,000 square feet of gross building area (gba) will be landbanked. The landbanked spaces would need to be put in if required to meet future parking demands as reasonably determined by the Village. Until such as the additional parking is needed, the landbanked area is to remain landscaped. The proposed office building would require a total of 150 spaces based on the following:

36,732 gla x 3.3 / 1,000 = 121.22 spaces for the building
41,139 gba x .7 / 1,000 = 28.80 spaces to be landbanked
Total = 150 spaces required (121.22+ 28.80 = 150.02 = 150) spaces

Gross leasable area (gla), as defined by the annexation agreement, is measured from the interior faces of the interior walls, excluding any area utilized for elevator shafts and stairwells; floor spaces and shafts used for mechanical, telephone and electrical equipment; space devoted to off street parking or loading facilities; entrance lobbies and atrium type areas; public washrooms; mechanical penthouses; interior balconies and mezzanines; and enclosed porches.

Gross buildable are (gba), as defined by the annexation agreement is measured from outside glass line to outside glass line, excluding atrium areas above grade or first floor and excluding the areas defined in Article 8, Section 8.02-D, 1a through c of the Village Zoning Ordinance.

The petitioner's will be providing a total of 58 parking spaces (18 spaces at grade and 40 spaces in the garage underneath the building) for the new office building, which less than the requirements of the annexation agreement. The petitioner's material indicate that guests and volunteers will stay off-site and be transported by shuttle bus or taxi to the American Board of Psychiatry and Neurology (ABPN) facility and the 58 parking spaces represent the actual parking needs for the 48 full-time staff, 5 guests spaces and 5 overflow spaces. Since 92 parking spaces are being landbanked at a ratio of 4 spaces per 1,000 square feet, the annexation agreement will not have to be amended.

A total of 3 handicapped parking spaces are required by code. The petitioners are providing 4 handicapped parking spaces as required.

Parking Stall Size and Aisle Width:

Under the annexation agreement, the size of the parking stalls was allowed to be reduced to 8 ½ feet in width by 18 feet in length. The petitioner's plans indicate that they will meet or exceed the 8 ½ foot wide by 18 foot long parking stall in the proposed site plan and in the landbanked site plan. The petitioner's plans also indicate that the underground parking stalls will meet or exceed the 8 ½ foot wide by 18 foot long parking stall in proposed lower level floor plan.

Traffic

The petitioner’s traffic study indicates that the proposed office building will have no adverse impact on peak hour traffic conditions along Parkway North Boulevard. The parking study takes into account trip assignments noting that the future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis and the proposed site plan. These trips include ABPN employee traffic volumes to the parking garage, visitor shuttle traffic volumes and the additional amount of traffic generated on Parkway North Boulevard by the Woodview apartments which are under construction. The total traffic volumes is the sum of the existing traffic volumes, projected site traffic volumes and the Woodview apartment traffic. The parking study indicates that capacity analysis for the intersections along the north-south circulation road show good levels of service and that it can accommodate additional traffic volumes.

Density: The total gross leasable area (as defined above) allowed by the sixth amendment to Annexation Agreement is 1,585,583 square feet. The data below details the square footage constructed at the Parkway North Center:

Constructed:

Office Building 1 (5 stories)	226,996 gla
Marriott Suites Hotel (6 stories)	171,090 gla
Office Building 3 (5 stories)	216,973 gla
Office Building 4 (5 stories)	152,434 gla
Office Building 6 (4 stories)	92,439 gla
Office Building 9 (5 stories)	115,785 gla
Office Building 10 (3 stories)	93,027 gla
Day care and health club building	18,290 gla
 Total Constructed GLA to Date	 1,087,034 gla

The total with proposed gla for Parkway 7 is 36,732 gla, bringing the total square gla in the Parkway North Development to 1,123,766 gla.

Access

Access to the Parkway North Development is from an access point on Saunders Road, and an access point on Deerfield Road. On Saunders Road, there is an existing signalized access point at Saunders Road and Parkway North Boulevard, and a new unsignalized access point on Saunders Road that will be provided when the new office building for site 8 is constructed. This new full access unsignalized access point has been approved by Lake County Highway Department (who has jurisdiction over Saunders Road). On Deerfield Road and Parkway North Boulevard, a signalized access point currently exists which became operational a few months ago.

Signage

The petitioner will follow the previously approved Parkway North Center signage plan for their monument sign, but is seeking a new proposed wall sign on the south side of the building. The maximum surface area for a common entrance wall sign in the I-1 Office, Research, Restricted Industrial District, Planned Unit Development (Zoning Ordinance 9.02-C, 1b) is not to exceed one percent (1%) of the gross surface area of the wall to which it will be affixed, or 100 square feet, whichever is lesser. In this case, the total surface wall area on the south building elevation is taken into consideration which is 9,086 square feet. One percent (1%) of the total wall surface is 90.98 square feet or 91 square feet. The petitioner is requesting a wall sign of 90 square feet or just less than 1.0% of the total south wall surface, meeting the size requirement in the zoning ordinance.

A Public Hearing was necessary for the proposed wall sign which is a new signage that did not fall within the previously approved sign plan for the property. The request for approval of the Final Development Plan for 7 Parkway North in the Parkway North Center was not part of the public hearing, but was handled in a workshop meeting.

Landscape Plan

The petitioner's landscape plan indicates the proposed landscaping in the new parking lot and around the building. The plan shows the type, location, and quantities of the proposed landscaping for the proposed two story office building. Pedestrian paths will be provided as shown on the plans.

Trash Area Screening

The Zoning Ordinance requires that all refuse areas be fully screened by a fence or landscaped screening of a height sufficient to screen the containers from view. The trash area is located on the east side of the building and is enclosed on three sides and will have a roof.

Utilities

As part of the approval of the Parkway North Development, the Village approved an overall plan for the various utilities required for the development. These utilities included water and storm water detention. Water service will be provided by the Deerfield /Riverwoods water system. Sanitary sewer facilities are not provided by the Village, but will be provided by Lake County's Special Service Area #5. Storm water will be conveyed to the existing storm water detention pond which is also an amenity to the site. The petitioner has provided an engineering narrative as part of their submittal. Existing utilities on the will need to be rerouted as indicated on the plans and the petitioners are working on establishing new easements for these utilities.

Lighting/Photometrics Plan

The petitioners have submitted a lighting plan for the subject property. The proposed light fixtures are described in the petitioner's lighting fixture schedule and the locations of the light poles and lit bollards are shown on the photometric plan. The light poles will be 25 feet in height in the main parking lot, and along the new driveway off of Parkway North Boulevard. Pre-cast concrete bollards will also be utilized

at the front of the building and they will be 36" in height. The photometric plan shows that lighting will approach zero at the development property lines and not spill onto adjacent properties.

Screening of HVAC Rooftop Equipment

The petitioner's plan indicates that the rooftop HVAC equipment /mechanicals will be screened as shown on the petitioner's drawings.

Bike Facilities

The Zoning Ordinance requires that, where appropriate, all developments in the I-1 Office and Research District have to provide for bicycle storage, safe and smooth internal circulation, and connections to adjacent developments and bike paths. The petitioner's plans indicate they will not provide bike racks as they do not anticipate employees will bike to work but they could install bike racks if their needs change in the future. A few years ago, Deerfield Road was designated a regional bike corridor by the Northwest Municipal Conference. In the last few years, an underpass was created for bikes and pedestrians to cross under the Tollway ramp on the north side of Deerfield Road, and further west on Deerfield Road in Riverwoods a new bike path and bridge over the Des Plaines River was created by Lake County. The north side of Deerfield Road is part of Deerfield's bike route in the Village's Comprehensive Plan, and bikes (and pedestrians) can now easily cross Deerfield Road with the new traffic signal that became operational a couple of months ago at the intersection of Deerfield Road and Parkway North Boulevard.

Fire Department Approval

The Deerfield Bannockburn Fire Protection District has approved the site plan for emergency vehicle accessibility for the public meeting. The petitioners have provided a letter from the Deerfield-Bannockburn Fire Protection District stating that their preliminary site plan has been approved as submitted provided that the building is equipped with an automatic sprinkler system and the fire department connection for this system be located on the street side of the building within 100 feet of a municipal fire hydrant.

CONCLUSIONS

The preliminary development plan for an office building in this area of the Parkway North Center was approved many years ago and the Parkway North Center annexation agreement allows the preliminary development plan to be good for the life of the annexation agreement. The American Board of Psychiatry and Neurology which purchased this site is now coming back to the Village for approval of the final development plan for the proposed office building, and is also seeking a wall sign for the office building that was not part of the previously approved sign plan.

The Plan Commission has reviewed the final development plan for the property and they believe the petitioner's request for approval of a final development plan is appropriate. The Plan Commission believes the final development plan is in keeping with the high quality development that the Village desires. The Plan Commission believes the proposed development is well planned and will be an asset

to the Parkway North Center and to the community. The Plan Commission believes the architecture of the proposed office building is aesthetically pleasing and reflects the high standards of visually quality, the site is well landscaped, and is the proposed office development is consistent with the existing high quality development in the Parkway North Center. The Plan Commission believes the proposed office building is well planned and will not create a negative impact on surrounding properties. The proposed development meets all of the requirements of the Parkway North Center annexation agreement. The Plan Commission is pleased that a lot of the parking area will be landbanked rather than paved. ABPN can landbank so much of the parking area on the site because less parking is needed due to the small number of full time employees (40 on a daily basis) and conference attendees will be shuttled to and from the property from hotels rather than driving.

Aside from a very favorable land use plan for their property, the American Board of Psychiatry and Neurology is a very prestigious organization to locate in Deerfield. The proposed office building will have a sufficient amount of conference space on site so that ABPN can host their conferences in the fields of psychiatry and neurology that are attended by experts from the United States and internationally.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the American Board of Psychiatry and Neurology's request to amend the Parkway North Center sign plan to allow a wall sign at the new office building for ABPN, and approval of a final development plan for ABPN at 7 Parkway North Center, be approved.

Ayes: (6) Benton, Berg, Bromberg, Jacoby, Shayman, Oppenheim

Nays: (0) None

Respectfully submitted,
Mary Oppenheim, Chairperson
Deerfield Plan Commission

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing Meeting at 7:30P.M. on April 14, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Larry Berg
Al Bromberg
Elaine Jacoby
Stuart Shayman

Absent were: Bob Benton
Jim Moyer

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

Public Comment on a Non-Agenda Item

No public comment on a non-agenda item

- (1) Public Hearing re: Request for Approval to Amend the Parkway North Center Sign Plan to Allow a Wall Sign at 7 Parkway North Center and Workshop Meeting re: Request for Approval of Final Development Plan for 7 Parkway North (American Board of Psychiatry and Neurology)

Donna Pugh, Attorney, Foley & Lardner LLP, submitted proof of mailing, stated that the Petitioners are seeking an Amendment to the Parkway North Sign Plan to allow a wall sign. The proposed wall sign for ABPN will not exceed one percent of the south building wall. Ms. Pugh then introduced Dr. Larry Faulkner, President and CEO of the American Board of Psychiatry and Neurology (ABPN), the owner of the 7 Parkway North property, to speak on ABPN's goals for the property.

Dr. Faulkner identified ABPN as one of twenty-four member boards of the American Board of Medical Specialists, which provides board certification and maintenance of the certification for physicians throughout the United States. ABPN focuses on two of those specializations: psychiatry and neurology. ABPN's main function is to determine the characteristics and qualifications of individuals who seek to become Board Certified in psychiatry and neurology and to develop examinations to determine their competence in providing quality patient care in psychiatry and neurology. APBN is the only recognized Board in the United States that develops and maintains the examinations that certify

psychiatrists and neurologists. ABPN will use their proposed 7 Parkway North building as a meeting place to develop the certification examinations for psychiatry and neurology, host small conferences throughout the year in the fields of psychiatry and neurology to gather and assist in writing the examinations. There will also be larger conferences a few times a year for individuals from all of the major associations and professional organizations in psychiatry and neurology to assess certain important controversial issues in regards to developing, identifying and evaluating the competence of psychiatrists and neurologists.

Chairperson Oppenheim asked the petitioners explain their request to land bank the majority of their parking spaces. Nate Koschmann, Architect, Perkins Eastman, commented that their decision to land bank the majority of the parking spaces was based on ABPN's use of the property, in which there will be a small number of full time employees whose offices are located in the building while the vast majority of individuals visiting the building are going to be conference attendees flying in from out of town and staying in nearby hotels. He added that based on the function of ABPN's programs and conferences, the petitioners are confident that only fulltime employees will be driving to the facility on a daily basis, whereas conference attendees will be coming from nearby hotels, or be transported by hotel shuttles or taxi services. The landbanking plan demonstrates how the landbanked area will meet the parking requirements should their needs change in the future. The number of required parking for the proposed office building is 150 parking space, with 48 parking spaces provided and 92 parking spaces being landbanked.

Mr. Koschmann commented that there is not a current demand for bike racks among the fulltime ABPN employees, and it is not foreseen that any of the conference attendees will be using bikes to travel to and from their building, so they are not planning on installing bike racks on-site. Chairperson Oppenheim commented that the conference attendees are going to be flying in from out of town and staying in nearby hotels, and are not likely to use bicycles to travel from the hotel to ABPN's facility. Mr. Koschmann commented that it was a very short distance from the hotel (referring to the Marriot Hotel within the Parkway North Center) to the 7 Parkway North property, and conference attendees are foreseen to walk over or be dropped off by the hotel shuttle. Chairperson Oppenheim commented that bike storage was put into the Village's Zoning Code as an effort to encourage biking as a mode of transportation. She asked if there was a place to put a bike rack on the 7 Parkway North property in the future if there were employees that expressed interest in riding their bikes to work. Mr. Koschmann confirmed that they would be able to find an area for bike storage should the need arise.

Mr. Koschmann presented the Plan Commission with the building materials samples for the exterior of the building (brick, metal and glass building samples). He noted that the brick will be a Norman brick size to achieve a more linear look to the building. The design and materials of the 7 Parkway North building are meant to keep with the design and look of the other buildings in the Parkway North Center. Mr. Koschmann noted that they addressed the special use standards as part of their submission. Mr. Koschmann

clarified that of the 150 parking spaces, 92 parking spaces will be landbanked. Chairperson Oppenheim asked if the Petitioners were still planning on providing 18 parking spaces at grade, and 40 underground parking garage spaces for the 7 Parkway North property. Mr. Koschmann confirmed this and that the number of parking spaces they will be providing has not changed.

Craig Soncrant, Landscape Architect, Wolff Landscape Architecture, commented that there have been minor adjustments to the landscape plan since the pre-filing conference but overall landscape design is consistent with the landscaping throughout the Parkway North Center. There is an informal landscape approach at the outer areas of the subject property, and the landscaping becomes a little more formal in nature closer to the building. The landscape design at the approach coming in off of Parkway North Boulevard creates a guiding path towards the entrance of the building. The parking area will be well landscaped and screened, with a large grass area (the land banked area) in front of the parking lot, which creates a softened look between the building and the parking lot. There is a patio at the back of the building that approaches the Parkway North pond, with some additional screening on the north side of the building. Chairperson Oppenheim commented that the tree preservation plan has a number of existing, reasonably healthy ash trees that are going to stay on the property. Mr. Soncrant confirmed that upon initial inspection the trees appeared to be in decent shape; and that their plan is to preserve those ash trees.

Steve Corcoran, Traffic Engineer, Eriksson Engineering Associates LTD, prepared the parking and traffic study for the 7 Parkway North property. Mr. Corcoran considered the traffic study for the new proposed building for the 8 Parkway North property in his traffic study, and found that the road system within the Parkway North Center can handle the traffic from both the 7 Parkway North and the proposed 8 Parkway North properties, as well as the traffic generated by the Woodview apartment building. Mr. Corcoran reiterated that their proposal to landbank much of the parking area was based on ABPN's low demand for parking at the facility due to the unique use of the building. He noted that there will be 58 parking spaces on the property, but the landbanked area would allow for an additional 92 parking spaces for a total number of 150 parking spaces. There are two access easements for the property: One easement is to the east, the Walgreens Property at 6 Parkway North, which is a relocation of an existing easement to allow for Walgreens to have a second access in and out of their parking lot, as well as to provide a cross emergency access for the fire department to access both properties in case the main driveways are blocked. The second easement is being worked out to the west, off of the main north/south road (property of 8 Parkway North) to allow 7 Parkway North access to and from their parking garage and visitor lot.

Mike Renner, Principal, Engineer, Eriksson Engineering Associates LTD, commented that the petitioners are currently working on finalizing the agreements for the 7 utilities and 4 easements; and pointed out that the utilities and easements are not only going to be beneficial to 7 Parkway North, but to the other Parkway North Center properties as well. Mr. Renner commented that the dry utilities including electric, telephone and cable

TV are going to be relocated as well; however, they are working with their neighbors to ensure that their business operations are not inconvenienced during the relocation, and are going to perform the relocations after work hours or on the weekends. 7 Parkway North has been working with the Village as well as 8 Parkway North on the sewer water to ensure that there is adequate retention provided (with consideration of the land banked spaces). Mr. Renner reiterated that their parking and traffic study found that the infrastructure and roadway improvements made for the property are adequate to serve the building.

Chairperson Oppenheim asked staff for clarification on if there is an understanding that the easements and agreements need to be accomplished by the first or second reading of the ordinance. Mr. Ryckaert commented that standard practice was that the easements and agreements would need to be completed by the second reading of the ordinance with the Board of Trustees. Ms. Pugh commented that the easements are completed, and they are all out for signature, as well as under review by the Village's Engineering Department.

Chairperson Oppenheim asked the petitioners to speak on their request for approval to Amend the Parkway North Center Sign Plans to allow a Wall Sign at 7 Parkway North Center, and commented that the sign is in conformance with the Village's Code, but the reason the sign needed a formal approval was that it was not a part of the preliminary approval for the 7 Parkway North site. Ms. Pugh commented that the sign is very understated and tasteful. Chairperson Oppenheim commented that the sign identifies the building and the tenant (ABPN).

~~(2) Public Hearing re:Request for Approval to Amend the Shoppers Court Commercial Planned Unit Development to Permit Major Renovations to the 636 Deerfield Road Building to Convert This Building Into a Multi-Tenant Building and Renovations to the Sidewalk at the West End of the Village Owned Parking Lot; and a Special Use for a Self-Improvement Facility for Shredd415 Deerfield LLC. (The Special Use Portion for Shredd415 Was Continued Because the Petitioner Is Not Ready to Proceed.)~~

~~Johnathan Berger, Managing Member, Bensenville Associates, LLC and new owner of Deerfield Shopper's Court, commented that the 636 Deerfield Road building is a vacant single story 14,000 square foot building that was occupied for about 65 years by a single tenant. The building has had very little maintenance or modernization over the years and as a result is functionally obsolete and unattractive. The petitioner's business plan is to re-lease the property and in order to do this the entire building needs to undergo a complete renovation. The addition of store front windows and doors on the east and west side of the building will allow the building owners to divide the property into smaller spaces (smallest space being 1,800 square feet) with as many as five tenants. The petitioners are confident that there is a demand for smaller tenant spaces for Deerfield. Mr. Berger noted that in order to put doors on the east façade, the Village-~~

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on April 14, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Mary Oppenheim, Chairperson
Larry Berg
Al Bromberg
Elaine Jacoby
Stuart Shayman

Absent were: Bob Benton
Jim Moyer

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

(1a) Discussion of Wall Sign and Final Development Plan for 7 Parkway North in the Parkway North Center on Site 7 (American Board of Psychiatry and Neurology)

Chairperson Oppenheim explained that the petitioners are requesting the Plan Commission's favorable recommendation to the Board of Trustees based on their substantial conformance with their previously approved Preliminary Development plan and approval to amend the Parkway North Center Sign Plan to allow a wall sign at 7 Parkway North. The Commissioners were in favor of the requests and thought that the proposed building will be an asset to the community. The Commissioners also felt that the wall sign was appropriate for the building and did not have any issues with it.

Commissioner Bromberg motioned to approve the Amendment to the Parkway North Center Sign Plan to allow a Wall Sign at 7 Parkway North, and the Final Development Plan for 7 Parkway North in the Parkway North Center on Site 7. Commissioner Jacoby seconded the motion. The vote was as follows:

Ayes: (5) Berg, Bromberg, Jacoby, Shayman, Oppenheim
Nays: (0) None

The motions passed and will be on the May 2nd Village Board Meeting agenda.

~~Mr. Sweeney stated that the parking study was conservative in that the counts for the 5 Parkway North building remained in the study despite the fact that the building would be removed per the Final Development Plan of the 8 Parkway North site.~~

~~Chairperson Oppenheim thanked the Petitioners for giving the Plan Commission a very complete packet with their proposed Final Development Plan. Chairperson Oppenheim clarified for the record that the Preliminary Development Plan was previously approved during the initial development of the Parkway North Center, and that the proposed Final Development Plan was primarily staying within the parameters of the previously approved Preliminary Plans. The next step in the process is for the Petitioners to return to the Plan Commission for a final workshop meeting to ask for the Commission's favorable recommendation for the Final Development Plan for the 8 Parkway North site.~~

(3) Prefiling Conference: Request for Approval of a Final Development Plan for 7 Parkway North in the Parkway North Center on Site 7 (Parkway North Center and American Board of Psychiatry and Neurology)

Donna Pugh, Attorney, Foley & Lardner LLP, identified the American Board of Psychiatry and Neurology (ABPN) as the owner of the 7 Parkway North site; and introduced: Dr. Larry Faulkner, President and CEO of ABPN; Julia Randles, Preconstruction Manager at Berglund Construction; Jerry Walleck, Principal at Perkins Eastman; Nate Koschmann, Senior Associate at Perkins Eastman; Ted Wolff, Landscape Architect at Wolff Landscape Architecture; Steve Corcoran, Director of Traffic Engineering at Eriksson Engineering Associates LTD; and, Mike Renner, Principal and Vice President of Eriksson Engineering Associates LTD.

ABPN has been the owner of the 7 Parkway North site for over 2 years, and has looked forward to the development of the property for a long time. ABPN was founded in 1934, and serves the public interest by promoting excellence in the professions of psychiatry and neurology through certification and maintenance of the certification process. The Final Development Plan for the 7 Parkway North site includes a 41,000 square foot office building with 58 parking spaces (40 of which are underground parking spaces). The petitioners worked very closely with the neighboring properties on the relocation of easements, as well as accesses to and from the property. Ms. Pugh stated that they have received a tentative approval of the design for the Final Development Plan for the 7 Parkway North site from the Parkway North Center Association with two conditions: 1.) Must ultimately reach an agreement with the other Parkway North property owners on the relocations of easements; and, 2.) Reach an agreement, and provide proper documentation of the relocation of the utilities. She presented the tentative approval letter to the Plan Commission.

The petitioners are seeking: 1.) Approval of the Final Development Plan for the 7 Parkway North site; and, 2.) Approval to landbank much of the required parking for their proposed office building. Ms. Pugh explained that the ABPN's use of the building would

not warrant the need for very much parking, as the majority of the individuals visiting the building would not be driving to the location, but rather taking public transportation or hotel shuttle/taxi services to the office building. The petitioners noted that the required number of parking spaces based on the Village's Code and the Annexation Agreement far exceed the number of parking spaces actually needed based on the actual use of the building. The Final Development Plan for the 7 Parkway North site reflects the property's ability to accommodate all of the required parking through landbanking. They will be able to provide the required parking if it becomes needed in the future. The Final Development Plan provides 58 parking spaces (40 of which are underground) and landbanking 93 parking spaces.

Jerry Walleck commented that the design of the 7 Parkway North building is based on ABPN's aspirations for the site. The design of the building is different from a traditional office building, with two major differences: 1.) The offices are more open with external window views; and, 2.) There is more conference space (a demand based on the design of ABPN's programming).

Nate Koschmann noted that ABPN certifies psychologists and neurologists in the United States and the organization's objective is to stay up to date on the science of psychiatry and neurology. To do this, they are constantly developing testing materials on current methods and practices. A lot of the implementation in developing certification tests involves conference attendees coming from different parts of the country. The ABPN's current office location does not have the space needed to host their conferences on site, and they have resorted to hosting their conferences at off-site locations. The design of the 7 Parkway North property was based on a vision to develop an office that better suits ABPN employee's daily needs, as well as a sufficient amount of conference space so that ABPN can host their programs in-house. ABPN is planning on providing their conference attendees with overnight accommodations at a nearby hotel, ideally the Marriott Hotel located within the Parkway North Center, which would allow attendees to easily commute to and from the 7 Parkway North site by taking hotel shuttle services or walking. The interior building space is arranged to accommodate the 48 full time employees and up to 75 conference attendees. Based on the small number of year-round fulltime employees, and the projection that conference attendees will be shuttled to and from the property (rather than driving their own vehicles); the petitioners have determined that there is not a great demand or need for parking. The petitioner would like to create a sustainable landscape in place of the unneeded parking spaces.

Mr. Walleck reiterated that the building is sectioned so that part of the building is an office space, and part of the building is a conference center. The conferences are generally made up of a group of between 15 to 25 attendees who participate in the writing of the tests. The ABPN also hosts larger conferences for around 75 attendees a couple of times a year. The underground parking garage has 40 spaces for employees that working in the building on a daily basis. The annexation agreement requirement for the number of parking spaces for a 41,000 square foot office building is 4 parking spaces per 1,000 square feet. Mr. Walleck reiterated that they are seeking approval to

provide fewer parking spaces than what is required, and landbanking the rest of the parking in landscaping.

Chairperson Oppenheim asked if the landscaped area in front of the parking lot was considered the “landbanked” area. Mr. Walleck confirmed, and added that the building was actually positioned so that the landbanked area is the yard of the 7 Parkway North building. The structure of the building is L-shaped, creating the opportunity for a front yard and a back terrace. The L-shape also provides a protected outdoor space so that employees and conference attendees could work outside with a little more privacy than being out in the open. The offices are located at the front of the building looking out onto the front yard so that employees can enjoy the landscaped greenery from inside the building as well. The building design takes into account ABPN’s employees and conference attendees’ creative needs, as well as the specific uses of the building. The first floor building layout has a landscaped area in the front yard, entry to the building to a reception area, a first floor conference center, and an outdoor terrace area with views of the pond. Mr. Walleck explained that the first floor is primarily designed for the visiting conference attendees’ users.

Mr. Koschmann explained that the 7 Parkway North site is located at the corner of the pond, so the L-shaped architectural design allows the building to be positioned in a way that maximizes the views of the pond. He noted that they are negotiating an easement with the Quadrangle property (8 Parkway North) to allow for permanent access to the underground garage on the north side of the building. The trash enclosure is on the east side of the building and the Walgreens building (6 Parkway North building).

Mr. Walleck commented that the upper floor is designed for the fulltime employees’ office uses. The upper floor includes an office area, a café and a small conference space area. The building has an atrium facing the terrace, and stairs connecting the first and second floor. Mr. Walleck noted that a lighter color palette was used for the building in order to blend in with the rest of the buildings in the Parkway North Center development. He added that because the 7 Parkway North building is a smaller scale they decided to use brick instead of precast. They feel that this material is a little more intimate with the scale of the building. The building is a combination of brick, glass, metal panels and stone. The monument signage at the front of the site is in accordance with the standards of the Parkway North Center; and nothing different is being done with the signage there. There is an additional signage opportunity at the building entryway and they are proposing a type of limestone wall sign on the building.

Mike Renner commented that there are many different utilities that are within the subject property within easements, and a utility owned and maintained by the Village (water main). The Petitioners intend to reroute all of the utilities, and explained that existing easements need to be relocated and the utilities need to be built to provide continuous services for the other buildings within the development.

Mr. Renner noted that a storm water utility is in an easement. Currently, storm water from the 5 Parkway North building is routed through their property, and discharges out to the retention basin. He added that the development team for the 8 Parkway North site has conveyed their plans to remove the 5 Parkway North building and replace it with a parking lot. The two development teams will be comparing drawings in regards to the existing storm sewer, so the petitioners have yet to determine if the storm sewer is going to remain or not. At this point, the Final Development Plan maintains the 8 Parkway North site's sewer that comes through the 7 Parkway North property (as it is within an existing easement). Mr. Renner identified a manhole that exists within the Walgreens property (6 Parkway North), and explained that not only does the storm sewer from the 5 Parkway North building come through the 7 Parkway North property, but it's also routed through the Walgreen's property as it makes its way to the retention pond; and stated that there are a lot of entities involved with the civil engineering part of this project. Mr. Renner stated that there is adequate storm water detention in the basin; however, with the location of the basin being on the north side of the 7 Parkway North property, developing a route for the water from the parking lot to travel past the building (and avoid flooding the land banked area) has proved to be a challenge. The petitioners are proposing to build a storm sewer that has adequate capacity for the parking lot storm water overflow. He commented that although they will be landbanking the majority of the required parking spaces, the storm sewer will be capable of conveying the storm water in the event that those parking spaces are ever constructed in the future. Mr. Renner noted an existing stub within an easement that runs east towards the Walgreens property that they will connect to. The dry utilities include: electrical, telephone, cable TV and gas; and based on the easements and the property's utility needs the dry utilities are either being relocated or remaining in their current location(s).

Mr. Renner reiterated that the trash enclosure is on the east side of the building facing 6 Parkway North, the Walgreens property. They are proposing to reconstruct some of that pavement in order to accommodate their trash enclosure area, as well as handle storm water overflow from the Walgreens property. Currently, there is an overflow route that discharges storm water from part of the Walgreens parking lot across the 7 Parkway North property as it travels to the retention pond. They are planning on accommodating the overflow from Walgreens parking lot by picking the water up within the storm sewer, and conveying to the pond. He noted that the accessible parking spaces are located at the entry leading up to the front door of the building and if there is a need for more handicapped spaces in the future, there are landbanked spaces in the front of the building that can be transformed for that purpose. Mr. Renner pointed out a new median cut in Parkway North Blvd. that will provide northbound left turns into their property and left turns out of their property. Emergency fire equipment accessibility has been discussed with the Deerfield Bannockburn Fire District in regards to their site plan and the proposed median cut in Parkway North Blvd.

Ted Wolff noted that they have taken a survey of existing trees on the property in order to create a landscape that's integrated with the Parkway North Center as a whole, so that the 7 Parkway North site is a seamless part of the property. The petitioner's goal is to create a beautiful and functional landscape plan, in which both the building and the

site are considered a part of the landscape. The landscape plan is designed to create seasonal interest with flowering trees and evergreen plants, as well as species diversity with cognitive, educated decisions made on the types of plants selected for the site. There is going to be some screening between the 7 Parkway North site and their neighbors to the north and west.

Mr. Wolff reiterated that the site will provide terrific employee amenity areas, driven by the understanding of ABPN and their programming. ABPN employees and conference attendees are not only going to use areas within the building to perform their work, but also utilize the outdoor area as a part of their work environment. Mr. Wolff also noted the importance that ABPN placed on maintaining views to the pond, which influenced the decision to orient the building to frame the view of the pond with the L-shape architectural design. He commented on the physical connection to the pond with a walkway, the orientation of the courtyard. Another focus is providing external lighting throughout the property with beautiful, functional and attractive qualities. Most of the existing trees on the property are being maintained, however, some trees will be removed due to functional purposes, such as the trees that conflict with the new curb cut. The plan extends the existing Parkway North landscaped area to continue along the private drive to the south and the east-west drive that goes towards the 8 Parkway North site. Mr. Wolff pointed out that the driveways within the Parkway North Center function as a loop road, which allows vehicles to easily move around the Park. The access to the front of the 7 Parkway North building from the "loop road" works well in with the drop off area. The parking lot is both landscaped on the perimeter as well as slightly screened from the building with multi stemmed trees. The building entry is designed to create a welcoming atmosphere as the visitor enters into the building with white spire birch trees decorating both sides of the entryway. The space flows from the building entry through the atrium and back out to the courtyard. The layout of the courtyard is designed to accommodate both large and small groups. The connection to the pond has a slight grade change, which is integrated with some steps, as well as an accessible route, leading down towards the pond. Mr. Wolff pointed out that the sidewalk at the drop off location at the entrance to the building will have a zero curb and a textured accessible sidewalk surface that separates the sidewalk from the curb.

Mr. Wolff pointed out that the landscaping for the Final Development Plan is currently a detailed schematic design, and they are looking forward to further enhancing the design for the next meeting based on the Village's feedback. Chairperson Oppenheim commented on the impressive amount of landscaping conveyed in their plan, and is an advocate of the petitioner's commitment not to paving in areas that don't warrant the need. She supports their request for landbanking unneeded parking spaces in favor of creating more landscaped areas on the property.

Steve Corcoran clarified that the traffic signal on Deerfield Road was in operation during their traffic study noting that traffic generated on Deerfield Road with the traffic signal was a part of the traffic counts. He also noted that their study includes traffic generated from the road between the Walgreen's site, and the north-south road that travels through the 8 Parkway North site. Mr. Corcoran commented that the north-south road

currently generates a relatively low amount of traffic. Mr. Corcoran noted that most of the visitors are anticipated to come to the subject property will come from the Parkway North Marriott Hotel Property. He noted that the reality is that there not a large volume of traffic that will be generated from the 7 Parkway North building.

The total traffic volumes for the 7 Parkway North site were generated in several ways including traffic generated by the 7 Parkway North site. Mr. Corcoran explained that there is going to be a very specific pattern of traffic for employees and conference attendees traveling to and from the site. There will be approximately 48 to 50 fulltime employees working from the site, which is a relatively small number of fulltime employees for a 41,000 square foot office building. The daily traffic generated by fulltime employees is going to be far less traffic than would typically be anticipated for an office building of this size. Mr. Corcoran explained that the 7 Parkway North building is not a “public building” and not open to the public. The conferences that ABPN will host at the 7 Parkway North property generate a specific number of attendees (once a week small group conferences have 15 to 25 attendees; and larger, periodical conferences have around 75 attendees). Conferences are scheduled and attendees will be on specific schedule traveling to and from the building at specific times of the day. The traffic study considered the traffic generated by fulltime employees, as well as the traffic generated by conference attendees, and concluded that the 7 Parkway North will be a low traffic generator. The traffic study also considered the traffic generated by the Woodview Apartments, assuming total building occupancy. Mr. Corcoran explained that the traffic numbers for the 8 Parkway North site were not a part of the traffic study report presented to the Plan Commission, but assured the Plan Commission that he generated a new capacity analysis report which considered the traffic generated by the 8 Parkway North site, and concluded that the results don’t change. Mr. Corcoran pointed out that the traffic generated by the 5 Parkway North building (which is going to be removed, and replaced by a parking lot) was also considered in the traffic study, and noted that that building generates far more traffic than the 7 Parkway North building is anticipated to generate. The traffic study determined that there is no traffic capacity issue in regards to the current road infrastructure being able to accommodate the low amount of traffic generated by the proposed 7 Parkway North ABPN office building.

Mr. Corcoran explained that the road that connected to the Walgreens property was moved down to the south closer to Parkway North Blvd., which is going to serve as a secondary access into their property for emergency purposes, with their main entrance remaining further to the east on Parkway North Blvd. Mr. Corcoran reiterated that the Fire District has given the plan their preliminary approval. There is going to be a one lane in-and-out driveway to the employee parking garage that can be accessed from the north-south road; it’s anticipated to be the heaviest traveled driveway. Visitor access is going to be provided through a driveway on Parkway North Blvd., which continues around and exits onto the north-south circulation road.

Mr. Corcoran explained that the Parkway North Center limits the number of directional signs, specifically in regards to the address. The address for the 7 Parkway North building is going to be by the Parkway North Blvd. entrance so that it is visible from the

road. The Final Development Plan is proposing a median cut by the Parkway North Blvd. entrance so that visitors and/or delivery services can easily make a direct turn into the property, rather than passing the site on the north-south route and having to make a U-turn further up. The access provided by the median cut would also serve as an emergency access allowing the Fire Department to enter the property from either direction. Mr. Corcoran reiterated that the Final Development Plan proposes providing 58 parking spaces and landbanking the remaining 93 required parking spaces. He noted that the building's demand for parking spaces is far less than a typical building of its size based on the small number of fulltime employees.

Ms. Pugh introduced Dr. Larry Faulkner, President and CEO of ABPN for comment. Dr. Faulkner stated that ABPN was planning on running their programs out of the 7 Parkway North site for many years to come, and expressed their enthusiasm about the site and the design of the building. He feels that this site and the building are going to make a positive statement in their profession of psychiatry and neurology, and with their hundreds of visitors every year.

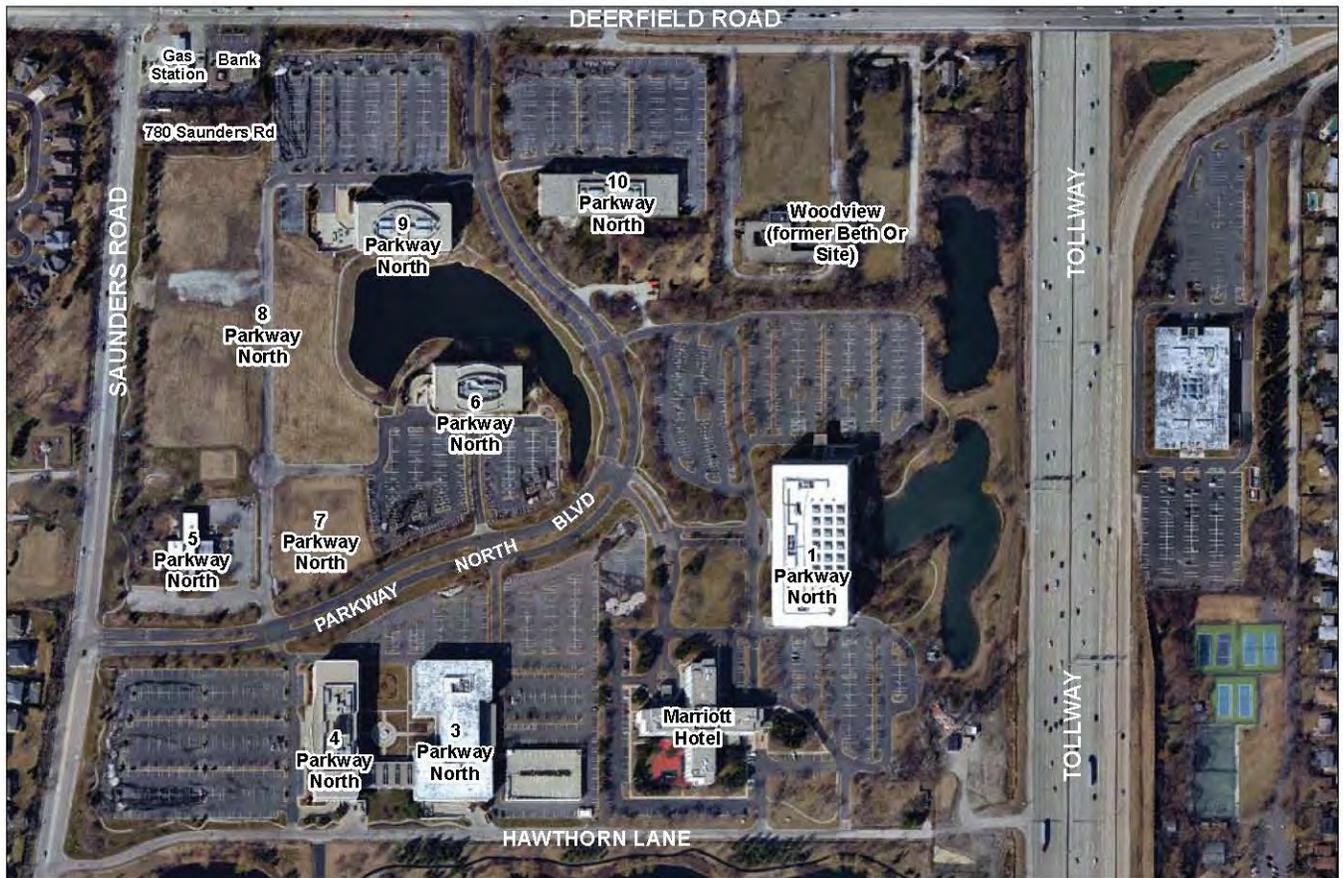
Chairperson Oppenheim explained that the Petitioners proposal for approval of the 7 Parkway North Final Development Plan should: 1.) Provide documentation of agreements confirming the relocation of easements and utilities; 2.) Clarify the rationale for landbanking parking spaces rather than building out the required number of parking spaces; 3.) Clearly note that the land banked parking area can be paved if additional parking spaces were needed in the future; 4.) Emphasize the fact that the storm sewer is being built to accommodate the runoff from the parking lot if the land bank area is eventually paved. Commissioner Benton also advised the petitioners to mention that the engineering changes that are being proposed is to relocate the easements accordingly are not only going to benefit the 7 Parkway North property, but the other properties within the Parkway North Center as well. Ms. Pugh commented that the utilities' current infrastructure was designed as if there would be one owner for the entire development, which is why cross-easements exist across the different properties within the Parkway North Center. This is also why they have a complicated easement and utilities situation to figure out. Chairperson Oppenheim inquired as to whether the 8 Parkway North site and the 7 Parkway North site would be built out at the same time. Mr. Sweeney, Quadrangle, commented that the development of the 8 Parkway North site would likely occur after the construction of the 7 Parkway North site, as 8 Parkway North has yet to secure a tenant for their proposed 8 Parkway North building.

~~Document Approval~~

~~The Plan Commission approved the minutes from the February 11, 2016 meeting. The motion passed by voice vote.~~

~~Items From Staff~~

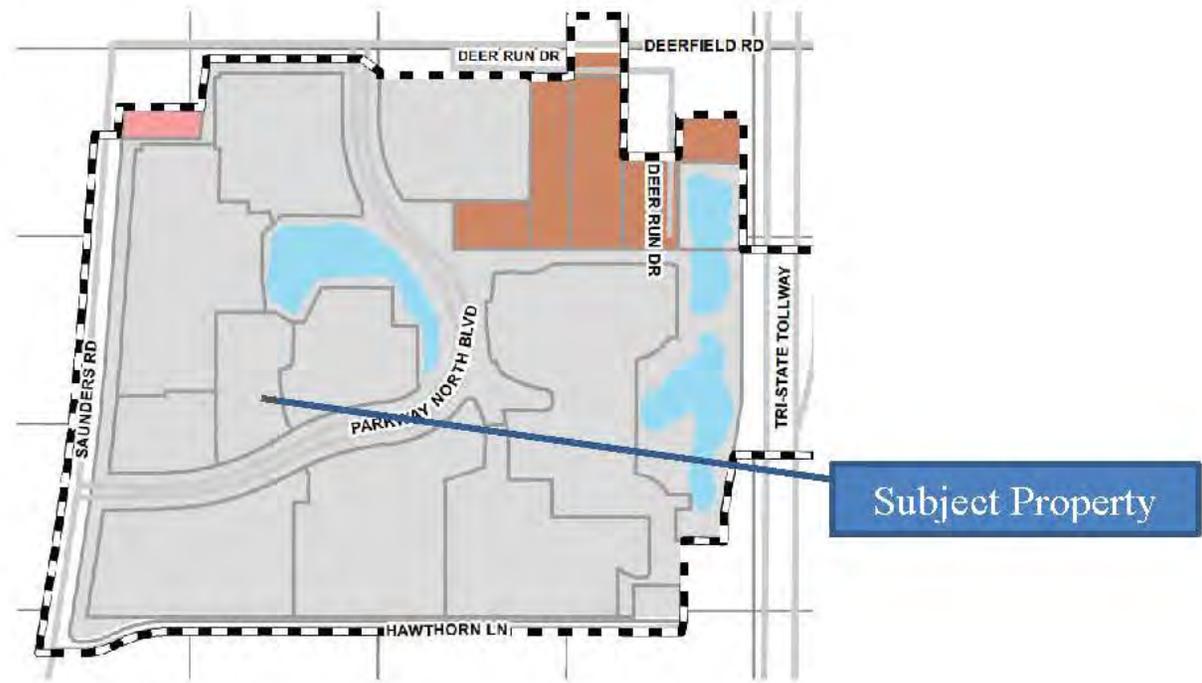
Parkway North Center

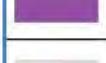
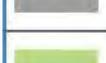


0 60 120 240 360 480 Feet



Village of Deerfield 2015 Zoning Ordinance Map



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R-1
	R-3	SINGLE FAMILY DISTRICT SAME AS R-1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

Project Team

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Project Narrative

ABPN (American Board of Psychiatry and Neurology) is a certification organization for psychiatrists and neurologists. The new two-story facility's sole use is for ABPN and their committee volunteers. In this building, they will write certification exams, train their volunteers on how to write certification exams, and host policy and board meetings in their building. All tests are administered off-site through third party testing locations. The facility will not be open to the public. Also, please note that no hotel accommodations will be provided in this building for volunteers, visitors or guests. This building will be 41,139 sf gross building area / 36,732 sf gross leasable area with two levels above grade plus one parking level below grade. A two-story high atrium with communicating stair will connect the ground and second floors.

To prepare these certification materials, invited guests come to the ground floor of the ABPN offices for a short period of time to review, develop and prepare psychiatry and neurology certification exams. This occurs in two different ways: forum meetings (75 guests maximum, occurring 2-3 times a year maximum) and committee meetings (20-25 guests maximum, occurring approximately 50 times a year). For the forum meetings, a 3000 sf gathering room is provided. For the committee meetings, four 300 sf conference rooms are provided. Additionally, six 50 sf work rooms will be provided as well as support spaces such as a 1000 sf food + beverage area and copy/printer areas. Guests and full-time ABPN staff will use the ground floor.

The second floor of the ABPN offices is dedicated to +/- 48 full-time ABPN staff and their institutional work. To facilitate this, 44 private offices, 2 conference rooms, 1 employee break room and support spaces will be provided.

Hours of operation are generally weekdays from 8am to 6pm. The minimum number of building occupants will be the +/- 48 full-time ABPN staff while the maximum number of building occupants will be the full-time ABPN staff plus 75 guests for a total of +/- 133 occupants. Generally, the building is occupied during the week, but will also be occupied during the weekend at various times throughout the year.

Guests and volunteers will stay off-site and be transported by shuttle bus or taxi to/from the ABPN facility. It is not anticipated that guests or volunteers will drive to the ABPN facility as they currently do not. To be conservative, 5 guest parking spaces will be provided in the unlikely event that their guest and volunteer parking needs change. +/- 48 full-time staff will commute to and from the ABPN office by personal automobile. Conservatively speaking, 5 guest parking spaces plus 48 full-time staff spaces plus 5 overflow spaces equal 58 parking spaces. As such, 58 on-site parking spaces will be provided of which 40 will be below grade and accessible only by staff. The remaining 18 parking spaces will be above grade and accessible to staff and guests. 3 minimum accessible spaces will be provided. This is a reduction from the zoning ordinance requirement of 3.3 + 0.7 parking spaces per 1000 square feet of GBA/GLA building area that results in 150 parking spaces. By reducing this parking requirement to the actual parking needs, additional landscaped area will be provided to further beautify the property as well as provide more sustainable stormwater management. Additional information is indicated in the engineering narrative and traffic study prepared by Eriksson Engineering Associates.

Parkway North Center Association and the associated Architectural Control Committee have given their approval of the proposed development plans.

There are currently no plans to pursue LEED certification at this time, but numerous green elements are present within the project including minimized impervious surfaces, a narrow building section (which increases access to daylight and reduces lighting/energy costs), sun control strategies, efficient lighting and occupancy sensors, low VOC materials, low E glazing and improved insulation.

The two-story building will be clad with brick and aluminum composite panels along with large expanses of glass to bring light in and allow views out of the building. Landscaped outdoor areas adjacent to the building will also be provided. Refuse pickup will be along the east side of the property while the main loading area will be immediately south of the building.

EXTERIOR CHARACTER



VIEW ALONG ENTRY DRIVE LOOKING NORTHWEST
(SOUTH ELEVATION OF BUILDING SHOWN)



EXTERIOR CHARACTER



VIEW AT ENTRANCE LOOKING NORTHWEST
(SOUTH ELEVATION OF BUILDING SHOWN)



ABPN: EXTERIOR CHARACTER - 23 MARCH 2016

EXTERIOR CHARACTER



VIEW ALONG DRIVE ALONG WEST SIDE OF PROPERTY
(SOUTHWEST CORNER OF BUILDING SHOWN)



EXTERIOR CHARACTER



VIEW ALONG DRIVE ALONG WEST SIDE OF PROPERTY
(NORTHWEST CORNER OF BUILDING SHOWN)



EXTERIOR CHARACTER



VIEW FROM POND LOOKING SOUTHWEST
(NORTH AND WEST ELEVATIONS SHOWN)



29.75' W x 36.47' AVG. H
= 1085 SQUARE FEET
OF WALL AREA

43.25' W x 36.9' AVG. H
= 1598 SQUARE FEET
OF WALL AREA

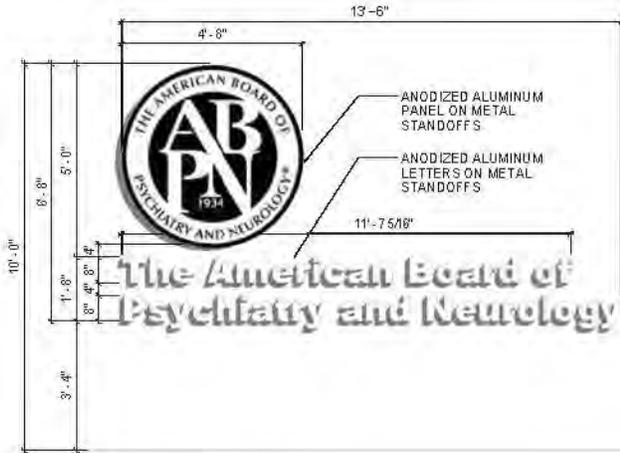
170' W x 37.66' AVG. H
= 6403 SQUARE FEET
OF WALL AREA



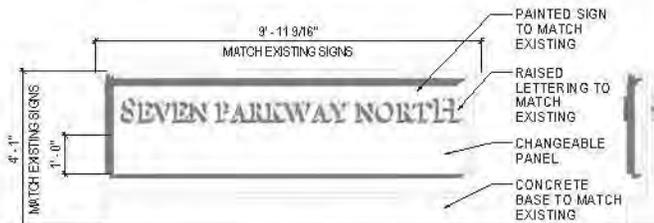
SIGNAGE CALCULATIONS

9,086 SQUARE FEET OF WALL AREA
(1598 SF + 1085 SF + 6403 SF)

90 SQUARE FEET OF SIGNAGE AREA
= <1% OF WALL AREA IS OCCUPIED WITH SIGNAGE



2 ELEVATION - BUILDING SIGNAGE 01



1 ELEVATION - MONUMENT SIGN FRONT

NO.	DATE

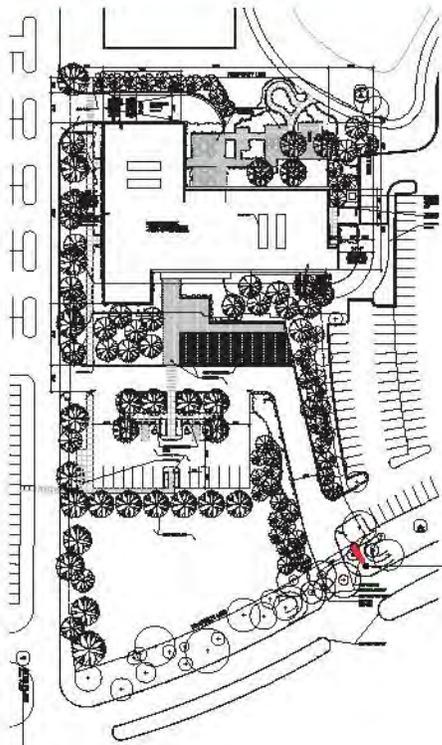


Perkins Eastman
ARCHITECTS
100 N. LAUREL AVENUE, SUITE 1000
CHICAGO, IL 60610
TEL: 312.329.4000
WWW.PERKINS-EASTMAN.COM

PROJECT NO. 050606
UNIVERSITY
SIGNAGE ELEVATIONS
AS-101c
CONSTRUCTION

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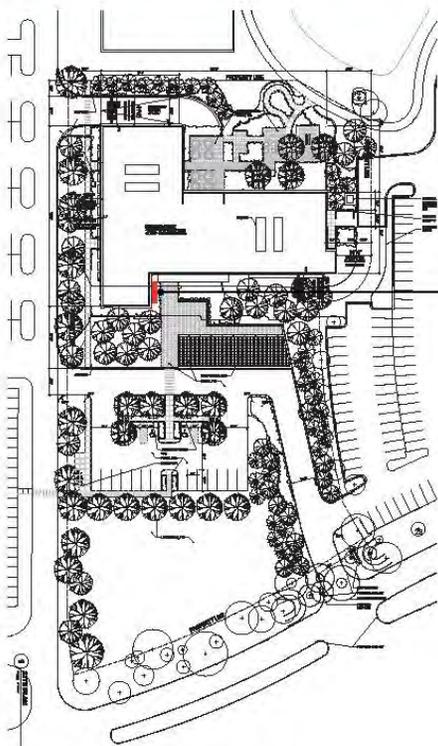
SIGNAGE

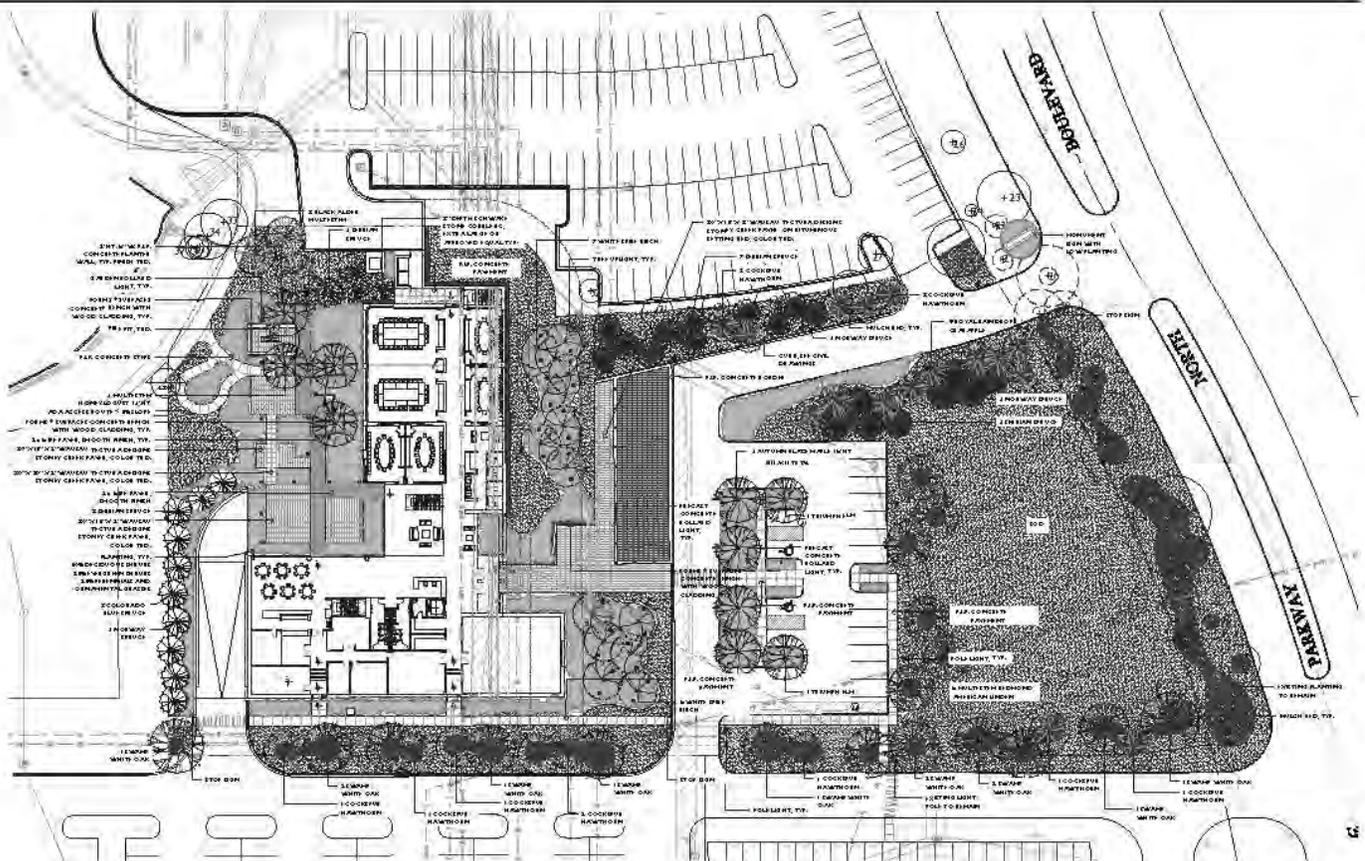


Proposed sign to match existing signs. See drawing AS-1 01 c more detailed information.



SIGNAGE





NO. 101	PROJECT
NO. 102	DATE
NO. 103	SCALE
NO. 104	PROJECT NO.
NO. 105	DATE
NO. 106	SCALE
NO. 107	PROJECT NO.
NO. 108	DATE
NO. 109	SCALE
NO. 110	PROJECT NO.
NO. 111	DATE
NO. 112	SCALE
NO. 113	PROJECT NO.
NO. 114	DATE
NO. 115	SCALE
NO. 116	PROJECT NO.
NO. 117	DATE
NO. 118	SCALE
NO. 119	PROJECT NO.
NO. 120	DATE

Perkins Eastman
 ARCHITECTS
 110 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.335.4400
 FAX: 312.335.4401
 WWW.PEAKARCHITECTS.COM

ABPN
 NEW OFFICE BUILDING
 110 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.335.4400
 FAX: 312.335.4401
 WWW.PEAKARCHITECTS.COM

LIGHT FIXTURE SCHEDULE

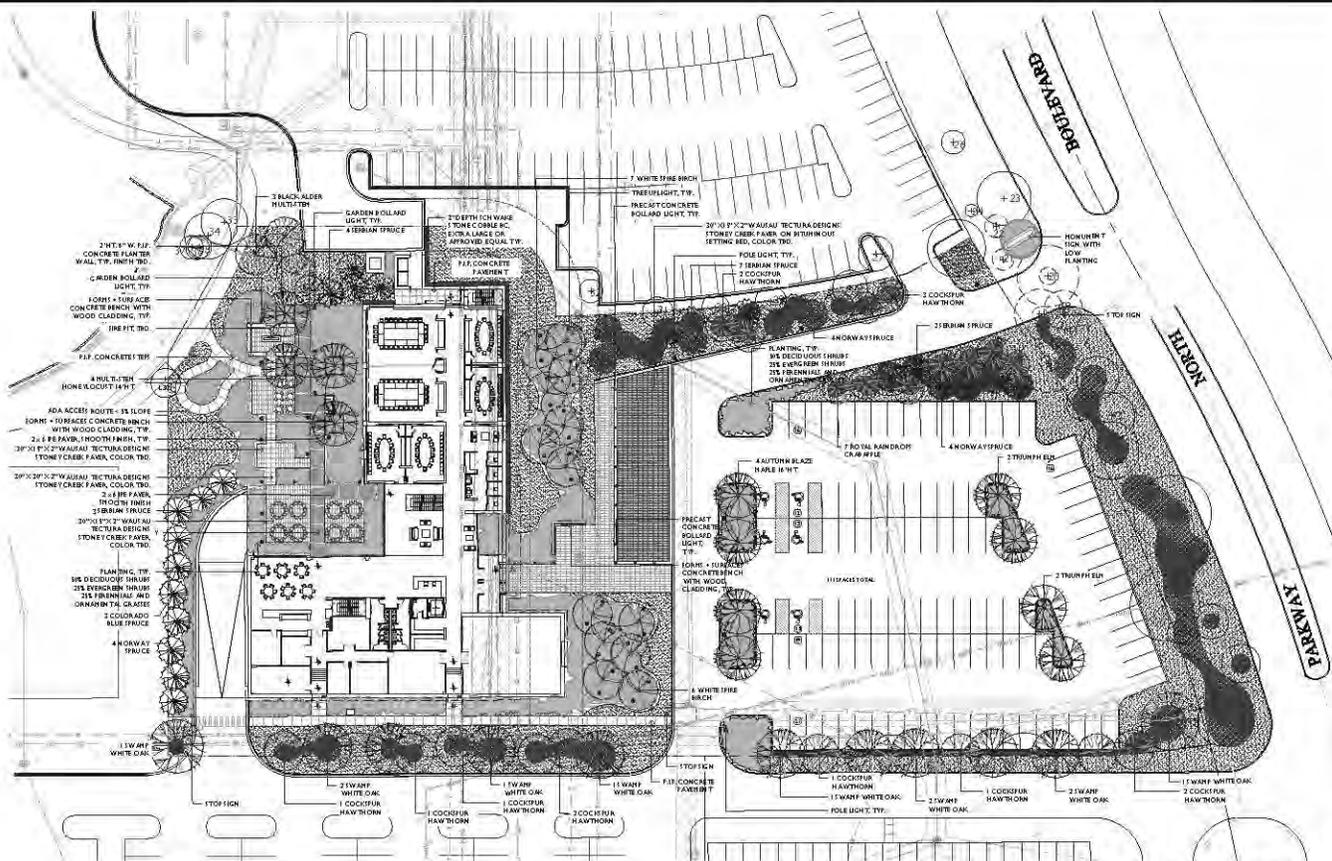
SYMBOL	TYPE	SIZE	QTY	MANUFACTURER	MODEL
B	POLE LIGHT	3' X 1' X 1' 1/2"	8	PERNORRE	PERNORRE 3' X 1' X 1' 1/2"
C	FRIGHT CONCRETE ROLLER LIGHT	18" X 12" X 6"	18	CANDREBY	CANDREBY ROLLER LIGHT
D	BARNDY ROLLER LIGHT	12" X 6" X 6"	18	FOR NE TUBES	BARNDY ROLLER LIGHT
E	TRAY LIGHT	18" X 12" X 6"	24	PERNORRE	PERNORRE TRAY LIGHT
F	BENCH LIGHT	18" X 12" X 6"	2	LISSNE	LISSNE BENCH LIGHT



1 PROPOSED LANDSCAPE AND LIGHTING PLAN

PROJECT NO. 201111
ABPN
NEW OFFICE BUILDING
 110 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.335.4400
 FAX: 312.335.4401
 WWW.PEAKARCHITECTS.COM

L-101-1
 NOT FOR CONSTRUCTION
 TORRES SUAREZ/CAH
 03/23/2011



NO.	DATE	REVISION
1	01/20/20	SCHEMATIC DEVELOPMENT
2	02/10/20	SCHEMATIC DEVELOPMENT
3	02/10/20	SCHEMATIC DEVELOPMENT
4	02/10/20	SCHEMATIC DEVELOPMENT
5	02/10/20	SCHEMATIC DEVELOPMENT
6	02/10/20	SCHEMATIC DEVELOPMENT
7	02/10/20	SCHEMATIC DEVELOPMENT
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9	02/10/20	SCHEMATIC DEVELOPMENT
10	02/10/20	SCHEMATIC DEVELOPMENT



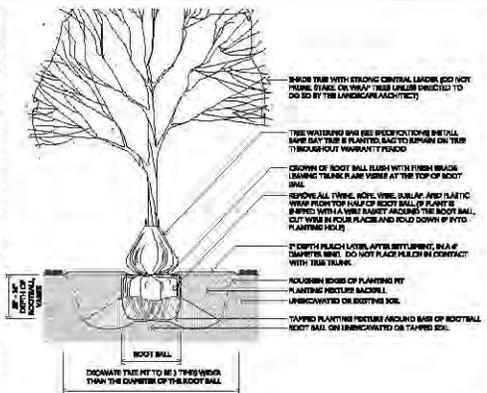
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 SCALE: AS SHOWN
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 DRAWING NO: L-102
 PROJECT NAME: ABPN NEW OFFICE BUILDING
 PROJECT LOCATION: 1100 N. LAKE STREET, SUITE 200, CHICAGO, IL 60611-1100
 CLIENT: ABPN
 ARCHITECT: PERKINS EASTMAN
 LANDSCAPE ARCHITECT: PERKINS EASTMAN
 ENGINEER: PERKINS EASTMAN
 CIVIL ENGINEER: PERKINS EASTMAN
 ELECTRICAL ENGINEER: PERKINS EASTMAN
 MECHANICAL ENGINEER: PERKINS EASTMAN
 PLUMBING ENGINEER: PERKINS EASTMAN
 STRUCTURAL ENGINEER: PERKINS EASTMAN
 TRAFFIC ENGINEER: PERKINS EASTMAN
 ENVIRONMENTAL ENGINEER: PERKINS EASTMAN
 HISTORIC PRESERVATION: PERKINS EASTMAN
 INTERIOR DESIGNER: PERKINS EASTMAN
 SIGNAGE: PERKINS EASTMAN
 SPECIALTY CONTRACTORS: PERKINS EASTMAN
 PREPARED BY: PERKINS EASTMAN
 CHECKED BY: PERKINS EASTMAN
 APPROVED BY: PERKINS EASTMAN

1 LANDBANKED PARKING LANDSCAPE PLAN
 DATE: 01/20/20

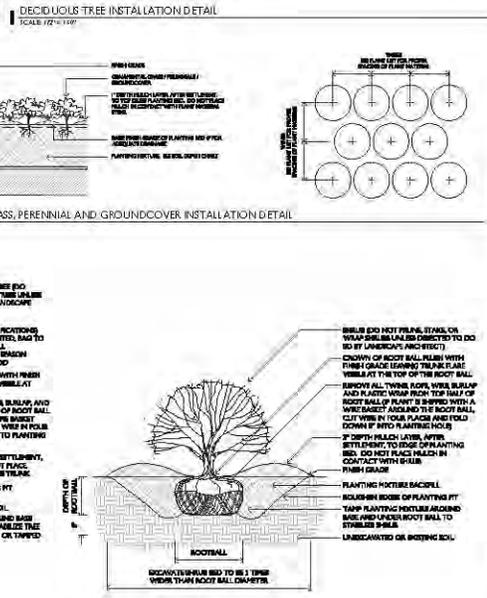
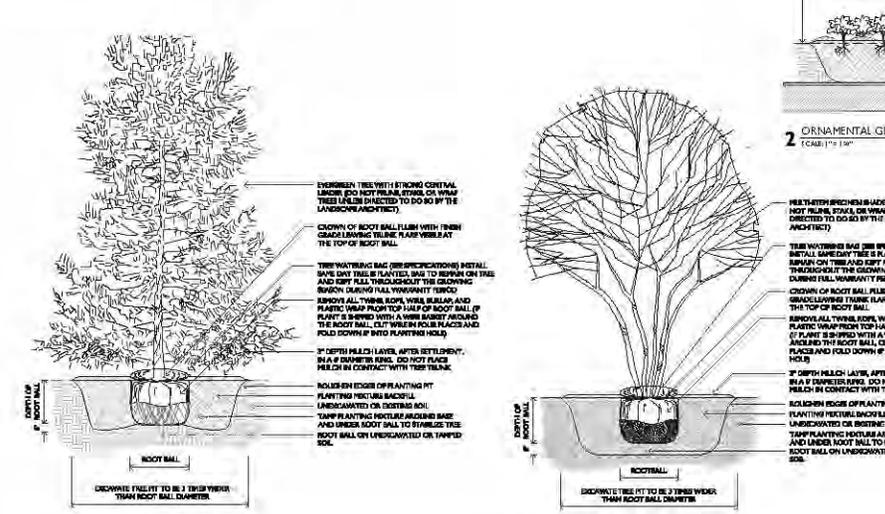
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 PROJECT NO: 19-00000000
 DRAWING NO: L-102
 PROJECT LOCATION: 1100 N. LAKE STREET, SUITE 200, CHICAGO, IL 60611-1100
 CLIENT: ABPN
 ARCHITECT: PERKINS EASTMAN
 LANDSCAPE ARCHITECT: PERKINS EASTMAN
 ENGINEER: PERKINS EASTMAN
 CIVIL ENGINEER: PERKINS EASTMAN
 ELECTRICAL ENGINEER: PERKINS EASTMAN
 MECHANICAL ENGINEER: PERKINS EASTMAN
 PLUMBING ENGINEER: PERKINS EASTMAN
 STRUCTURAL ENGINEER: PERKINS EASTMAN
 TRAFFIC ENGINEER: PERKINS EASTMAN
 ENVIRONMENTAL ENGINEER: PERKINS EASTMAN
 HISTORIC PRESERVATION: PERKINS EASTMAN
 INTERIOR DESIGNER: PERKINS EASTMAN
 SIGNAGE: PERKINS EASTMAN
 SPECIALTY CONTRACTORS: PERKINS EASTMAN
 PREPARED BY: PERKINS EASTMAN
 CHECKED BY: PERKINS EASTMAN
 APPROVED BY: PERKINS EASTMAN

L-102
 NO. TO BE SUBMITTED TO ARCHITECTURE DEPARTMENT

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPKD.	ROOT	REMARKS
ASB	ACEA X TREBARIH 'KUDRUM BLAZ'	OUTERH BLAZE N/A	4	4"	8'	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY
CR	OLEA TRINACRA THICK WAX, INERH BLAZINE	OLIVE TH THINLET, HONETGOUT	4	4"	14'	-	0.00	MULTI TRUNK
OR	QUINCY PICOLO	SWAMP WHITE OAK	12	4"	-	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY, TRING DGS ONLY
TA	TRIA AMERICAN A SUB HOND'	REDWOOD, AMERICAN LINDEN	4	4"	-	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY
SCS	SLAVIC SAMPNA OUA, HORTON SLEET'	TRUMPET BELL	2	4"	-	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY
FA	FECLA ABET	NON WATTI PRUCE	12	4"	8'	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY, TRING DGS ONLY
FO	FECLA ON DICA	HEMLOCK	12	4"	8'	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY, TRING DGS ONLY
FFS	FECLA TING GNE, ELAVICA	COLOMADO BLUE TRINCE	12	4"	8'	-	0.00	TRIPLE STRAIGHT TRUNK, SPECIEN QUALITY, TRING DGS ONLY
AC	ALMIX GALTINOLA	BLACK ADBER	12	4"	-	-	0.00	MULTI TRUNK, 4.5 FT IN MINIMUM
FW	VERA L FORAL COLA, WHITE PIRE	WINTERBEE BUSH	12	4"	14'	-	0.00	MULTI TRUNK, 4.5 FT IN MINIMUM, SPAN C/DG ONLY
COG	CACTAGU OF CANT GALLU	COCKSPIN IN WATHOOD	12	4"	8'	-	0.00	MULTI TRUNK, 4.5 FT IN MINIMUM, SPAN C/DG ONLY
TR	TRAVY TRIP SUT'	NOYLA, KANDROG, CASHAFLE	6	4"	-	-	0.00	MULTI TRUNK, 4.5 FT IN MINIMUM, ONLY SINGLE TRUSSIT TRUNK
CAE	CEP HKA AMITOLLA, SUB TYPIC'	ROUYTRICE CLERHIS	-	-	14'	-	-	-
AKO	ROGA X TIM PAN COGOUT'	FINFIPIN COGOUT FROE	-	-	-	-	-	-
IKO	ROGA X TEGUN COGOUT'	RED TUCKOYOT FROE	-	-	-	-	-	-
IT	TRAKA A BETAL OUA, YON	B RACKLEB SHREA	-	-	-	-	-	-
TR	TRAKA JAPONICA, COGOUT HENT	COGOUT JART FROE	-	-	-	-	-	-
LU	TRAKA JAPONICA, LITTLE PRINCEIT	LITTLE PRINCEIT SHREA	-	-	-	-	-	-
JMT	TRAKA JAPONICA, NEON FLAX	NEON FLAX HEPANIS FROE	-	-	-	-	-	-
WT	WEGAL A GOND A THIRIK, DENKTON	THIRIK DENKTON OUE, FARKENED VERGILA	-	-	-	-	-	-
REN	RUSSEY 'X' GREN HON TYN'	GREEN HON TYN BOWWOOD	-	-	20'	-	-	-
TC	TREBARIH 'CHIN ET' TEA CHENY'	TEA CHEN JONPIN	-	-	-	-	-	-
TRC	TRAGS X REDIA, TALKITONE	TRAM TON NEW	-	-	-	-	-	-
TRD	TRAGS X REDIA, TRANTONH'	TRAM TON NEW	-	-	-	-	-	-
ERC	EUDIN OUE FORTUNE COLOMADO'	PURPLE LEAF WINTH GREER	-	-	-	-	-	-
TRH	HEMIBOCCALY FROE, HIC	CRACKLE FROE, HIC	-	-	-	-	-	-
NT	NEBETA X FAS FEN'	CRABBIT	-	-	-	-	-	-
FAT	FEMER DUN ALCHOCORDEB HAREN'	HEMIP DUN FOUNTAIN GRAT	-	-	-	-	-	-
FT	FACITACOLA, TRIN OUE	FACITACOLA	-	-	-	-	-	-



PLANT PALETTE
NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCY, THE CONTRACT SHALL TAKE PRECEDENCE OVER THIS PLANT PALETTE.



NO.	DATE	BY
1	01/15/20	CHANGING DATA
2	01/15/20	CHANGING DATA
3	01/15/20	CHANGING DATA
4	01/15/20	CHANGING DATA
5	01/15/20	CHANGING DATA
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10	01/15/20	CHANGING DATA

Perkins Eastman

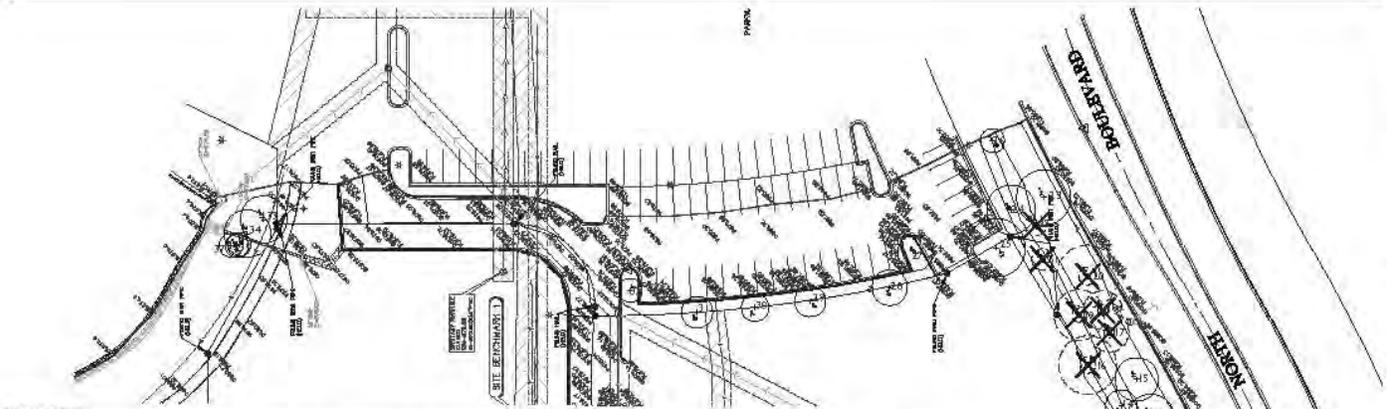
1100 MARKET STREET, SUITE 400
PHILADELPHIA, PA 19106
TEL: 215.762.1000
WWW.PERKINS-EASTMAN.COM

ABPN NEW OFFICE BUILDING

7 PARKSIDE, ROYALS
10000 MARKET STREET, SUITE 400
PHILADELPHIA, PA 19106

L-201

NO. 1000 CONTRACTOR TO ARCHITECTURE DESIGN



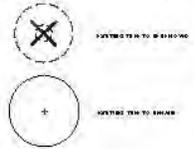
EXISTING TREE KEY

NUMBER	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	REMARKS
1	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
2	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
3	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
4	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
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9	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
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12	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE
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40	8"	CESTRUM OLEAGINOSUM	CO. OLEAGINOSUM	0000	TO REMOVE



1 TREE PRESERVATION PLAN

LEGEND



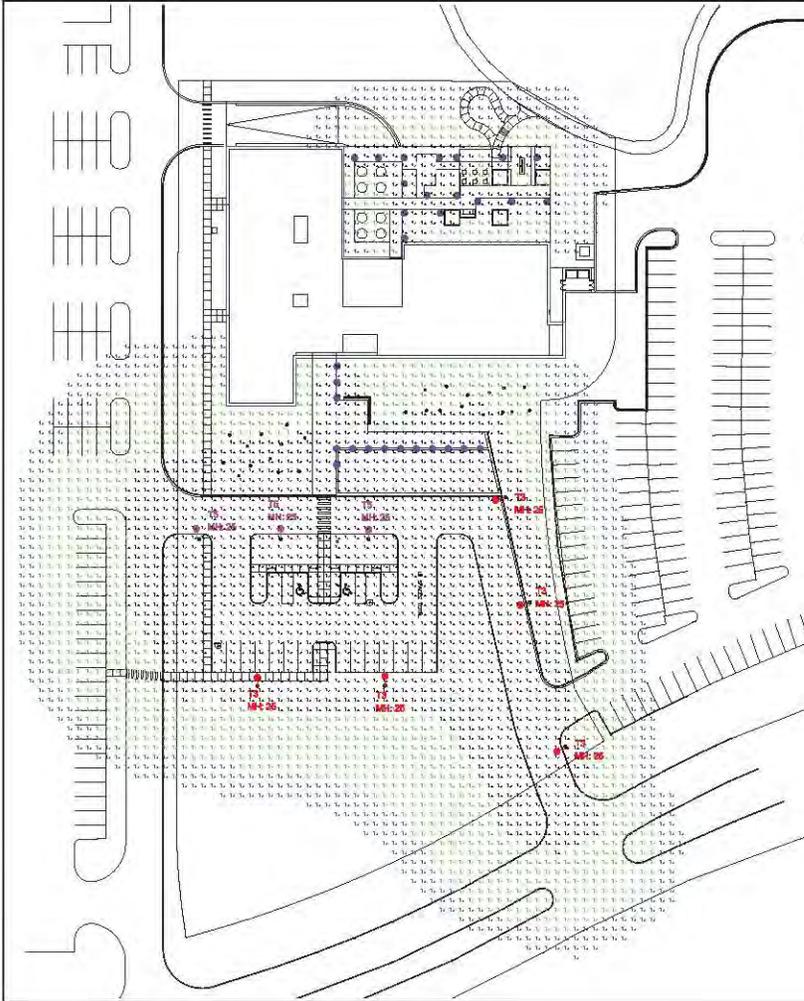
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NO. 008	PERKINS
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NO. 020	PERKINS



Perkins Eastman
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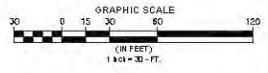
ABPN
 NEW OFFICE
 BUILDING
 ...
 ...

L-100
 ...
 ...



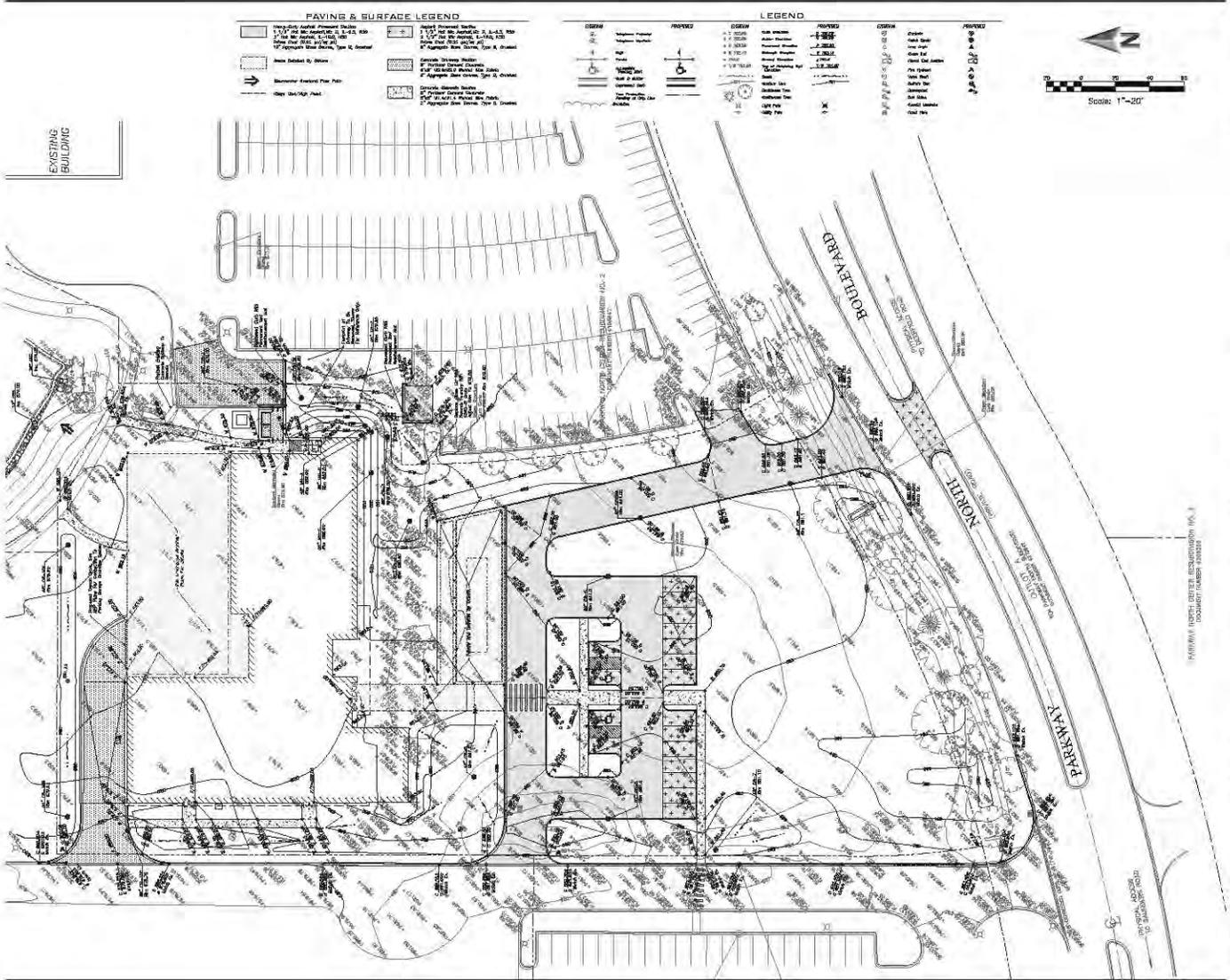
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●	T3	5	SINGLE	CC235F35-96LAK	10713	0.850	105.1	105.1	525.5
●	T5	7	SINGLE	CC235F35-96LAK	11100	0.850	104.3	104.3	712.9
●	BL	30	SINGLE	CS 12-30LED-8W-HOR	10712	0.850	42.2	42.2	1266

Label	CalcType	Units	Req	Met	Mh	Req/Mh	Met/Mh	PSPc/Lr	PSPc/Tb
All Cavity: Existing On To 2 in Foot Cavity	Item based	Fc	0.62	3.9	0.0	N.A.	N.A.	6	6
Stipuka - Parking Area	Item based	Fc	1.62	3.0	1.0	1.62	3.00		



PHOTOMETRIC PLAN
AMERICAN BOARD OF PSYCHIATRY AND NEUROLOGY

DATE	2-12-16	SHEET	1677817
BY	AS NOTED		



PAVING & SURFACE LEGEND

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	3888\"/>		3900\"/>
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	463		

ABPN - Engineering Narrative

The American Board of Psychiatry and Neurology (ABPN) is proposed to be constructed on Lot 2 of the Parkway North Center Resubdivision No. 4, as shown in the various architectural, landscape architectural, civil, and MEP plan sets accompanying this narrative.

Watermain improvements to the property include relocating the public water main south of its existing location so that is outside of the proposed building footprint. The existing public water main easement will be vacated, and a new public water main easement will be granted, partially on Six Parkway.

Stormwater improvements to the property include storm sewers sized to convey the 100-year flow for the ABPN site (including additional impervious pavement from potential future landbanked parking spaces) and a realigned overland flow route along the east side of the property that will convey water from the south end of the property to the shared detention pond to the northeast. We will be providing documentation created by V3 Company and previously approved by the Village of Deerfield that demonstrates that this existing detention pond has the capacity necessary to detain for the amount of impervious area proposed on our site, including the additional impervious pavement from potential future landbanked parking spaces. Existing storm sewers that run through the ABPN property and convey stormwater from the Daycare to the west of our property, and the Walgreens to the east of our property, will remain in place.

A sanitary sewer connection will be made from the proposed building to the existing sanitary sewer stub on the property that will convey the sanitary sewer flows from the building to the lift station at the southeast end of the Parkway North property. Supporting calculations will be provided that will demonstrate that this lift station currently has capacity to handle the addition of these proposed flows or can easily be modified to handle the addition of these proposed flows by changing the impeller size.

Existing electrical, telephone, and cable TV utilities that currently run through the proposed building footprint will be realigned to run along the west and north sides of the property to continue to service the existing facility to the east of the ABPN property. These existing utility easements will be vacated, and a new easement that will contain these 3 dry utilities, will be granted. Existing lot and street lighting will be removed and new parking lot, building, street, and general lot lighting will be designed by the MEP engineer.

A new proposed gas service connection will service the building through a connection on the west building face. The MEP is coordinating this new service connection to be made along the entrance drive to the west of our property with the gas service provider, NICOR.

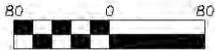
The new ABPN building will have 16 parking spaces and 2 accessible parking spaces above ground. These accessible parking spaces and route into the building are designed to have accessible slopes matching ADA requirements. Space has been dedicated to provide future landbanked parking, if needed.

Trash pick-up for the proposed ABPN building will be located on the northeast side of the building and accessed through the Walgreens property to the East of the site. An access easement will be granted to provide for this function.

A portion of the existing west drive aisle of the Walgreens property will be redesigned to allow for the proper construction of the ABPN site utilities and overland flow path. Existing drainage from the Walgreens property will be redirected through a curb cut at the southern limits of the drive aisle to be removed, and stormwater runoff will be directed into a catch basin that will direct this stormwater runoff to the same detention pond to the north that it is tributary to in the existing condition. In the event that this catch basin is incapacitated, this stormwater runoff will also be able to travel via the aforementioned proposed ABPN overland flow route that will direct the stormwater to the same detention pond to the north.

The entrance ramp to the underground parking garage on the northwest side of the site has been designed so that an accessible sidewalk can be installed across it to connect ABPN to the proposed property to the north. The runoff from the entrance ramp will be collected at the bottom of the ramp via floor drains and piped out of the building through the sanitary sewer connection, since this drainage is now considered sanitary flow.

EXHIBIT C RELOCATED COMMON AREA WATER MAIN EASEMENT



Scale: 1"=80'

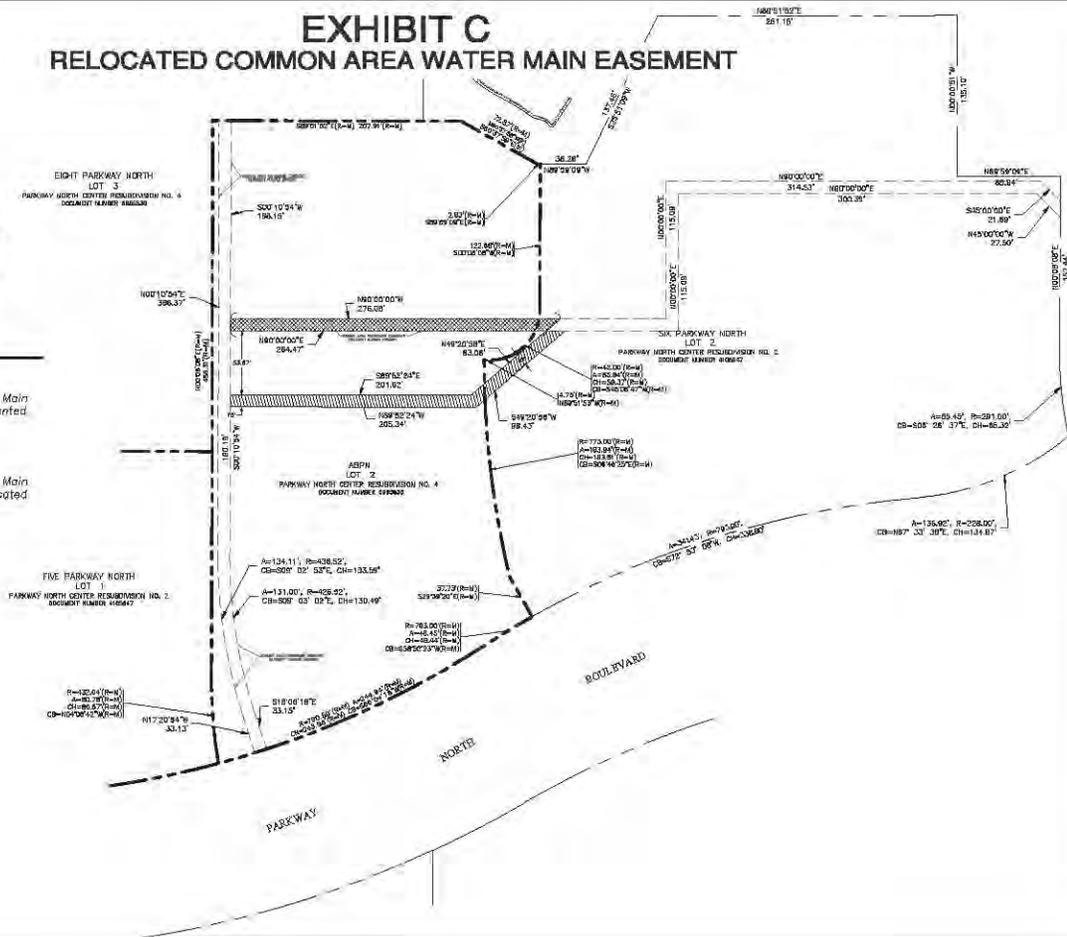
LEGEND



Common Area Water Main Easement Hereby Granted



Common Area Water Main Easement Hereby Vacated



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
148 GARDENHURST DRIVE, SUITE A
DEERFIELD, ILLINOIS 60015
PHONE: 847.939.4444
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FEDERAL TAX ID NO. 36-0903880
SINCE 1962

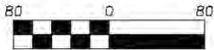
**ABPN
NEW PROJECT BUILDING**
7 Parkway North
Deerfield, Illinois

DATE: 03/06/16	BY: [Signature]
PROJECT NO.:	PROJECT NO.:

**REVISED
EXHIBIT C**

EX-C

EXHIBIT D RELOCATED COMMON AREA UTILITY EASEMENT



Scale: 1"=80'

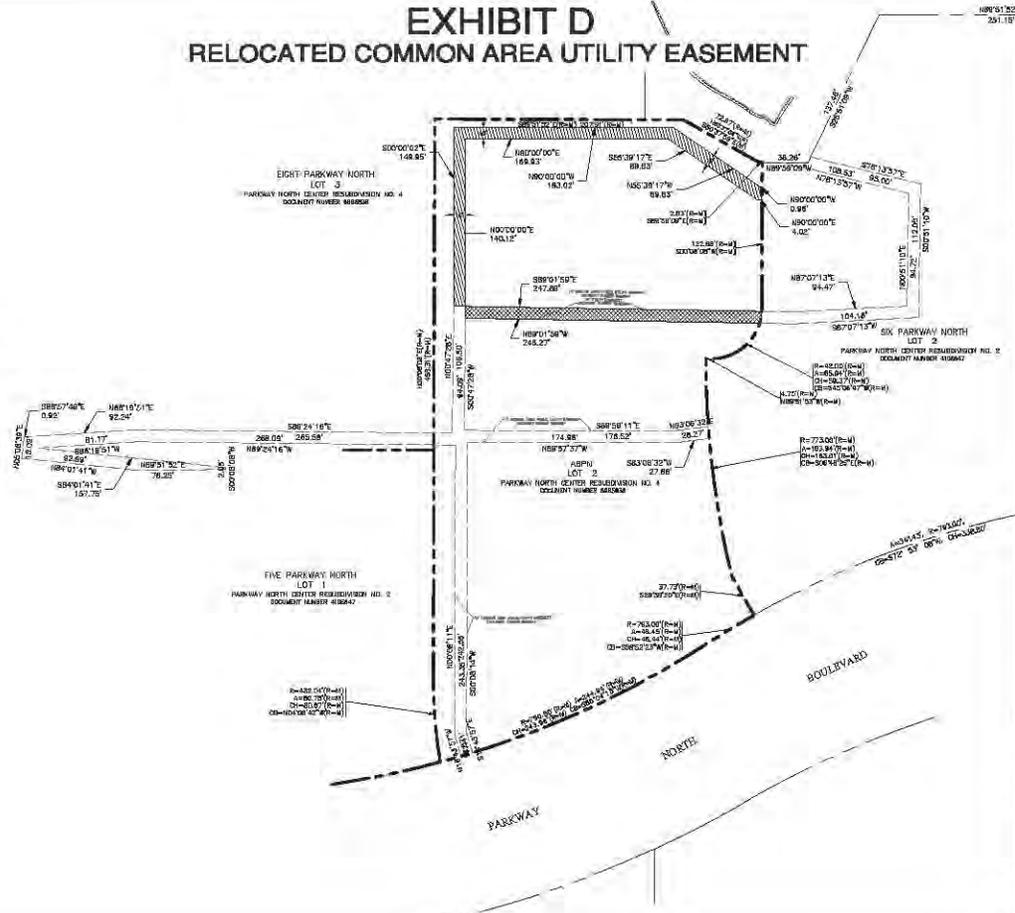
LEGEND



Common Area Public Utility Easement Hereby Granted



Common Area Public Utility Easement Hereby Vacated



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

148 COMMERCIAL DRIVE, SUITE A
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SINCE 1960

**ABPN
NEW PROJECT BUILDING**
7 Parkway North
Deerfield, Illinois

Project No.	03/08/16
Sheet No.	1 of 1

**REVISED
EXHIBIT D**

EX-D

EXHIBIT E AMENDED COMMON AREA STORM SEWER EASEMENT

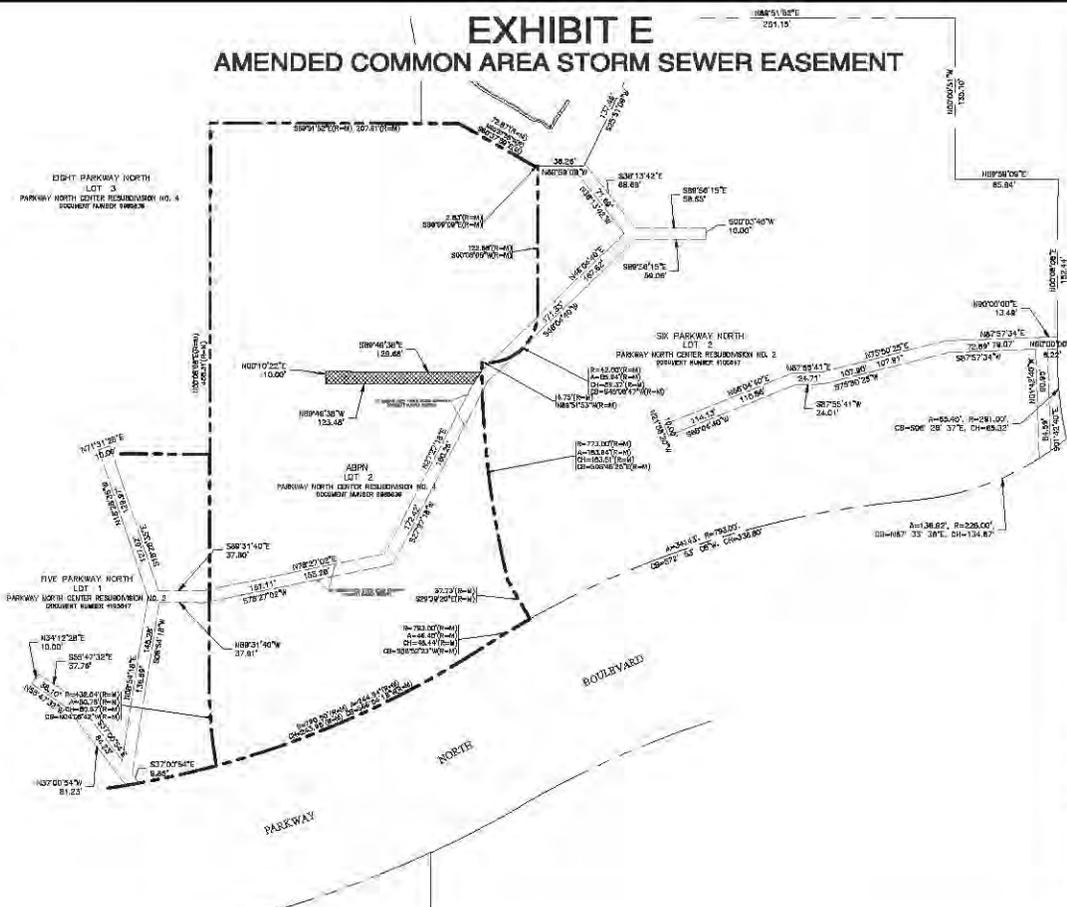


Scale: 1"=80'

LEGEND



Common Area Storm Sewer Easement Hereby Located



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

148 SOMMERSET DRIVE, SUITE A
DEERFIELD, ILLINOIS 60015
PHONE: (708) 217-8888
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www.eriksson-engineering.com
Professional Seal of the
Illinois Board of Professional
Engineers, No. 1-80003880
Expires: 04-30-17

**ABPN
NEW PROJECT BUILDING**
7 Parkway North
Deerfield, Illinois

Project No.	03/16/16
Sheet No.	15

**AMENDED
EXHIBIT E**

EX-E

PUD StandardsEffect on Community

It is our belief that the proposed project will not be significantly or materially detrimental to or endanger the public health, safety or general welfare of the community. This shall include consideration of the impact of the development upon physical development, tax base, and economic well-being of the Village. The proposed ABPN building follows through on an existing approved PUD. The office use is common to the neighborhood and the added population to the neighborhood was considered during the planning and implementation of the original PUD.

Effect on Neighborhood

It is our belief that the proposed project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor will it diminish or impair property values within the neighborhood. The proposed ABPN building and the associated landscaping will be properly maintained and secure. Existing utility infrastructure is utilized including connecting to an existing stormwater management system.

Effect on Development of Surrounding Property

It is our belief that the proposed project will not impede the normal and orderly development and improvement of the surrounding property. The proposed ABPN building makes use of existing driveways where possible. Fire truck and garbage truck access is minorly rerouted to suit the proposed building geometry and located so as to successfully facilitate these services. The building is also located within property mindful of existing buildings and the potential for future development on adjacent properties.

Adequacy of Utilities and Facilities

We believe that the access roads, drainage routes, storm sewer, sanitary sewer, and water main are adequately sized and present or will be provided during the construction of this new facility.

Conformity to Regulations

The proposed Final Development Plans and amendment to the Parkway North Center Sign Plan are in substantial conformity with the guidelines set forth in Chapter 12 of the Village of Deerfield Zoning Code. Furthermore, the plans, as submitted, comply with all regulations stated in the 1985 Annexation Agreement and the 1996 Amended to the Declaration of Protective Covenants and Easements for Parkway North Center.

Adequacy of Ingress and Egress

A traffic study was completed for the proposed ABPN building during peak traffic periods and included traffic generated by the ABPN building and other proposed developments within the Parkway North business park (Quadrangle and Woodview Apartments).

The low volume of traffic generated by this development will not have an adverse impact on the peak-hour traffic conditions at the access drives or the surrounding roadways. Access to the site will be provided by three full access drives and a cross access with 6 Parkway North.

On-site circulation was reviewed for the loading space in front of the building and the refuse pick-up on the east side of the building. The Deerfield Bannockburn Fire Protection District has conducted a review of the site plan and has given their preliminary approval regarding emergency access.

Based on the unique use of the building, the development provides 58 on-site parking spaces. An additional 92 land banked parking spaces are provided to meet the minimum required 150 spaces on-site.

The ABPN site plan and parking provides an adequate means of ingress and egress which is designed to handle the projected traffic volumes on the adjacent roadways.

To whom it may concern,

The following construction milestone dates (revised 3.17.16) have been considered for the ABPN New Office Building Project:

Preconstruction Milestones (7 months):

Design Development Documents – March 18th, 2016
Submit Pre-Filing Packet with Corrections - February 4th, 2016
Pre-Filing Hearing w/ Village - February 25th, 2016
Procure Board of Trustees Approval - June 6th, 2016
Permit Review / Approval – July 15th 2016

Construction Milestones (15 months):

Mobilize, setup site protection - July 18th 2016
Excavate for Footings / Foundation Walls - September 2016
Footings & Foundation Walls - October 2016
Erect Structural Columns - November 2016
Steel Joist Framing – December 2016
Prep / Pour Interior Slabs – December 2016
Cold Form Stud Framing / Sheathing – January 2017
Install Roof System - February 2017
Install Punched Window Openings - March 2017
Asphalt Pavement - March 2017
Install Storefront Systems - April 2017
Building Skin / Veneer System May - 2017
Landscaping - June 2017
Interior Construction – September 2017
City Final Inspections – October 2017
Owner Move-in / Occupancy – November 2017

Please call should you have any questions.

Sincerely,

Andre Pintauro
Project Executive

Corporate Office

8410 S. South Chicago Ave.
Chicago, IL 60617
773.374.1000

Chicago Office

111 E. Wacker Dr., Ste. 2450
Chicago, IL 60601
312.726.6624

Indiana Office

126 Venturi Dr.
Chesterton, IN 46304
219.926.4246



Deerfield-Bannockburn Fire Protection District Bureau of Fire Prevention

500 Waukegan Road • Deerfield, Illinois 60015 • (847) 945-4088 • Fax (847) 945-8951

January 12, 2016

Stephen Corcoran
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030

RE: Site Plan Review for American Board of Psychiatry and Neurology - 1111 N. 111th St., Deerfield, IL 60015

Dear Mr. Corcoran:

The Fire Prevention Bureau has completed the site plan review for the proposed premises using the International Building Code 2012 Edition and adopted local ordinances. The preliminary site plans are approved as submitted as long as the following conditions are met:

1. Per local ordinance, the building shall be equipped with an automatic sprinkler system. The fire department connection for this system shall be located on the street side of the building within 100 feet of a municipal fire hydrant, in a location approved by the authority having jurisdiction.

This letter does not preclude the possibility that corrections or additions may have to be made during the actual construction phase. Any changes in approved plans are subject to as-built plans being submitted to the local Fire Department.

If you have any questions, or would like to set up a meeting, please do not hesitate to contact us.

Have a safe day,

Brian McCarthy
Fire Marshal

Cc: Village of Deerfield

March 2016

*American Board of Psychiatry and Neurology
Traffic and Parking Study*



Prepared for:

Perkins Eastman

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Suite A
Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates, Ltd. was retained by Perkins-Eastman Architects to conduct a traffic impact and parking demand study for a new office building within the Parkway North development in Deerfield, Illinois. The proposed site is located on the north side of Parkway North between buildings 5 and 6. It will serve as the new headquarters for the American Board of Psychiatry and Neurology.

The purpose of the study was to observe the existing traffic patterns around the site, determine the traffic characteristics of the proposed development, review the parking needs, and develop roadway and parking recommendations.

The findings of the study are:

- The volume of traffic generated by the development will have no adverse impact on peak-hour traffic conditions along Parkway North.
- Access to the site will be provided by three full access drives:
 - An employee only access drive to a parking garage under the building.
 - A visitor drive on the north-south circulation road.
 - A visitor drive on the Parkway North, with a median opening, to serve building visitors and the cross access for vehicular and emergency access to the 6 Parkway North building.
- An on-site loading space is provided in front of the building for deliveries.
- Refuse pick-up is provided on the east side of the building.
- Based on the unique use of the building, the development provides 58 on-site parking spaces. An additional 92 land banked parking spaces are provided to meet the minimum required 150 spaces on-site.

EXISTING CONDITIONS

Site Location and Area Land-Use

The subject site is currently vacant and located at the northeast corner of Parkway North and a north-south circulation road between buildings at 5 and 6 Parkway North in Deerfield, Illinois. Parkway North is as an office park located at the southeast corner of Deerfield and Saunders Roads. **Figure 1** illustrates the site and the surrounding land-uses and roads.

Bicycle and Pedestrian Routes

Bike routes are located on north side of Deerfield Road and on the east side of Saunders Road, north of Deerfield Road. Public sidewalks are not provided near the site.

Public Transportation

PACE Bus Route 632 (Lake Cook Shuttle Bug 2) serves the morning weekday rush hour from Lake-Cook Metra Station to Baxter, Dade, Four Parkway North, and One Parkway North. Evening rush hour service goes from Baxter to Deerfield Metra Station.

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

Deerfield Road (Lake County A47) is four-lane east-west arterial with a striped median and a posted speed limit of 45 mph. A multi-use path is provided along the north side of Deerfield Road adjacent to the site. A partial access interchange is located at I-94 east of the project that provides a southbound on-ramp and northbound off-ramp. A right turn lane is provided for eastbound traffic and a left-turn lane is added for westbound traffic at the Parkway North signalized intersection. Deerfield Road is under the jurisdiction of Lake County Division of Transportation.

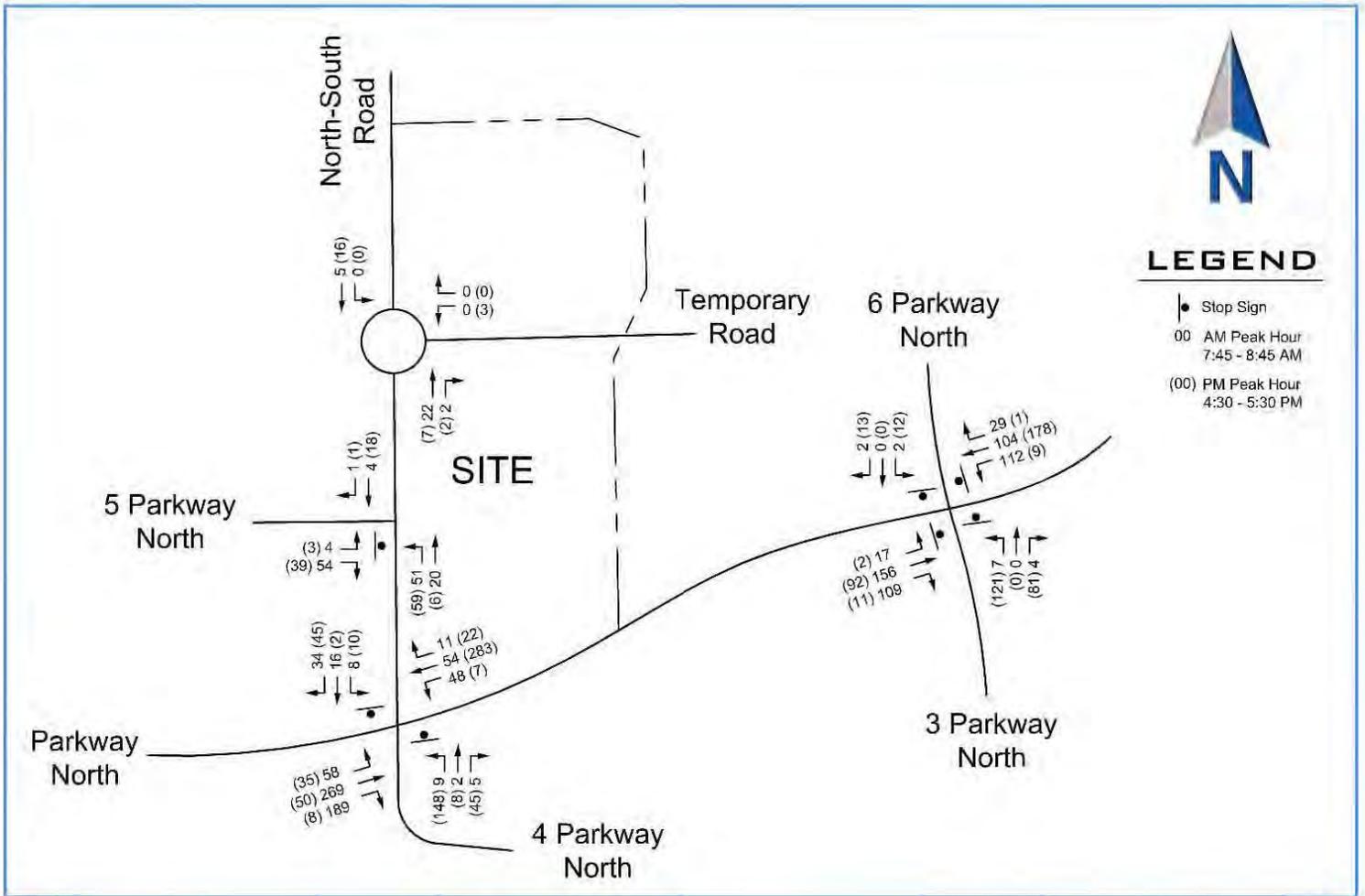
Saunders Road (Lake County W24) is four-lane north-south arterial with a striped median and a posted speed limit of 40 mph. Sidewalks are provided on both sides of Saunders Road, as well as a multi-use path on the east side through the Parkway North development. A right-turn lane is provided for northbound traffic and a left-turn lane is added for southbound traffic at the Parkway North intersection. Saunders Road is under the jurisdiction of Lake County Division of Transportation.

Parkway North is a private internal roadway through the Parkway North Center. Parkway North runs east-west beginning at the signalized intersection with Saunders Road, and curves to the north where it intersects Deerfield Road signalized intersection. Although there are no lane markings present, Parkway North was observed to operate as though there are two travel lanes in each direction. A raised landscaped median is provided along the entire length of Parkway North with access drives for the various office and service buildings. Two of the internal roadway intersections are all-way stop controlled. The posted speed limit is 25 mph.

Existing Traffic Volumes

Weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual traffic counts were conducted in January, 2015 on Parkway North at the driveways serving the site and Parcels 3, 4, 5, and 6. The recently installed traffic signal at Deerfield Road at Parkway North was in operation during the counts. These counts showed the peak-hours of traffic occurring from 7:30 to 8:30 AM and 4:45 to 5:45 PM on a weekday. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**.





SITE TRAFFIC CHARACTERISTICS

ABPN (American Board of Psychiatry and Neurology) is a certification organization for psychiatrists and neurologists. Their proposed new facility's sole use is for ABPN employees (up to 50 staff) and their committee volunteers. In this facility, they will develop certification exams, train their volunteers on how to create exams, and host policy and board meetings in their building. All tests are administered at off-site third party testing facilities. The facility will not be open to the public.

To prepare these certification materials, invited guests come to the ABPN offices for a short period of time to review, develop, and prepare psychiatry and neurology certification exams. This occurs in two different ways: forum meetings (75 persons maximum, occurring 2-3 times a year) and committee meetings (20-25 persons maximum, occurring approximately 50 times a year).

Site Plan

The site plan calls for the construction of an office building on the northern portion of the site. It will have 41,139 square foot of gross building area with 36,732 square feet of gross leasable area). A total of 58 parking spaces will be provided with 40 employee spaces in a garage beneath the building and 18 surface spaces. Three accessible spaces are provided and meet ADA code (two on the surface and one in the garage). Access to the garage is provided by a ramp on the north side of the building from the north-south circulation road. Surface parking will have two full access drives from the north-south circulation road and Parkway North. A drop-off/loading lane is provided at the front of the building. Refuse pick-up will be located on the east side of the building. A copy of the proposed and land bank site plans are included in the **Appendix**.

Trip Generation

Employee trip estimates were made using data provided by the Institute of Transportation Engineer's Trip Generation 9th Ed. manual which contains trip generation surveys of other office uses. The rate of vehicle trip generation was applied to the ABPN employee count and the results are shown in **Table 1**. Additional visitor traffic for committee meetings were estimated based on 20-25 visitors shuttled one day a week from the nearby Marriott Suites Deerfield to the east. These trips do not necessarily occur during the peak commuter traffic times but were assumed to be for a worst case analysis.

Table 1
ABPN Site Traffic Volumes

USE	ITE Code	Size	Morning Arrival			Evening Peak		
			In	Out	Total	In	Out	Total
Office	710	50 staff	32	5	37	4	19	23
Visitor	-	20-25 Visitors	10	10	20	10	10	20
Total			42	15	57	14	29	43

Trip Distribution

The trip distribution for the ABPN employees is based on a combination of the existing traffic volumes entering and exiting Parkway North, the distribution of residences in the area, and the road network. The distribution of traffic is shown on **Table 2** and **Figure 3**. In the future, when a proposed office building and road network is completed to the north, approximately 10% of the site traffic (3-4 vehicles) may go north to Saunders Road. Visitor distribution is based on shuttles from the nearby Marriott Suites Deerfield to the east.

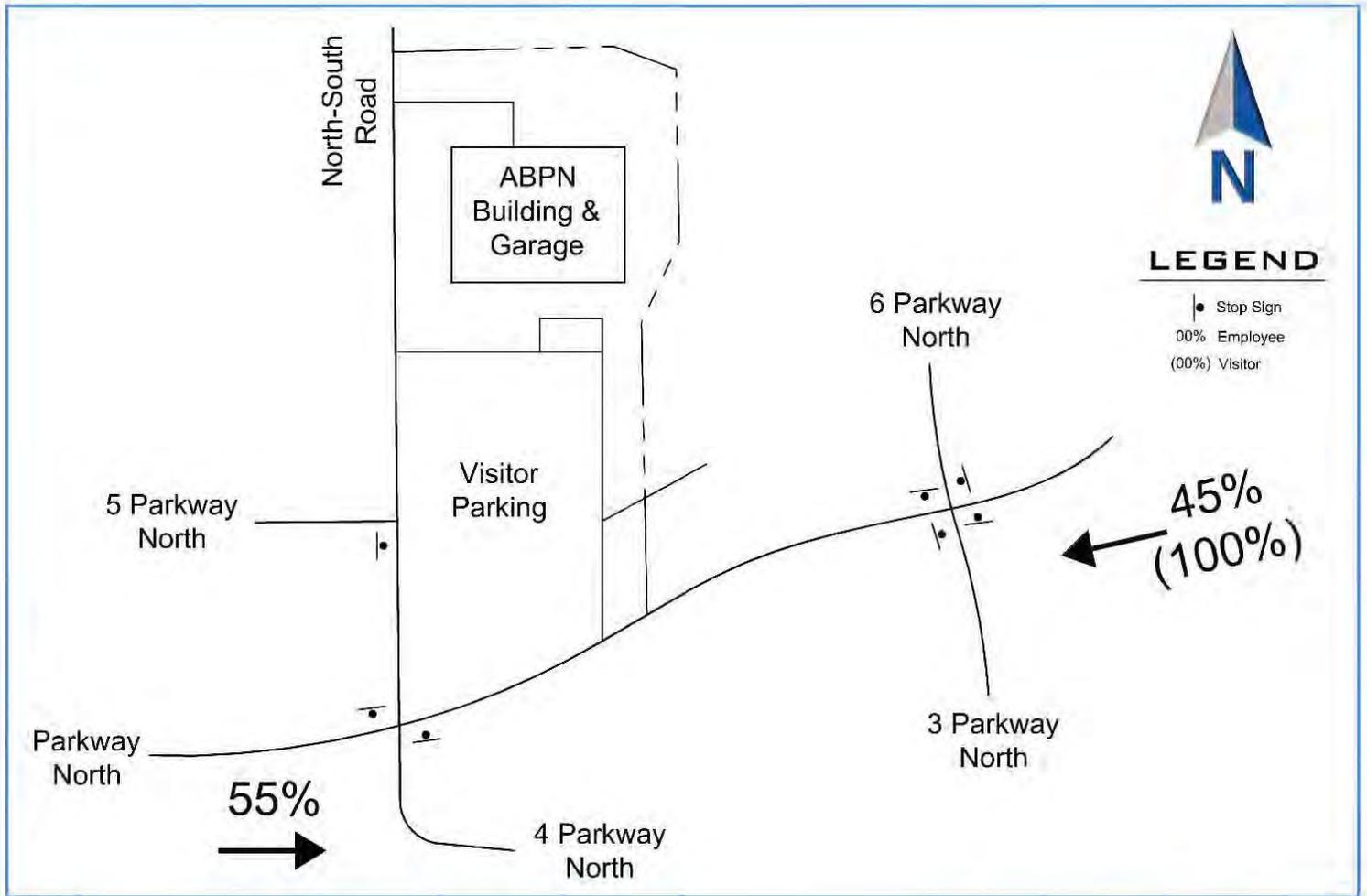
Table 2
Directional Distribution

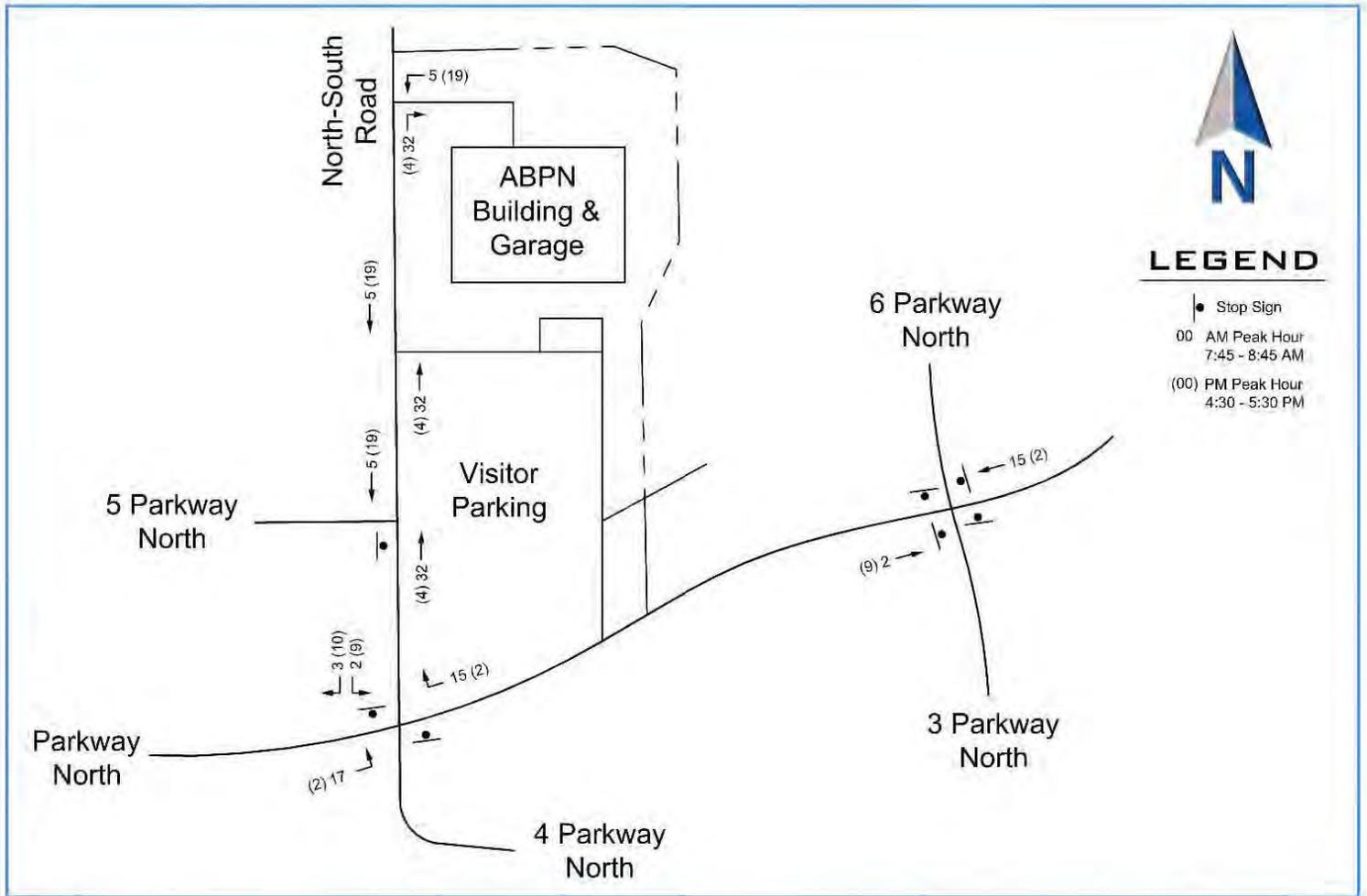
Direction	Employee	Visitor
East on Parkway North	45%	100%
West on Parkway North	55%	-
Total	100%	100%

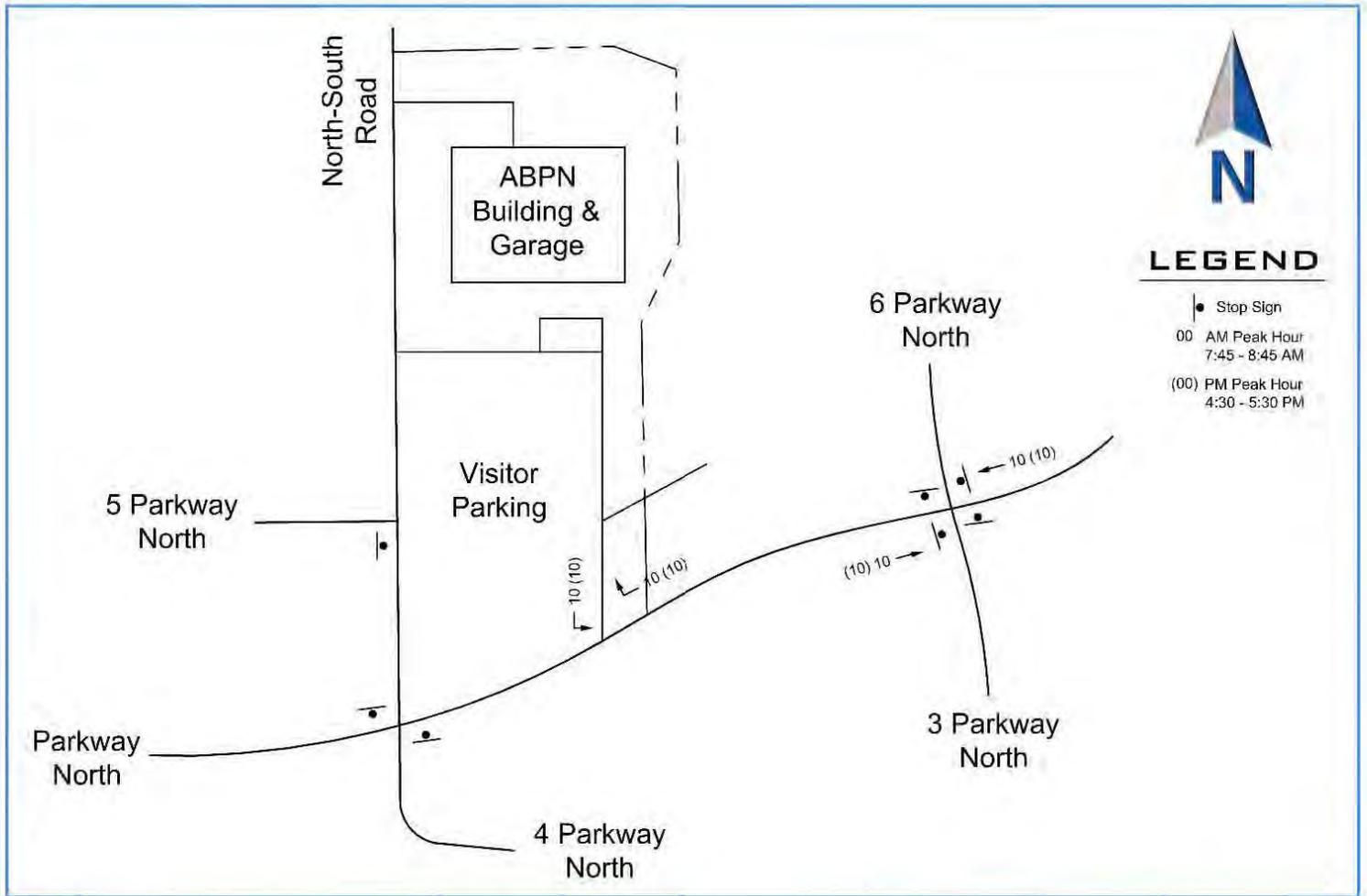
Trip Assignment

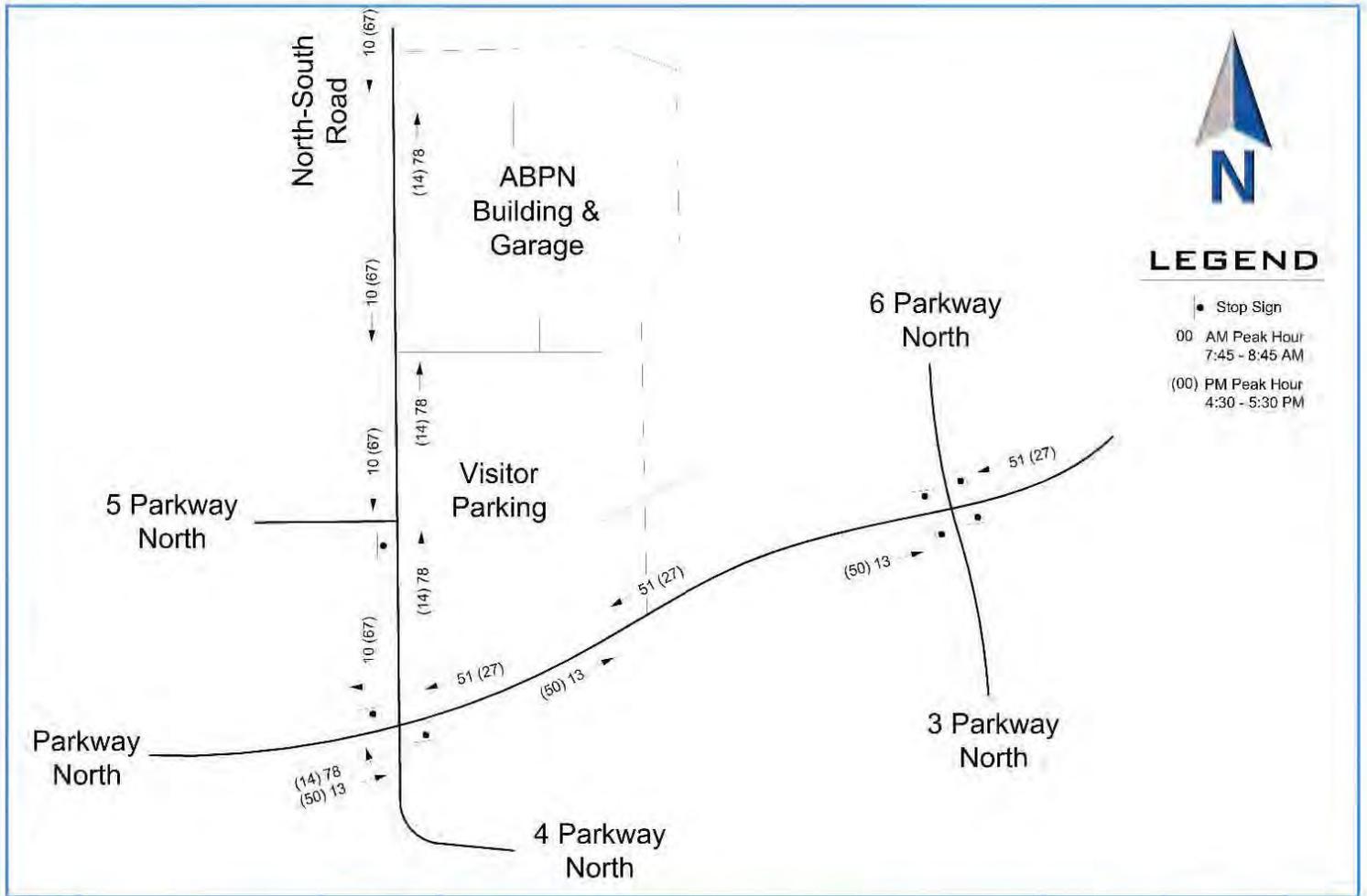
The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis and the proposed site plan. **Figure 4** displays the trip assignment for the ABPN employee traffic volumes to the parking garage. **Figure 5** shows the visitor shuttle traffic volumes. **Figure 6** illustrates the additional amount of traffic generated on Parkway North by the Woodview Apartments, under construction, and the proposed Quadrangle office building to the north. **Figure 7** shows the Total Traffic volumes, which is the sum of the existing traffic volumes, the projected site traffic volumes, and the Woodview apartment traffic.

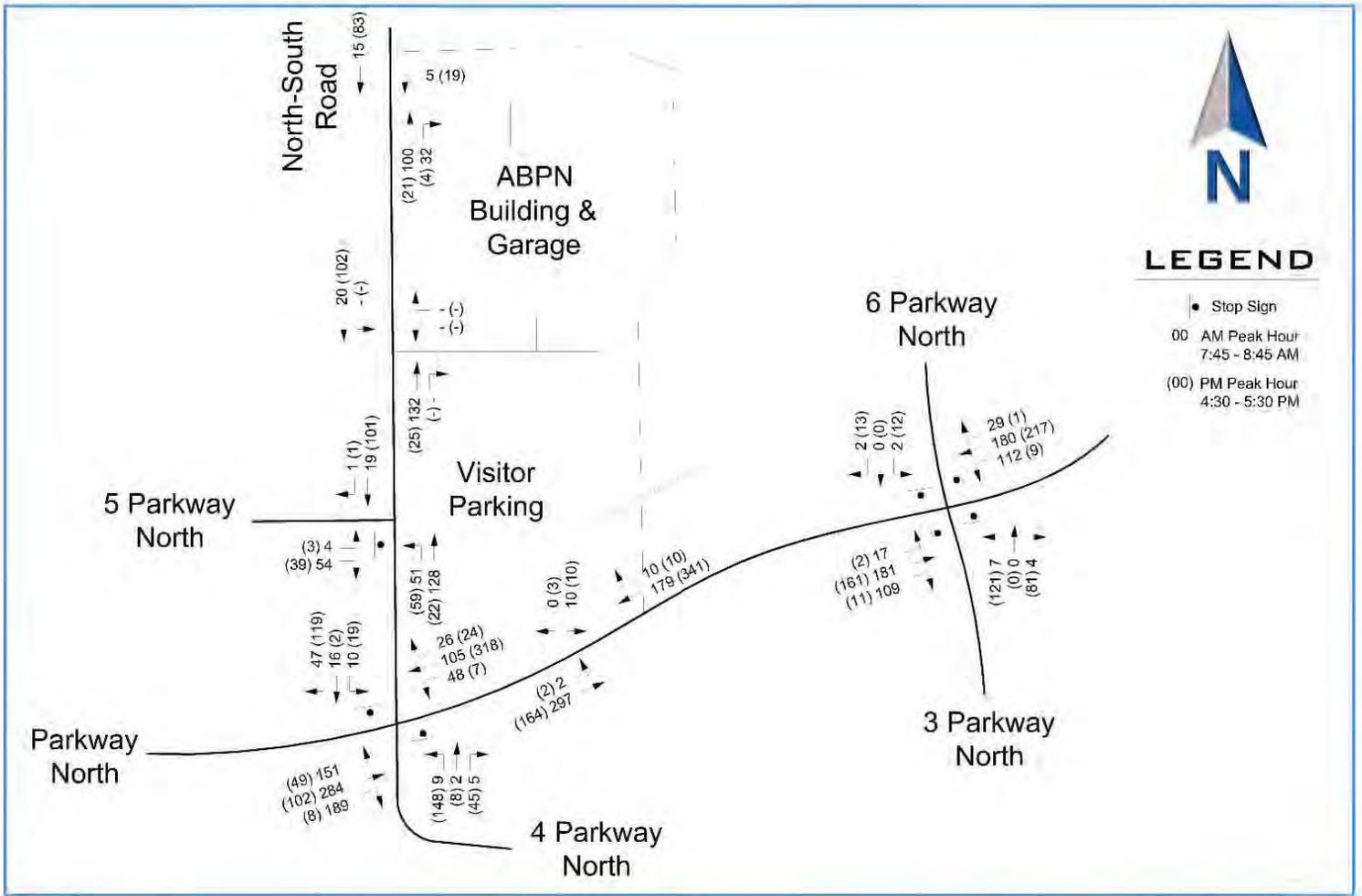
Traffic projections were not made for the future office building to the north since it will use the north-south circulation road, a new full access point on Saunders Road, and an additional access to Parkway North to the north. A separate traffic study is underway for that building. The capacity analyses for the intersections along the north-south circulation road show good levels of service and that it can accommodate additional traffic volumes.











ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Capacity analyses were conducted for each intersection using the HCS computer program to determine the existing and future operating conditions of the access system. These analyses were performed for the weekday peak-hours. Copies of the capacity analysis summaries are included in the **Appendix. Table 4** shows the existing and projected level of service and vehicular delay results for each intersection.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual 2010

North-South Road at the Temporary Road to 6 Parkway North

The temporary road has minimal traffic volumes today (2-5 vph) and will be removed as part of the development plan.

5 Parkway North Driveway

This full access driveway serving the existing daycare and fitness center at 5 Parkway North will remain and will continue to work at a good level of service.

3 and 6 Parkway North Access

This intersection is an All-Way-Stop-Controlled intersection serving the buildings to the north and south. The existing and projected intersection level of service is good with a minimal increase in traffic delays. No additional improvements are required.

Table 4
Intersection Level of Service and Delay

Intersection	Morning Peak Hour		Evening Peak Hour	
	Existing	Total	Existing	Total
Parkway 4 and 5 Access On Parkway North ⁽¹⁾	LOS C-15.7	LOS C-23.2	LOS C-16.9	LOS D-29.0
ABPN Access On Parkway North		LOS B-11.1		LOS B-11.6
Parkway 3 and 6 Access On Parkway North	LOS A-8.6	LOS A-9.0	LOS B-10.2	LOS B-11.2
ABPN Garage Access at North-South Road ⁽¹⁾		LOS A-9.4		LOS A-9.3
ABPN Visitor Access at North-South Road		LOS A		LOS A
5 Parkway North Access at North-South Road ⁽¹⁾	LOS A-8.7	LOS A-8.9	LOS A-8.7	LOS A-9.4
Temporary Road at North-South Road	LOS A-7.3		LOS A-8.8	

(1) LOS based on approach with highest delay

4 and 5 Parkway North Access

The access from 4 and 5 Parkway North has stop sign control for vehicles turning onto Parkway North. The existing and projected intersection level of service is good with a minimal increase in traffic delays. Additional capacity is available to serve the future office building to the north. No additional improvements are required.

ABPN Garage Access

A ramp down to the parking garage is proposed along the north side of the building to the 40 employee parking spaces. At the building face, a garage door is provided for security and will be operated by transponders issued to the employees. At the top of the ramp, exiting traffic will be under stop sign control before turning onto the north-south road. With low volume of site traffic, traffic operations will be good.

ABPN Visitor Access

Access to the surface parking spaces is provided by full access drives on the north-south road and on Parkway North. An opening in the median on Parkway North is proposed approximately 275 feet east of the north-south circulation road. This drive will provide access for visitors and maintain the relocated secondary vehicular and emergency access to 6 Parkway North. A separate left-turn lane on Parkway North is not required due to the low left-turning volumes. The property address will be located on signage next to the drive.

Fire Access Review

A preliminary site plan has been provided to the Deerfield Bannockburn Fire Protection District and they have given their initial approval. A copy of their letter is in the **Appendix**.

PARKING

Parking requirements for the building are based on the annexation agreement for the Parkway North Development which requires that 3.3 parking spaces per one thousand square feet of gross leasable area to be constructed. An additional 0.7 spaces per one thousand square feet of gross building area are to be land banked, if needed, for future parking demands, as reasonably determined by the Village of Deerfield. Based on this requirement, 121 parking spaces ($3.3 \times 36,732/1000$ GLA) are required to be built with space reserved for 29 ($0.7 \times 41,139/1000$ GBA) additional land banked spaces for a total of 150 parking spaces on the site.

The proposed site plan provides a total of 58 parking spaces with 40 spaces under the building for employee parking and 18 surface spaces. Loading is provided in front of the building for deliveries. Refuse is located at the east side of the building. An alternate site plan has been provided showing a total of 150 spaces on the site (92 land banked spaces) if they are needed in the future.

The parking supply is based on the American Board of Psychiatry and Neurology needs to provide parking for up to 50 employees and some visitor parking. Parking data from the Institute of Transportation Engineer's *Parking Generation*, 4th Edition report indicates an office building with 50 employees would have a peak demand of 42 parking spaces. The proposed 58 parking spaces would provide a parking space for each employee and have 8 spaces available for visitors.

Invited guests come to the ABPN offices for a short period of time to review, develop and prepare psychiatry and neurology certification exams. This occurs in two different ways: forum meetings (75 persons maximum, occurring 2-3 times a year maximum) and committee meetings (20-25 persons maximum, occurring approximately 50 times a year). Minimal visitor parking is needed since these visitors will be shuttled from hotels in the area. The building is not open to the public.

The proposed site plan provides 9 feet wide by 19 feet long parking spaces with 24 foot drive aisles per Village code and will provide good circulation. The land bank parking plan is based on the Parkway North annexation agreement that allows 8.5 feet by 18 feet parking spaces.

SUMMARY

This report summarizes the results of traffic and parking study for a proposed American Board of Psychiatry and Neurology office building in Deerfield, Illinois. The findings of the study are:

- The volume of traffic generated by the development will have no adverse impact on peak-hour traffic conditions along Parkway North.
- Access to the site will be provided by three full access drives:
 - An employee only access to the parking garage under the building.
 - A visitor drive on the north-south circulation road.
 - A visitor drive on the Parkway North, with a median opening, to serve building visitors and the cross access for vehicular and emergency access with the 6 Parkway North building.
- An on-site loading space is provided in front of the building for deliveries.
- Refuse pick-up is provided on the east side of the building.
- The development provides 58 on-site parking spaces based on the unique use of the building. An additional 92 land banked parking spaces are provided to meet the minimum required 150 spaces on-site if needed in the future.

Traffic and Parking Study Appendix

- **Site and Landbank Parking Plans**
- **Fire Protection District Letter**
- **2016 Existing Traffic Counts**
- **Existing Capacity Analyses**
- **Total Capacity Analyses**



Deerfield-Bannockburn Fire Protection District Bureau of Fire Prevention

500 Waukegan Road • Deerfield, Illinois 60015 • (847) 945-4088 • Fax (847) 945-8951

January 12, 2016

Stephen Corcoran
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030

RE: Site Plan Review for American Board of Psychiatry and Neurology

Dear Mr. Corcoran:

The Fire Prevention Bureau has completed the site plan review for the proposed premises using the International Building Code 2012 Edition and adopted local ordinances. The preliminary site plans are approved as submitted as long as the following conditions are met:

1. Per local ordinance, the building shall be equipped with an automatic sprinkler system. The fire department connection for this system shall be located on the street side of the building within 100 feet of a municipal fire hydrant, in a location approved by the authority having jurisdiction.

This letter does not preclude the possibility that corrections or additions may have to be made during the actual construction phase. Any changes in approved plans are subject to as-built plans being submitted to the local Fire Department.

If you have any questions, or would like to set up a meeting, please do not hesitate to contact us.

Have a safe day,

A handwritten signature in blue ink that reads "Brian McCarthy".

Brian McCarthy
Fire Marshal

Cc: Village of Deerfield

Parkway North at 4 and 5 Parkway North Access Roads

Deerfield, Illinois

Begin Time	5 Parkway North Southbound			Parkway North Westbound			4 Parkway North Northbound			Parkway North Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
Thursday January 14, 2016															
7:00 AM	4	0	0	0	9	0	2	0	1	22	29	12	79	550	0.71
7:15 AM	2	3	2	2	12	6	0	1	0	32	54	14	128	628	0.81
7:30 AM	2	3	3	4	9	6	1	0	2	44	62	12	148	691	0.89
7:45 AM	10	6	3	3	18	14	2	1	2	49	72	15	195	698	0.89
8:00 AM	7	5	1	5	12	3	2	1	2	39	69	11	157	642	0.84
8:15 AM	12	4	3	0	12	17	1	0	4	62	55	21	191		
8:30 AM	5	1	1	3	12	14	0	0	1	39	68	11	155		
8:45 AM	7	2	5	3	8	16	2	0	0	32	57	7	139		
Total 7:45-8:45 AM	49	24	18	20	92	76	10	3	12	319	466	103	698		
Thursday January 14, 2016															
4:00 PM	9	0	0	0	79	1	8	0	17	0	5	1	120	507	0.83
4:15 PM	2	0	0	1	43	1	4	0	22	4	9	5	91	600	0.70
4:30 PM	9	0	1	4	71	3	11	1	37	1	8	6	152	658	0.77
4:45 PM	5	1	3	3	57	1	15	3	29	3	14	10	144	607	0.71
5:00 PM	20	0	3	7	96	2	9	2	51	3	12	8	213	571	0.67
5:15 PM	11	1	3	8	57	1	10	2	31	1	13	11	149		
5:30 PM	17	0	2	2	37	1	6	1	15	3	6	11	101		
5:45 PM	16	0	2	4	41	1	4	0	13	7	13	7	108		
Total 4:30-5:30 PM	89	2	14	29	481	11	67	9	215	22	80	59	658		
4:30-5:30 PM	45	2	10	22	281	7	45	8	148	8	47	35			



Parkway North at 3 and 8 Parkway North Access Roads

Deerfield, Illinois

Begin Time	8 Parkway North Southbound			Parkway North Westbound			3 Parkway North Northbound			Parkway North Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
Thursday January 14, 2016															
7:00 AM	1	0	1	9	7	9	0	0	1	8	23	3	62	395	0.74
7:15 AM	0	0	0	3	18	12	0	0	1	9	40	7	90	480	0.82
7:30 AM	1	0	0	4	20	19	1	0	0	18	42	4	109	512	0.87
7:45 AM	1	0	2	7	28	19	0	0	1	23	44	9	134	539	0.92
8:00 AM	0	0	0	10	23	34	3	0	2	26	44	5	147	536	0.91
8:15 AM	1	0	0	5	24	28	1	0	2	25	36	0	122		
8:30 AM	0	0	0	7	26	31	0	0	2	35	32	3	136		
8:45 AM	1	0	0	8	24	26	4	0	4	24	36	4	131		
Total	5	0	3	53	170	178	9	0	13	168	297	35			
7:45-8:45 AM	2	0	2	29	101	112	4	0	7	109	156	17	539		
Thursday January 14, 2016															
4:00 PM	1	0	1	1	43	1	16	0	40	1	11	0	115	424	0.91
4:15 PM	1	0	5	0	33	0	17	0	10	1	11	0	78	477	0.71
4:30 PM	4	0	4	0	49	1	12	0	24	0	20	0	114	520	0.77
4:45 PM	6	0	5	0	32	1	21	0	20	5	26	1	117	491	0.73
5:00 PM	2	0	2	1	65	5	25	0	42	2	24	0	168	450	0.67
5:15 PM	1	0	1	0	32	2	23	0	35	4	22	1	121		
5:30 PM	0	0	1	0	29	1	15	0	17	1	21	0	85		
5:45 PM	1	0	0	0	27	3	13	0	14	2	16	0	76		
Total	16	0	19	2	310	14	142	0	202	16	151	2			
4:30-5:30 PM	13	0	12	1	178	9	81	0	121	11	92	2	520		



North-South Road at Temporary Road to 8 Parkway North

Deerfield, Illinois

Begin Time	North-South Road Southbound		Temp Road Westbound		North-South Road Northbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through			
Thursday January 14, 2016									
7:00 AM	0	0	0	1	0	2	3	27	0.75
7:15 AM	1	0	0	0	0	8	9	33	0.92
7:30 AM	0	0	0	0	0	7	7	31	0.86
7:45 AM	0	0	0	0	0	8	8	29	0.81
8:00 AM	4	0	0	0	2	3	9	27	0.75
8:15 AM	0	0	0	0	0	7	7		
8:30 AM	1	0	0	0	0	4	5		
8:45 AM	0	1	0	0	0	5	6		
Total	6	1	0	1	2	44			
7:45-8:45 AM	5	0	0	0	2	22	29		
Thursday January 14, 2016									
4:00 PM	4	0	0	0	0	1	5	13	0.54
4:15 PM	0	0	0	0	0	0	0	23	0.38
4:30 PM	1	0	0	0	1	0	2	28	0.47
4:45 PM	2	0	0	1	1	2	6	29	0.48
5:00 PM	10	0	0	1	0	4	15	32	0.53
5:15 PM	3	0	0	1	0	1	5		
5:30 PM	1	0	0	0	1	1	3		
5:45 PM	7	0	0	0	1	1	9		
Total	28	0	0	3	4	10			
4:30-5:30 PM	16	0	0	3	2	7	28		



5 Parkway North Driveway on North-South Road

Deerfield, Illinois									
Begin Time	North-South Road Southbound		5 Parkway North Northbound		North-South Road Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Through	Left Turn	Right Turn	Left Turn			
Thursday January 7, 2016									
7:00 AM	0	0	3	9	9	0	21	111	0.66
7:15 AM	1	0	5	12	8	0	26	113	0.67
7:30 AM	0	0	14	13	12	3	42	125	0.74
7:45 AM	0	0	2	8	11	1	22	116	0.76
8:00 AM	0	0	3	11	8	1	23	113	0.74
8:15 AM	0	0	7	19	11	1	38		
8:30 AM	1	1	2	12	16	1	33		
8:45 AM	2	0	0	7	7	3	19		
Total	4	1	36	91	82	10			
7:45-8:45 AM	1	1	14	50	46	4	116		
Thursday January 7, 2016									
4:00 PM	0	3	0	5	4	0	12	67	0.88
4:15 PM	0	2	2	8	5	1	18	94	0.60
4:30 PM	0	1	1	12	5	0	19	116	0.73
4:45 PM	0	1	0	8	8	1	18	140	0.81
5:00 PM	1	3	1	21	12	1	39	146	0.85
5:15 PM	0	3	0	21	15	1	40		
5:30 PM	0	4	0	20	18	1	43		
5:45 PM	0	2	0	4	17	1	24		
Total	1	19	4	99	84	6			
4:30-5:30 PM	1	8	2	62	40	3	116		

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	SBC			Intersection	Parkway North at 6/3 Access			
Agency/Co.	Eriksson Engineering			Jurisdiction	Private			
Date Performed	1/17/2016			Analysis Year	2016 Existing Counts			
Analysis Time Period	AM Peak Hour							
Project ID								
East/West Street: Parkway North				North/South Street:				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	17	156	109	112	104	29		
%Thrus Left Lane	50							
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	7	0	4	2	0	2		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LT	TR	L	TR	LTR		LTR	
PHF	0.92	0.92	0.92	0.92	0.92		0.92	
Flow Rate (veh/h)	102	202	121	144	11		4	
% Heavy Vehicles	2	2	2	2	2		2	
No. Lanes	2		2		1		1	
Geometry Group	5		5		2		2	
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.2	0.0	1.0	0.0	0.6		0.5	
Prop. Right-Turns	0.0	0.6	0.0	0.2	0.4		0.5	
Prop. Heavy Vehicle	0.0	0.0	0.0	0.0	0.0		0.0	
hLT-adj	0.5	0.5	0.5	0.5	0.2	0.2	0.2	0.2
hRT-adj	-0.7	-0.7	-0.7	-0.7	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1	-0.4	0.5	-0.1	-0.1		-0.2	
Departure Headway and Service Time								
hd, initial value (s)	3.20	3.20	3.20	3.20	3.20		3.20	
x, initial	0.09	0.18	0.11	0.13	0.01		0.00	
hd, final value (s)	4.87	4.37	5.29	4.64	5.02		4.92	
x, final value	0.138	0.245	0.178	0.186	0.015		0.005	
Move-up time, m (s)	2.3		2.3		2.0		2.0	
Service Time, t _s (s)	2.6	2.1	3.0	2.3	3.0		2.9	
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	729	808	672	758	550		400	
Delay (s/veh)	8.3	8.5	9.1	8.4	8.1		8.0	
LOS	A	A	A	A	A		A	
Approach: Delay (s/veh)	8.4		8.7		8.1		8.0	
LOS	A		A		A		A	
Intersection Delay (s/veh)	8.6							
Intersection LOS	A							

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	SBC			Intersection				
Agency/Co.	Eriksson Engineering			Jurisdiction		Private		
Date Performed	1/18/2016			Analysis Year		Total Traffic Volumes		
Analysis Time Period	AM Peak Hour							
Project ID								
East/West Street: Parkway North				North/South Street: 3 and 6 Parkway North Access				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	17	181	109	112	180	29		
%Thrus Left Lane	50							
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	7	0	4	2	0	2		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LT	TR	L	TR	LTR		LTR	
PHF	0.92	0.92	0.92	0.92	0.92		0.92	
Flow Rate (veh/h)	115	216	121	226	11		4	
% Heavy Vehicles	2	2	2	2	2		2	
No. Lanes	2		2		1		1	
Geometry Group	5		5		2		2	
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.2	0.0	1.0	0.0	0.6		0.5	
Prop. Right-Turns	0.0	0.5	0.0	0.1	0.4		0.5	
Prop. Heavy Vehicle	0.0	0.0	0.0	0.0	0.0		0.0	
hLT-adj	0.5	0.5	0.5	0.5	0.2	0.2	0.2	0.2
hRT-adj	-0.7	-0.7	-0.7	-0.7	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1	-0.3	0.5	-0.1	-0.1		-0.2	
Departure Headway and Service Time								
hd, initial value (s)	3.20	3.20	3.20	3.20	3.20		3.20	
x, initial	0.10	0.19	0.11	0.20	0.01		0.00	
hd, final value (s)	4.93	4.47	5.32	4.73	5.23		5.13	
x, final value	0.158	0.268	0.179	0.297	0.016		0.006	
Move-up time, m (s)	2.3		2.3		2.0		2.0	
Service Time, t _s (s)	2.6	2.2	3.0	2.4	3.2		3.1	
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	719	800	672	753	550		400	
Delay (s/veh)	8.6	8.8	9.2	9.4	8.3		8.2	
LOS	A	A	A	A	A		A	
Approach: Delay (s/veh)	8.7		9.3		8.3		8.2	
LOS	A		A		A		A	
Intersection Delay (s/veh)	9.0							
Intersection LOS	A							

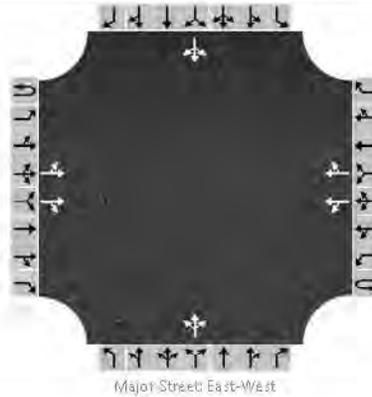
ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	SBC			Intersection	Parkway North at 6/3 Access			
Agency/Co.	Eriksson Engineering			Jurisdiction	Private			
Date Performed	1/17/2016			Analysis Year	2016 Existing Counts			
Analysis Time Period	PM Peak Hour							
Project ID								
East/West Street: Parkway North				North/South Street:				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	2	92	11	9	178	1		
%Thrus Left Lane	50							
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	121	0	81	12	0	13		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LT	TR	L	TR	LTR		LTR	
PHF	0.77	0.77	0.77	0.77	0.77		0.77	
Flow Rate (veh/h)	61	73	11	232	262		31	
% Heavy Vehicles	2	2	2	2	2		2	
No. Lanes	2		2		1		1	
Geometry Group	5		5		2		2	
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0	0.0	1.0	0.0	0.6		0.5	
Prop. Right-Turns	0.0	0.2	0.0	0.0	0.4		0.5	
Prop. Heavy Vehicle	0.0	0.0	0.0	0.0	0.0		0.0	
hLT-adj	0.5	0.5	0.5	0.5	0.2	0.2	0.2	0.2
hRT-adj	-0.7	-0.7	-0.7	-0.7	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1	-0.1	0.5	0.0	-0.1		-0.2	
Departure Headway and Service Time								
hd, initial value (s)	3.20	3.20	3.20	3.20	3.20		3.20	
x, initial	0.05	0.06	0.01	0.21	0.23		0.03	
hd, final value (s)	5.62	5.47	5.98	5.47	4.84		5.10	
x, final value	0.095	0.111	0.018	0.352	0.352		0.044	
Move-up time, m (s)	2.3		2.3		2.0		2.0	
Service Time, t _s (s)	3.3	3.2	3.7	3.2	2.8		3.1	
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	610	664	550	663	749		775	
Delay (s/veh)	8.9	8.8	8.8	11.1	10.5		8.3	
LOS	A	A	A	B	B		A	
Approach: Delay (s/veh)	8.9		11.0		10.5		8.3	
LOS	A		B		B		A	
Intersection Delay (s/veh)	10.2							
Intersection LOS	B							

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	SBC			Intersection	Parkway North at 6/3 Access			
Agency/Co.	Eriksson Engineering			Jurisdiction	Private			
Date Performed	1/18/2016			Analysis Year	Total Traffic Volumes			
Analysis Time Period	PM Peak Hour							
Project ID								
East/West Street: Parkway North				North/South Street:				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	2	161	11	9	217	1		
%Thrus Left Lane	50							
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	121	0	81	12	0	13		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LT	TR	L	TR	LTR		LTR	
PHF	0.77	0.77	0.77	0.77	0.77		0.77	
Flow Rate (veh/h)	105	119	11	282	262		31	
% Heavy Vehicles	2	2	2	2	2		2	
No. Lanes	2		2		1		1	
Geometry Group	5		5		2		2	
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0	0.0	1.0	0.0	0.6		0.5	
Prop. Right-Turns	0.0	0.1	0.0	0.0	0.4		0.5	
Prop. Heavy Vehicle	0.0	0.0	0.0	0.0	0.0		0.0	
hLT-adj	0.5	0.5	0.5	0.5	0.2	0.2	0.2	0.2
hRT-adj	-0.7	-0.7	-0.7	-0.7	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0	-0.0	0.5	0.0	-0.1		-0.2	
Departure Headway and Service Time								
hd, initial value (s)	3.20	3.20	3.20	3.20	3.20		3.20	
x, initial	0.09	0.11	0.01	0.25	0.23		0.03	
hd, final value (s)	5.75	5.66	6.16	5.65	5.20		5.54	
x, final value	0.168	0.187	0.019	0.443	0.379		0.048	
Move-up time, m (s)	2.3		2.3		2.0		2.0	
Service Time, t _s (s)	3.5	3.4	3.9	3.4	3.2		3.5	
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	618	626	550	641	689		620	
Delay (s/veh)	9.6	9.7	9.0	12.8	11.3		8.8	
LOS	A	A	A	B	B		A	
Approach: Delay (s/veh)	9.6		12.6		11.3		8.8	
LOS	A		B		B		A	
Intersection Delay (s/veh)	11.2							
Intersection LOS	B							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	4+5 Parkway at P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	4+5 Parkway North Access
Time Analyzed	AM Peak-Hour	Peak Hour Factor	0.89
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	1	0		0	1	0
Configuration		LT		TR		LT		TR			LTR				LTR	
Volume (veh/h)		58	269	189		48	54	11		9	2	5		8	16	34
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		216				85					18					65	
Capacity		1518				1041					356					525	
v/c Ratio		0.14				0.08					0.05					0.12	
95% Queue Length		0.1				0.2					0.2					0.4	
Control Delay (s/veh)		7.5				8.6					15.7					12.8	
Level of Service (LOS)		A				A					C					B	
Approach Delay (s/veh)		0.9				3.7				15.7				12.8			
Approach LOS		A				A				C				B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	4+5 Parkway at P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	4+5 Parkway North Access
Time Analyzed	AM Peak-Hour	Peak Hour Factor	0.89
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	2	0	0	0	2	0	0	1	0		0	1	0	
Configuration		LT		TR		LT		TR		LTR				LTR		
Volume (veh/h)		151	284	189		48	105	26		9	2	5		10	16	47
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

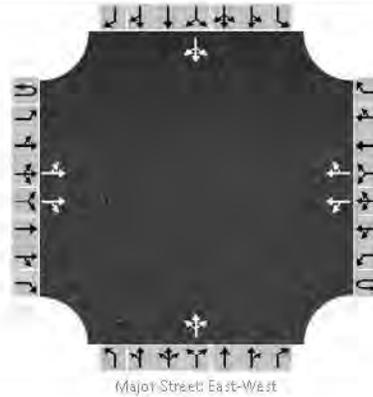
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		330				113				18				82		
Capacity		1425				1026				216				387		
v/c Ratio		0.23				0.11				0.08				0.21		
95% Queue Length		0.4				0.2				0.3				0.8		
Control Delay (s/veh)		7.9				8.7				23.2				16.8		
Level of Service (LOS)		A				A				C				C		
Approach Delay (s/veh)	2.1				2.4				23.2				16.8			
Approach LOS	A				A				C				C			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	4+5 Parkway at P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	4+5 Parkway North Access
Time Analyzed	PM Peak-Hour	Peak Hour Factor	0.77
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	1	0		0	1	0
Configuration		LT		TR		LT		TR			LTR				LTR	
Volume (veh/h)		35	50	8		7	283	22		148	8	45		10	2	45
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

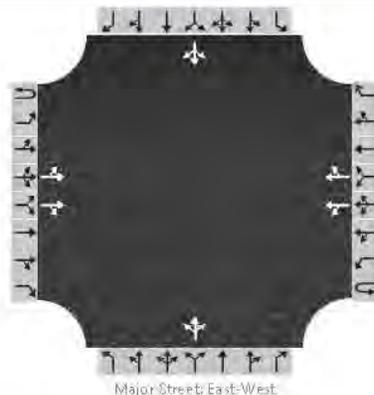
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		78				193					260					74	
Capacity		1151				1515					560					655	
v/c Ratio		0.07				0.13					0.46					0.11	
95% Queue Length		0.1				0.0					2.4					0.4	
Control Delay (s/veh)		8.3				7.4					16.9					11.2	
Level of Service (LOS)		A				A					C					B	
Approach Delay (s/veh)		3.1				0.2				16.9				11.2			
Approach LOS		A				A				C				B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	4+5 Parkway at P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	4+5 Parkway North Access
Time Analyzed	PM Peak-Hour	Peak Hour Factor	0.77
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	0	0	0	2	0		0	1	0		0	1	0
Configuration		LT		TR		LT		TR			LTR				LTR	
Volume (veh/h)		49	102	8		7	318	24		148	8	45		19	2	119
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

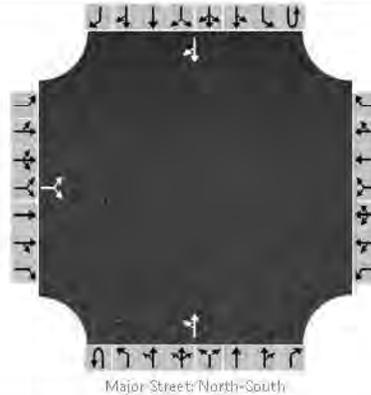
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		130			216					260					183		
Capacity		1106			1431					402					632		
v/c Ratio		0.12			0.15					0.65					0.29		
95% Queue Length		0.2			0.0					4.4					1.2		
Control Delay (s/veh)		8.5			7.5					29.0					13.0		
Level of Service (LOS)		A			A					D					B		
Approach Delay (s/veh)		2.7				0.2				29.0				13.0			
Approach LOS		A				A				D				B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	5 Parkway North at N-S Rd
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	5 Parkway North Drive
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.76
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	10	1	2	3	4	5	6		
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT							TR
Volume (veh/h)		4		54						51	20					4	1
Percent Heavy Vehicles		3		3						3							
Proportion Time Blocked																	
Right Turn Channelized	No				No				No				No				
Median Type	Undivided																
Median Storage																	

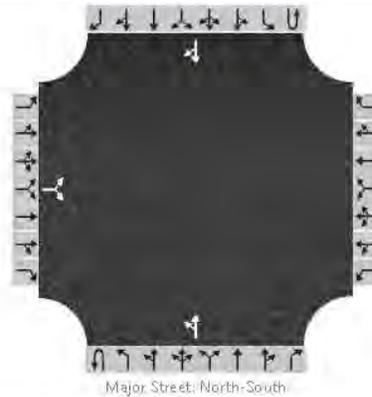
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			76							93							
Capacity			1048							1606							
v/c Ratio			0.07							0.06							
95% Queue Length			0.2							0.1							
Control Delay (s/veh)			8.7							7.3							
Level of Service (LOS)			A							A							
Approach Delay (s/veh)	8.7								5.4								
Approach LOS	A								A								

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	5 Parkway North at N-S Rd
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	5 Parkway North Drive
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.76
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		4		54						51	128					19	1
Percent Heavy Vehicles		3		3						3							
Proportion Time Blocked																	
Right Turn Channelized	No				No				No				No				
Median Type	Undivided																
Median Storage																	

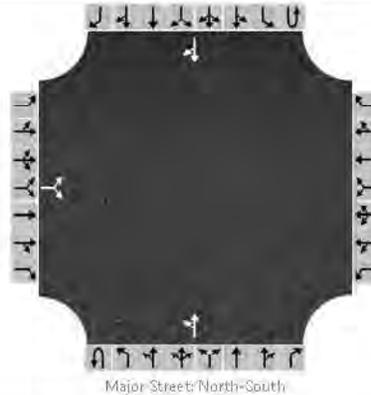
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			76										235				
Capacity			1003										1580				
v/c Ratio			0.08										0.15				
95% Queue Length			0.2										0.1				
Control Delay (s/veh)			8.9										7.4				
Level of Service (LOS)			A										A				
Approach Delay (s/veh)	8.9								2.4								
Approach LOS	A								A								

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	5 Parkway North at N-S Rd
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	5 Parkway North Drive
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.73
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		3		39						59	6				18	1
Percent Heavy Vehicles		3		3						3						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

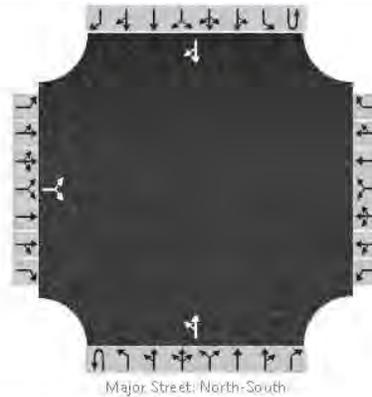
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			57										89				
Capacity			1018										1580				
v/c Ratio			0.06										0.06				
95% Queue Length			0.2										0.2				
Control Delay (s/veh)			8.7										7.4				
Level of Service (LOS)			A										A				
Approach Delay (s/veh)	8.7								6.8								
Approach LOS	A								A								

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	5 Parkway North at N-S Rd
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	5 Parkway North Drive
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.73
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6	
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT							TR
Volume (veh/h)		3		39						59	22					101	1
Percent Heavy Vehicles		3		3						3							
Proportion Time Blocked																	
Right Turn Channelized	No				No				No				No				
Median Type	Undivided																
Median Storage																	

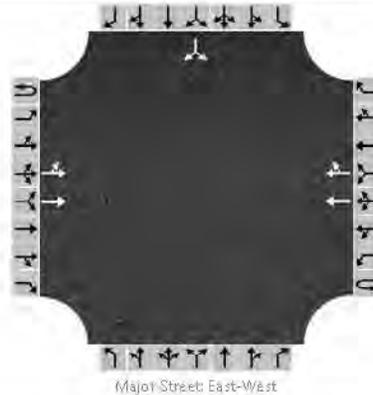
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			57							111							
Capacity			879							1437							
v/c Ratio			0.06							0.08							
95% Queue Length			0.2							0.2							
Control Delay (s/veh)			9.4							7.7							
Level of Service (LOS)			A							A							
Approach Delay (s/veh)	9.4								5.7								
Approach LOS	A								A								

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	ABPN Access on P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/18/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	ABPN Access
Time Analyzed	AM Peak-Hour	Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		0	0	0
Configuration		LT	T				T	TR							LR	
Volume (veh/h)		02	297				179	10							10	0
Percent Heavy Vehicles		3													3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

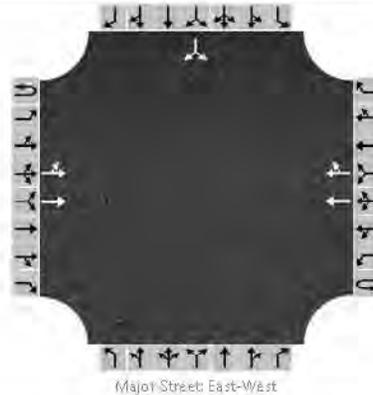
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		167														11	
Capacity		1351														597	
v/c Ratio		0.12														0.02	
95% Queue Length		0.0														0.1	
Control Delay (s/veh)		7.7														11.1	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.1												11.1			
Approach LOS		A												B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	ABPN Access on P. North
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/18/2016	East/West Street	Parkway North
Analysis Year	2016	North/South Street	ABPN Access
Time Analyzed	PM Peak-Hour	Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		0	0	0
Configuration		LT	T				T	TR							LR	
Volume (veh/h)		2	164				341	10						10		3
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

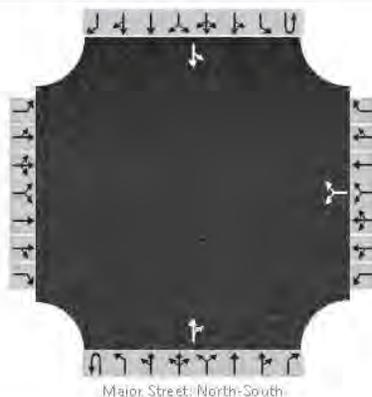
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		93														14	
Capacity		1158														555	
v/c Ratio		0.08														0.03	
95% Queue Length		0.0														0.1	
Control Delay (s/veh)		8.1														11.6	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.1												11.6			
Approach LOS		A												B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	N-S Road at ABPN Garage
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	ABPN Garage Access
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.81
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						5		0			100	32		0	15	
Percent Heavy Vehicles						3		3						3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

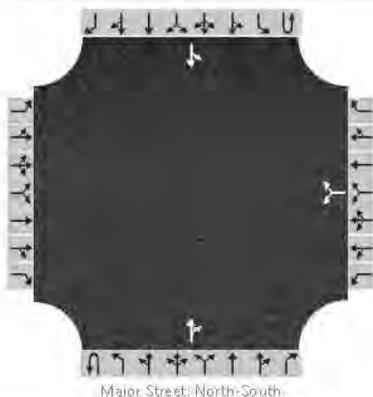
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)							6								19	
Capacity							826								1408	
v/c Ratio							0.01								0.01	
95% Queue Length							0.0									
Control Delay (s/veh)							9.4								7.6	
Level of Service (LOS)							A								A	
Approach Delay (s/veh)					9.4											
Approach LOS					A											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	N-S Road at ABPN Garage
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	3/1/2016	East/West Street	ABPN Garage Access
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.81
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		0			21	4		0	83	
Percent Heavy Vehicles						3		3						3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

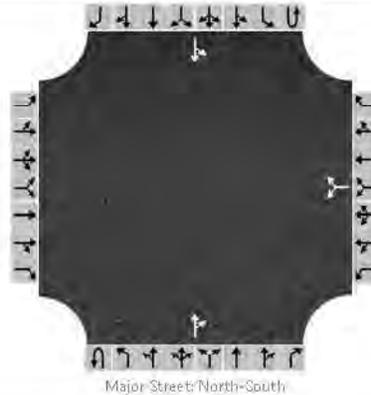
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)							23								102	
Capacity							861								1573	
v/c Ratio							0.03								0.06	
95% Queue Length							0.1									
Control Delay (s/veh)							9.3								7.3	
Level of Service (LOS)							A								A	
Approach Delay (s/veh)					9.3											
Approach LOS					A											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	N-S Road at Temp Road
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	Temp Road to 8 PN
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.81
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						0		0			22	2		0	5	
Percent Heavy Vehicles						3		3						3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

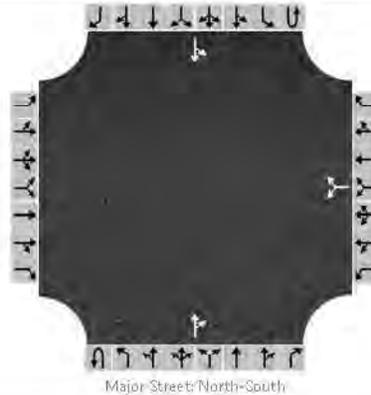
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)																6		
Capacity																1576		
v/c Ratio																0.00		
95% Queue Length																		
Control Delay (s/veh)																7.3		
Level of Service (LOS)																A		
Approach Delay (s/veh)																		
Approach LOS																		

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	SBC	Intersection	N-S Road at Temp Road
Agency/Co.	Eriksson Engineering	Jurisdiction	Private
Date Performed	1/17/2016	East/West Street	Temp Road to 8 PN
Analysis Year	2016	North/South Street	North-South Road
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.50
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						03		0			7	2		0	16	
Percent Heavy Vehicles						3		3						3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)							6								32	
Capacity							958								1590	
v/c Ratio							0.01								0.02	
95% Queue Length							0.0									
Control Delay (s/veh)							8.8								7.3	
Level of Service (LOS)							A								A	
Approach Delay (s/veh)					8.8											
Approach LOS					A											

REQUEST FOR BOARD ACTION

Agenda Item: 16-45

Subject: Report and Recommendation of the Plan Commission re: Request for an Amendment to the Shopper's Court Planned Unit Development to Permit Renovations to 636 Deerfield Road Building and Renovations to the Sidewalk at the West End of the Village Owned Parking Lot.

Action Requested: Approval for Recommendation

Originated by: Plan Commission

Referred to: Mayor and Board of Trustees

Summary of Background and Reason for Request:

The petitioners are requesting approval to allow an amendment to the Shopper's Court commercial planned unit development to permit major renovations to 636 Deerfield Road Building to convert this building into a multi-tenant building, and allow renovations to the sidewalk at the west end of the Village-Owned parking lot. The Plan Commission is recommending approval of the plans.

Reports and Documents Attached:

Recommendation

Public Hearing & Workshop Minutes 4/14/16

Prefiling Conference Minutes 2/11/16

Appearance Review Commission Minutes 2/22/16, 1/25/16

Airphoto

Zoning Map

Petitioner's Materials

Date Referred to Board: May 2, 2016

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: April 14, 2016

RE: Request for approval to amend the Shoppers Court commercial planned unit development to permit major renovations to the 636 Deerfield Road building to convert the one tenant building into a multi-tenant building, and changes to the west end of the Village owned municipal parking lot – Bensenville Associates, LLC

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for an amendment to the Shoppers Court commercial planned unit development to permit major renovations to the property and changes to the west side of the Village owned property. The Plan Commission held a public hearing on April 14, 2016. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property consists of Deerfield Shopper's Court. The property is zoned C-1 Village Center District and consists of two buildings and two separate parking areas. The buildings in Shopper's Court consist of approximately 24,973 square feet total and the Shopper's Court property is approximately 71,874 square feet in area (1.65 acres). The easternmost building contained the former Overstock Furniture Sales with approximately 13,853 square feet. The westernmost building consists of the Deerfield Bank and Trust of approximately 2,892 square feet; the former RHT kitchen and bath store of approximately 1,450 square feet; the Koenig & Strey real estate office of approximately 1,600 square feet; a Chinese restaurant (Golden Star Chinese Food) of approximately 1,070 square feet; a dry cleaners (Hanalei Cleaners) of approximately 1,217 square feet; and an Italian restaurant (Italian Kitchen Restaurant) of approximately 2,814 square feet. In 2007, the Village granted approval of the Deerfield Bank and Trust Special Use, and the petitioners made façade improvements to the building and site improvements.

Surrounding Land Use and Zoning

North: R-3 Single Family Residence District, single family homes

South: (across Deerfield Road) C-1 Village Center District, Deerfield Centre/Prime Source Centre

East: C-1 Village Center District, publicly owned parking lot (Village of Deerfield)

West: C-1 Village Center District, U.S. Bank property

Proposed Plan

The proposed plan is for major renovations to the 636 Deerfield Road building. The 636 Building is a vacant single story, approximately 13,853 square foot building built in 1951 for a single tenant. For over 65, years the building has remained pretty much the same and as a result, the building is now in fair to poor condition. In its current condition the building is unattractive and obsolete. The petitioner would like to re-lease the property and proposing to convert the one tenant building into a multi-tenant building. The petitioner's plans call for front entrances on the east, west and south elevations. The building's east façade abuts the Village's municipal parking lot. There is a 9 foot wide sidewalk that runs along the east façade, which is on Village property.

There will be new corrugated metal siding with prefinished metal fascia over storefront glazed windows and doors on the south and west facing facades. The building will have a steel brow with sun shades at the southeast corner and at the southwest corner. The steel brow that run along the east and west elevations will not have sun shades. By adding doors on the facades, the building can be divided into as many as five suites. In order to add doors to the east facing façade the petitioner will need to raise the Village owned sidewalk along the east elevation to line up with the floor of the 636 Building. The petitioner is proposing to set back the storefront doors and windows on the east facing façade by two feet in order to reduce the impact of the door opening onto the existing 9 foot wide sidewalk and to add architectural interest.

The elevation drawings show all the proposed exterior materials. The petitioner is seeking permission to encroach onto the Village owned sidewalk with architectural elements such as steel, lights and tenant signage and with safety elements such as steel guard railings. The petitioner will be seeking an easement or license agreement from the Village for use of this sidewalk (this issue is in the purview of the Board of Trustees). The petitioner is proposing to restripe one row of parking in the municipal parking lot to the east of the 636 Building. There are currently 11 parking spaces in the row including 2 accessible parking spaces. As part of the re-stripping, they are proposing to relocate an accessible parking space to the north by the new ramp. The petitioner will need to remove the lamp post currently situated at the north end of the sidewalk to accommodate an accessible ramp.

The petitioner is proposing to add a new sidewalk that runs along the west façade and in order to do this they will need to re-locate three parking spaces to the north side of the building, and remove one of the landscape islands and its two trees on the west façade. The petitioner will be removing a third tree from the landscaped island, located at the northwest corner of the building in order to accommodate the new utilities and utility room.

The petitioner is planning for the installation of two unique sculptural bike racks as well as commissioned wall art, both along the west façade. The removal of the trees in the island will expose a unique masonry feature of nine inset panels on the wall and the petitioner sees this as a great public art opportunity.

Special Use Request for Shredd414 Continued

The petitioners were not ready to proceed with the request for a Special Use for a 3,115 square foot self-improvement facility offering variety cardio and strength training exercise classes at the northwest corner of the building. This Special Use request has been continued to June 9.

Commercial PUD

The Shopper's Court property is a Planned Unit Development and the petitioner will be amending the PUD to allow the improvements. PUDs are special uses in the C-1 Village Center District.

Parking

There is a provision in the Zoning Ordinance which addresses parking requirements in the C-1 Village Center District when a change in use occurs. The Zoning Ordinance states:

"Whenever the existing use of a building, structure or premises shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the building or structure was lawfully erected prior to the effective date of this Ordinance, and it is located in the C-1 Village Center District, additional parking or loading facilities are mandatory only in the event the floor area of the building or structure is increased, and then only to the extent required by the additional space. Notwithstanding anything is the foregoing paragraph, all special use standards set forth in Article 13.11-D shall be applicable."

The petitioners are not planning to increase the building floor area and therefore no additional parking would be required based on the above provision. Although no additional parking is required to be provided on the subject property, parking is one of the Plan Commission criteria that is taken into account as part of the establishment of a

Special Use. If the petitioner needs approval of Special Uses in the future, these use will be examined on a case by case basis.

There are currently 89 parking spaces available on the Shopper's Court property which includes both parking areas (the large parking lot to the north of the buildings with approximately 75 parking spaces, and the small parking lot in the front Italian Kitchen and other uses with 14 spaces).

Under today's parking requirements in the Zoning Ordinance, a total of 148 spaces would be required for Shopper's Court based on the uses on subject property:

<u>Building Areas</u>	<u>Required Parking</u>
Former furniture store: 13,853 s.f. (calculated as retail, but could be more if restaurant proposed.)	69.2 spaces
Real estate office: 1,600 s.f.	6.4 spaces
Bank: 2,891 s.f.	14.5 spaces
Kitchen & bath store: 1,500 s.f.	7.5 spaces
Chinese restaurant: 1,069 s.f.	8.9 spaces
Dry cleaner: 1,217 s.f.	6.1 spaces
Italian restaurant: 2,814 s.f.	35.1 spaces
Total: 24,972 s.f.	148 spaces

- Retail stores require: One(1) space for each 200 square feet of gross floor area.
- Office uses require: One (1) space for each 250 square feet of gross floor area.
- Banks require: One (1) parking space for each 200 square feet of gross floor area.
- Sit down restaurants require: One(1) parking space for each 60 square feet of gross floor area.
- Carry out restaurants require: One(1) space for each 120 square feet of gross floor area.

Village Owned Parking Lot to the East

The Village owned parking lot to the east of the Shopper's Court property and on the west side of Rosemary Terrace, across the street from the Methodist Church, currently contains approximately 50 public parking spaces. There is a 1960 agreement between the property owner (at that time National Foods), the Church, and the Village. These entities helped to create the public parking lot. In the agreement, all the parties contributed money for the new lot. The agreement did not specify that so many parking spaces were assigned to each entity – the lot was for public parking purposes. The Village maintains this public parking lot.

Village Owned Sidewalk Directly to East of the 636 Deerfield Road Building

The 636 Deerfield Road (former Overstock Furniture) building's east façade abuts the Village's municipal parking lot. There is a 9 foot wide sidewalk that runs along the east wall of the 636 Deerfield Road building, which is on Village property. In order to add doors to the east facing façade the petitioner will need to replace the the Village owned sidewalk along the east elevation and the new sidewalk will be raised to line up with the floor of the 636 Deerfield Road Building. The site section drawing (page A5.0) shows the proposed side view sections along this sidewalk.

The petitioner is proposing to set back the storefront doors and windows on the east facing façade by two feet in order to reduce the impact of the door opening onto the existing 9 foot wide sidewalk and to add architectural interest. The petitioner is seeking permission to encroach onto the sidewalk with architectural elements such as railings, lights and tenant signage and with safety elements such as painted steel guardrails. The petitioner will be seeking an easement and license agreement from the Village for use of this Village owned sidewalk.

Signage

The proposed signage falls into 2 different categories in the Zoning Ordinance: 1) identification signage (which identifies the building), and 2) signage for the individual tenants that will occupy the building in the future.

Identification Signage for the Building

Proposed are 2 building identification signs located on the building fin, one on each side, with the numbers 636.

Zoning Ordinance Compliance for Identification Signage

Number:

Allowed: One (1) building identification sign shall be allowed for each zoning lot;

Proposed: Two (2) signs are proposed. (2 signs are allowed on a corner lot, this property is not a corner lot). Sign variation requested.

Area:

Allowed: Ten (10) square feet per sign face is the maximum allowed.

Proposed: 6'3" X 1'7" which equals 10 square feet.

Height:

Allowed: The maximum height for an identification sign is fifteen (15) feet above curb.

Proposed: Approximately 19'7" above grade to the top of the sign. Sign variation requested.

Tenant Wall Signage:

Zoning Ordinance Compliance for Tenant Wall Signage

Number:

For each use occupying a ground floor, one (1) sign facing a public street, public right of way, or parking area.

Area:

Front and rear wall – 8% of the area of the building wall to which the sign is affixed or 80 square feet, whichever is greater. Sidewall – 4% of the area of the building wall to which the sign is affixed or 40 square feet, whichever is greater.

Height:

Wall signs may not project higher than the roof deck or more than 30 feet above the curb level, whichever is lower.

Maximum Distance From the Wall and Mounting

Business wall signs may be located on the outermost wall of the principal building on the wall. The maximum distance the Village has allowed, without a variation, is one foot away from the wall, and the wall sign must be mounted directly to the wall. The proposed wall signage is more than one foot away from the wall, and is not mounted to the wall but sits on top of the new building element (as shown on the building elevations drawings)

New Sign Criteria For Tenant Business Signs

The petitioner is establishing a Sign Criteria specifically for the 636 Building in order to create a consistent and uniform appearance and for the mutual benefit of all tenants.

On the east, south and west facing facades, the Tenant Identification Sign(s) shall be comprised of three dimensional, fabricated channel type individual letters with white fronts and sides, and black metal backs. The individual letters of the Tenant Sign shall not exceed 24" in the event one line of text is used or 36" total height in the event two lines of text are used. The sign letters shall sit on top of the horizontal steel brow that extends 18" from the wall. The letters shall be internally lighted with all conductors, transformers etc., concealed as much as possible. The letter style and font will be the choice of the tenant. Colored tenant logos will be allowed, but limited to two colors in

addition to white. For each tenant occupying the building, no more than one tenant sign facing in any single direction will be permitted except for tenants with multiple facades. Tenants with multiple facades are permitted no more than one sign per facade. At the building corners, signage letters shall not project more than 12” past the face of the particular building façade. On the north facing façade, the tenant sign shall be affixed directly to the wall and shall be externally lit with gooseneck type fixtures.

The existing sign criteria for the other portion of the Shopper’s Court (646-660 Deerfield Road) will not change.

HVAC

The petitioner is proposing to screen the roof top units.

Bicycle Facilities

Ordinance O-02-09 states: Where appropriate all developments in the C-1 Village Center District shall provide for facilities for the storage of bicycles as appropriate for the development.

The petitioner is planning for the installation of two unique sculptural bike racks along the west wall of the building.

Public Art on Private Property

Ordinance O-15-22, approved in 2015, requires applicants for commercial development in the Village Center to give consideration to providing public art on the property. The petitioner is planning for the installation of two unique sculptural bike racks as well as commissioned wall art on the west side of the building as shown on the west elevation drawing and site plan. The removal of the trees in the existing landscape island will expose a unique masonry feature of nine inset panels on the wall and the petitioner sees this as a great public art opportunity.

CONCLUSIONS

Compatible with Existing Development

The Plan Commission believes the proposed amendment to the Shoppers Court PUD to allow changes to the property will be compatible with existing development and should not impede the orderly development and improvement of surrounding properties. The Plan Commission believes the proposed renovations to the property will be compatible with the existing development in the area. They believe the proposed improvements will modernize the building and make it more attractive to future tenants. The Plan Commission believes the proposed renovations are well planned and will be a benefit to this property and to the Village. They believe the

renovations are suitable for the Shoppers Court property. They believe the proposed changes will not have an adverse impact on the rest of the PUD or on surrounding properties. The exterior changes to the building are aesthetically pleasing and tastefully done. The proposed renovations will create more shopping opportunities in the Village Center; a good sense of place with a human scale; and more of a community spot. The proposed renovations to this development will also add to the walkability of the Village Center. The developer will be providing a place on the west wall of the building for public art.

Lot of Sufficient Size

The Plan Commission believes the subject property is of sufficient size for the proposed renovations. The Plan Commission believes the property is suitable for the proposed renovations and they will not create a negative impact on surrounding properties. The footprint of the building is not expanding. The Plan Commission believes changes to the Village owned property as shown on the petitioner's plan are appropriate. The Plan Commission believes the Village should grant an easement or license agreement to allow these changes on the Village owned property as they believe the proposed renovation plans for the property will be an asset for the Village Center.

Traffic

The Plan Commission believes the proposed renovations should not create traffic problems on the subject property and should not have an adverse impact on surrounding properties. The traffic and circulation patterns on the site are not changing significantly. The Plan Commission believes the traffic will flow well on the site and through the parking lot. The future uses are not known and if the future uses require Special Use approval, the Plan Commission and Village Board will have the opportunity to review them and can analyze their specific traffic impacts.

Parking and Access

Parking spaces on the property will not be significantly impacted by the proposed renovations to the property. Parking spaces will be relocated from the west wall to the north wall of the building. The handicapped parking space on the east side of the building on Village property will be moved further north to be closer to the handicapped ramp and to meet ADA requirements. This commercial PUD operates under a shared parking scenario where the various tenants have different peak times and can share the parking in the PUD. There is a public parking lot to the east of the 636 Deerfield Road building that provides public parking and works well. The Plan Commission believes the renovations to the property should not create a parking problem in the area or adversely impact parking. Any Special Uses will require Village review and parking will be examined as part of the Special Use process.

The existing access points to the property on Deerfield Road, and to the west side of the property (at Bank One), as well as the access to the Village municipal parking lot on Rosemary Terrace will not be changed as a result of the proposed renovations.

Effect on Neighborhood

The Plan Commission believes the proposed renovations to the Shopper's Court property should not be significantly or materially detrimental to the health, safety, or welfare of the public or injurious to other property or improvements in the neighborhood, nor should it diminish or impair property values in the rest of the PUD or the surrounding area. The Plan Commission believes the proposed renovations will not have an adverse impact on surrounding properties. The Plan Commission believes the proposed building renovations and landscaping will enhance the property and make it more aesthetically pleasing and modern. The Plan Commission believes the proposed plan is a tremendous improvement that will make the property more attractive to future tenants and their customers. The building is in need of a major update and the Plan Commission is glad to see the investment in the property which will benefit the property owner and the Village. The Plan Commission also reviewed the signage and they believe the proposed sign criteria will serve the development well and the requested sign variations as outlined in the signage section above are appropriate.

Adequate Facilities

Adequate facilities (access roads, utilities, etc.) will be provided for the subject property for the proposed renovations to the property.

Adequate Buffering

The Plan Commission believes that existing buffering on the subject property is adequate and is also pleased that additional landscaping enhancement are being made to the property. Landscaping enhancements are being made at the southwest corner of the Village owned public lot, and on the west side of the 636 Deerfield Road building, as well as in the north parking lot.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the request for an amendment to the Shoppers Court PUD for the proposed renovations to the building, site, landscaping, and signage be approved.

Ayes: (5): Berg, Bromberg, Jacoby, Shayman, Oppenheim
Nays: (0): None

Respectfully submitted,
Mary Oppenheim, Chairperson
Deerfield Plan Commission

TV are going to be relocated as well; however, they are working with their neighbors to ensure that their business operations are not inconvenienced during the relocation, and are going to perform the relocations after work hours or on the weekends. 7 Parkway North has been working with the Village as well as 8 Parkway North on the sewer water to ensure that there is adequate retention provided (with consideration of the land banked spaces). Mr. Renner reiterated that their parking and traffic study found that the infrastructure and roadway improvements made for the property are adequate to serve the building.

Chairperson Oppenheim asked staff for clarification on if there is an understanding that the easements and agreements need to be accomplished by the first or second reading of the ordinance. Mr. Ryckaert commented that standard practice was that the easements and agreements would need to be completed by the second reading of the ordinance with the Board of Trustees. Ms. Pugh commented that the easements are completed, and they are all out for signature, as well as under review by the Village's Engineering Department.

Chairperson Oppenheim asked the petitioners to speak on their request for approval to Amend the Parkway North Center Sign Plans to allow a Wall Sign at 7 Parkway North Center, and commented that the sign is in conformance with the Village's Code, but the reason the sign needed a formal approval was that it was not a part of the preliminary approval for the 7 Parkway North site. Ms. Pugh commented that the sign is very understated and tasteful. Chairperson Oppenheim commented that the sign identifies the building and the tenant (ABPN).

- (2) Public Hearing re: Request for Approval to Amend the Shoppers Court Commercial Planned Unit Development to Permit Major Renovations to the 636 Deerfield Road Building to Convert This Building Into a Multi-Tenant Building and Renovations to the Sidewalk at the West End of the Village Owned Parking Lot; and a Special Use for a Self-Improvement Facility for Shredd415 Deerfield LLC. (The Special Use Portion for Shredd415 Was Continued Because the Petitioner Is Not Ready to Proceed.)

Johnathan Berger, Managing Member, Bensenville Associates, LLC and new owner of Deerfield Shopper's Court, commented that the 636 Deerfield Road building is a vacant single story 14,000 square foot building that was occupied for about 65 years by a single tenant. The building has had very little maintenance or modernization over the years and as a result is functionally obsolete and unattractive. The petitioner's business plan is to re-lease the property and in order to do this the entire building needs to undergo a complete renovation. The addition of store front windows and doors on the east and west side of the building will allow the building owners to divide the property into smaller spaces (smallest space being 1,800 square feet) with as many as five tenants. The petitioners are confident that there is a demand for smaller tenant spaces for Deerfield. Mr. Berger noted that in order to put doors on the east façade, the Village-

owned sidewalk needs to be slightly raised to meet the bottom of the doors. The petitioners are also seeking permission to place signage and lights over the Village owned sidewalk. There will be railings going up the ramp to the building, per the staff's recommendations. The petitioners are in conversation with the Village to receive permission to restripe one row of parking in the municipal parking lot (no parking spaces are being eliminated, just relocated). The petitioners are also planning on adding a new sidewalk on the west side of the building to allow for store front windows and doors on that side of the building as well. In order to add the sidewalk on the west side, 3 parking spaces will be relocated from the west side to the north side of the building, and one landscape island with 3 trees will to be removed (one of the trees will be added back to the property). Public art and sculptural bike racks are planned on the west side of the building.

Martina Stoycheva, Architect, Partners in Design Architects, Inc., commented that the 636 Deerfield Road building is the first visible building in the commercial district as traffic enters the Village from the east. The petitioner's goal is to enhance the visual appearance of both the interior and exterior of the building, which includes stripping the many layers of paint from the exterior brick of the building to reveal the original brick and stain it to give a fresh look to the building. The metal detailing that will be added to the exterior of the building pays tribute to the original design of the building and concurrently gives it a modernized look. The address of the building (636) is going to be displayed on the decorative fin of the building, and the addition of a steel brow along the top trim of the building is going to have tenant signage resting on top of it. There are going to be improvements to the landscape planters and landscaping throughout the property. The petitioner noted that their goal is to transform the building into a 3 sided building with commercial tenants on all 3 sides. Mr. Berger commented that the doors are going to be set back by two feet on the east side, and feels that it is an exciting look both architecturally and aesthetically. These recessed doors will be an operationally functional feature that expands the sidewalk by two feet. The sidewalk is going to be a spacious 8 feet wide, and the sidewalk is only going to be impacted by one foot when the doors are opened.

Ms. Stoycheva commented that in order to achieve the transformation of the building into a 3 sided commercial store front building, extensive civil improvements will have to be made, including raising the sidewalk on the east façade so that the store fronts are even with the sidewalk and accessible; adding the two additional steps down to the parking lot; and, creating a grade that allows storm water to drain away from the building. Mr. Berger explained that the current asphalt impact is designed in a way that allows storm water to flow away from the doors of the building, and the storm water is going to continue to flow in the same pattern away from the building even with the slight grade change. Chairperson Oppenheim asked how many inches the sidewalk was proposed to be raised on the east side of the building. Ms. Stoycheva commented that the sidewalk will be raised approximately 14 inches. Mr. Berger explained that there is a slight slope in the grade on the east side of the building and the slope levels out at the north side of the building at the highest point of the property.

Ms. Stoycheva commented that their landscape plan included improvements to the landscape island. Chairperson Oppenheim commented asked staff if mitigation would be required for the 3 trees that were being removed. Mr. Ryckaert commented that it is not a residential property therefore the Village's tree ordinance does not apply to commercial property, and mitigation would not be required but the property has a landscape plan that is being enhanced. Mr. Berger commented that although they are removing 3 trees they are adding one tree back to the property along with additional plants and landscaping. Chairperson Oppenheim acknowledged that the petitioners are limited in areas that they can plant a tree on the property. Mr. Berger commented that they are going to be making landscaping improvements to the areas that have existing landscaping on the property to make it more aesthetically pleasing.

Ms. Stoycheva commented that they covered the signage criteria with the Appearance Review Commission (ARC), and reiterated that the building is going to have the address displayed on the decorative fin, and that tenant signage is going to be placed on the steel brow element.

The petitioners are largely focusing on stabilizing the interior of the building structurally. Chairperson Oppenheim commented that many residents in the Village are very familiar with the unique interior of the building as the building previously served as a market and later a furniture store. Mr. Berger commented that the trusses were hidden by a dropped ceiling for many years, and that they have pulled the ceiling down to expose the trusses. A lot of work has been done to ensure the structural stability and safety of the building.

Commissioner Shayman asked about the signage criteria for the building's tenants, and if their signage would be uniform. Mr. Berger commented that all of the tenants' signage is going to have one color lettering (white), and their logos will be allowed to have two colors which is consistent with the current signage criteria in Shopper's Court. Chairperson Oppenheim asked if the ARC has approved their signage criteria. Mr. Berger confirmed, and commented that their conversations with the ARC were very productive and inspired a lot of positive changes to their signage design and criteria. Chairperson Oppenheim commented that a sign variation was needed for the property since the petitioners were requesting an additional identification sign. She added that two building identification signs would be allowed if the property were a corner lot and would not warrant a sign variation. Chairperson Oppenheim commented that the property visibly appeared to be a corner lot, and asked staff why the 636 Deerfield Road building was not considered a corner lot. Mr. Ryckaert noted that the actual corner lot was legally the municipal parking lot, and not the lot that the 636 Deerfield Road building is on. Chairperson Oppenheim commented that the other variation that was requested was for the height of the identification sign being above the allowed 15 feet from grade. The building identification sign is being placed on an existing architectural element (the decorative fin) that cannot be lowered as it is structurally a part of the building.

Commissioner Shayman asked if the brick recesses on the fin of the building were being removed. Mr. Berger confirmed that the brick recesses were being removed. Chairperson Oppenheim asked about the size of the square panels on the brick wall on the west side of the building that the petitioners are proposing as a platform for public art. The petitioners commented that the exact size of the square panels was not known but their thought was to place the art directly inside of the architectural squares while incorporating them into one unified wall art piece. Chairperson Oppenheim commented that the public art piece would have to work as a whole, and that it would be most visually appealing to incorporate the squares into one art piece, rather than having nine individual art pieces on brick squares. Mr. Berger agreed, and commented that the art piece would have to work from a longer distance away and up close. Chairperson Oppenheim commented that there has been a lot of discussion about placing public art on the side of the 636 building over the years, and is confident that there is going to be a lot of enthusiasm from the community to transform that wall into public art.

Commission Berg inquired about the exterior lighting and signage lighting. Ms. Stoycheva commented that the signage will be internally lit and will have a white base and black sides and back. The building will be lit with sconces and inspired by the midcentury feel that the design of the building embodies. There will also be lighting coming from Deerfield Road and the existing parking lot lighting.

Commissioner Bromberg inquired about the trees on the property. Chairperson Oppenheim reiterated that one of the landscaped islands with 3 trees was being removed, and commented that there is very limited space on the property to place trees. Chairperson Oppenheim commented that transforming the building into a 3 sided commercial store front building with windows on all 3 sides is going to give the building a more aesthetically pleasing look, along with the additional landscaping on the property.

Commissioner Bromberg asked the petitioners what is their development schedule for the building, and their goal for moving tenants into the building. Mr. Berger commented that their architect is currently working on their construction drawings; and their goal is to have their plans submitted for a building permit by May or June. Chairperson Oppenheim asked if there are potential tenants interested in the space. Mr. Berger confirmed that there is a lot of interest in the building. Chairperson Oppenheim asked if each tenant space is going to be around 2,000 to 3,000 square feet. Mr. Berger commented that there may be a tenant space as small as 1,800 square feet; and that there is interest from tenants for a space as large as 8,000 square feet, so the sizes of the tenant spaces are going to vary. Mr. Berger added that there is a tenant interested in the entire 14,000 square foot space, but he is not interested in entertaining that proposal, and is set on dividing the building into a multi-tenant space. Ideally, the north side of the building (the back of the building) is going to house a commercial tenant, and the south side of the building is going to serve as a retail tenant store front. The prospective tenant, Shredd415, for the 636 building would be a commercial tenant as it

Public Hearing
April 14, 2016
Page 8

is a self-improvement facility, and would therefore be located on the north side of the building.

There being no further business to discuss a motion was made and seconded to close the public hearing.

Respectfully Submitted,
Mary Glowacz

(2a) Discussion of 636 Deerfield Road Building Renovations

Commissioner Bromberg, Commissioner Berg and Commissioner Shayman were all in agreement that the building renovations for the 636 Deerfield Road building were improvements to the existing building and very aesthetically appealing. Chairperson Oppenheim asked staff if the pending agreement between the Village and the owner of the 636 building for the changes along the east side of the building affected the Plan Commission's ability to send a recommendation to the Board. Mr. Ryckaert confirmed that the Village Manager's Office is in conversation with the owners of the 636 building about developing a formal agreement for the changes to the municipal parking lot. He noted that the Plan Commission is able to proceed with their recommendation to the Board in regards to the 636 building. Chairperson Oppenheim asked if it was necessary for the Plan Commission to state their support of the changes to the municipal parking lot as a part of their recommendation to the Board, or if it was implicit in their approval of the petition. Mr. Ryckaert commented that it was implicit in their approval, but the Plan Commission could state it as a part of their recommendation if they found it necessary. Chairperson Oppenheim commented that the changes to the building are both necessary and sensible, and feels that the changes to the sidewalk and the parking lot are important for safety reasons.

Commissioner Shayman motioned to approve the request to amend the Shoppers Court Commercial Planned Unit Development to permit major renovations to the 636 Deerfield Road Building to convert the building into a multi-tenant building and renovations to the sidewalk at the west end of the Village owned Parking Lot. Commissioner Jacoby seconded the motion. The vote was as follows:

Ayes: (5) Berg, Bromberg, Jacoby, Shayman, Oppenheim
Nays: (0) None

The motions passed and will be on the May 2th Village Board Meeting agenda.

Commissioner Bromberg motioned to continue the request for approval for a Special Use for a Self-Improvement Facility for Shredd415 Deerfield LLC to the Plan Commission Public Hearing Meeting on June 9th, 2016. Commissioner Berg seconded the motion. The vote was as follows:

Ayes: (5) Berg, Bromberg, Jacoby, Shayman, Oppenheim
Nays: (0) None

The motions passed and will be on the June 9th Plan Commission Public Hearing Meeting agenda.

There being no further business to discuss the meeting adjourned.
Respectfully Submitted,
Mary Glowacz

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop Meeting at 7:30 P.M. on February 11, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman Pro Tem
Al Bromberg
Jim Moyer
Stuart Shayman

Absent: Bob Benton
Elaine Jacoby
Mary Oppenheim

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

Public Comment on a Non-Agenda Item

No public comment on a non-agenda item

1. Prefiling Conference: Proposed Renovations to 636 Deerfield Road in the Shopper's Court PUD (former Overstock Furniture Building) and the West End of the Village Owned Parking Lot

Lawrence Freedman, Attorney, Ash Anos Freedman & Logan, explained that the petitioner requesting an amendment to the Shopper's Court Planned Unit Development (PUD) to make renovations to 636 Deerfield Road building. Mr. Freedman also mentioned that the petitioner has a potential tenant that may require a Special Use if ownership agrees to lease terms with the prospective tenant.

Johnathan Berger, Managing Member of Bensenville Associates, LLC and new owner of Deerfield Shopper's Court, stated that his passion is to buy well located real estate that is functionally obsolete and transform the building. Mr. Berger noted that the 636 Deerfield Road Building is a really well located building that needs some vision, money and municipal support; identifying it as a single user retail commercial building that can be divided into a multi-tenant building. In order to transform the 636 Building into a multi-tenant building, Mr. Berger stated that the following changes would need to be made to the building: 1.) The building would need multiple front door possibilities (identifying the east façade as the best place to have multiple front doors); 2.) In order to add multiple doors to the east façade, the sidewalk would need to be raised slightly to meet the floor of the building; 3.) There would be some steps and railings added to the east façade of the building for safety purposes and, 4.) Restriping in the municipal parking lot.

Mr. Berger identified a key design element on the east façade, sets back the doors and window two feet. Mr. Berger stated that this design element allows the following: 1.) It aesthetically add interest by creating layers and levels; and 2.) Sets the door back two feet allowing the door to only impact the sidewalk by one foot when it swings all the way open. Mr. Berger explained that the sidewalk is nine feet wide, and that by setting the door back by two feet pedestrians have eight feet of sidewalk to utilize at all times; maximizing the use of the sidewalk.

Mr. Berger noted that the 636 Building is an iconic and historic structure in Deerfield. He commented that the major changes would be on the east elevation with the addition of a sidewalk on the west side of the building so as to allow traffic to move around all 3 sides of the building. Mr. Berger explained that the west façade sidewalk would extend back to the northwest corner of the building, where a tenant with a cross-fit type business would fit perfectly (in a tenant space of about 3,000 feet). He pointed out that this type of business would be a good use for the northwest portion (back) of the building.

Mr. Berger also commented that as you move away from Deerfield Road and along the east elevation toward the back of the building he foresees tenants using the space for less retail, and more commercial types of uses.

Werner Briske, architect, Partners in Design Architects, stated that the building has a lot of potential, pointing out that the interior has an interesting design element with the bowstring trusses in the ceiling. Mr. Briske commented that their east property line ends at the east wall of the building and their proposed plan to make changes to the sidewalk is on Village property. He noted any change would require some form of municipal support. Mr. Freedman clarified that their request for "municipal support" is a request for an easement or license agreement from the Village.

Mr. Briske expressed that it has always been disappointing to enter the Village Center from the east on Deerfield Road because of the lack of development on the north side of Deerfield Road. He identified the remodeling of the 636 Building as an opportunity to enliven the north side of Deerfield Road as a retail gateway into the community. Mr. Briske feels that their proposed plans for the 636 Building is going to be the beginning of enlivening Deerfield's retail district. He reiterated that they are proposing to perform within the Village's property, which includes the following: 1.) The work on the sidewalk on the east elevation; 2.) Creating a stair at the south corner, and a stair and a ramp at the south end of the sidewalk; 3.) Raising the sidewalk to the entry of the building, and putting a railing across the sidewalk and, 4.) Restriping the parking lot. Mr. Briske stated restriping of the municipal parking lot would move the handicap spot from the north end to the south end.

Mr. Briske stated that changing this 14,000 square foot single user building into multiple tenants building is a great opportunity to enliven the building. He noted other changes to the building including utilizing the signature fin of the building as their

signage element to brand the building, the signage for their tenants including the steel beam brow with the signage sitting on top, so that the beams are slightly exposed; creating a shadow, as well as a unique feature in the Village, enhancing the landscaping in the corner between the front entrance and the parking lot entrance, raising the elevation on the east side, so that the sidewalk is level with the building, creating a retaining wall along the west side of the ramp with salvaged brick to match the rest of the building. Mr. Briske commented that they intend to sandblast the brick, tuck point and clean it; and possibly stain the brick, depending on the color of the brick that is exposed. Commissioner Moyer asked if they could bring the brick to the front of the building, instead of the having the white panels. Mr. Briske commented that they considered placing brick in the front of the building, but felt that the white paneling in the front livened the building and made the front stand out. Commissioner Moyer asked how the parking would change if they were given the approval to raise the elevation on the east side of the building. Mr. Briske replied that there would be no change in the number of spots in neither their parking lot, nor the municipal parking lot. He also clarified that their plans are to raise the sidewalks elevation to the existing curb line of the building only, and are not encroaching out to the parking lot spaces, so the parking lot will not be affected.

Commissioner Stuart Shayman inquired about loading and trash. Mr. Briske noted that loading and trash will most likely be done in the same area as it is done now, on the north side (back) of the building. There is a fairly large trash corral that is shared by tenants in the development in the northwest corner of the building. Commissioner Shayman asked if the trash coral would still work if they ended up with a restaurant type use in the building. The petitioners assured Commissioner Shayman that they had decided on keeping the loading and trash area in the same area even taking into consideration possible tenants or even a restaurant.

Chairman Pro Tem Berg asked if they were proposing back doors for the retail units. Mr. Briske responded that there would be back doors, and pointed out that there is a current existing back door in the north east corner, and another one further west; both of which would likely remain.

Commissioner Shayman pointed out that there is two-way traffic on the north side of the building and if this would remain with the addition of the three parallel parking spaces that will be added on the north end of the building. The petitioners noted that there is an existing apron there that would allow for the three parallel spots to be added, without interfering with the flow of the two-way traffic on the north side of the building. The petitioner noted that the drive aisle width north of the building remains at 24' with the propose parallel parking spaces.

Chairman Pro Tem Berg asked if the Village requires backdoor access for retail establishments. Commissioner Shayman commented that that would be dependent on building code requirements. Mr. Ryckaert suggested that the petitioners speak with the

Village's Building Department to discuss the backdoor requirements for the 636 Building.

Commissioner Al Bromberg asked the petitioners to confirm how many parking spaces the parking lot currently has, and whether the Zoning Ordinance would require them to add more parking spaces if they changed the layout and use of the building. The petitioners confirmed that there are 89 spaces currently on their lot, and in their parking lot plan the parking space count would remain the same (no spaces would be lost, and no spaces would be added). The 89 parking spaces do not include the 50 parking spaces on the Village's parking lot. Mr. Berger commented that the petitioners looked into the code requirements for the number of parking spaces required for building and noted that the Zoning Ordinance would not require more parking spaces unless they increased the square footage of the 636 Building, which they are not proposing. Mr. Ryckaert confirmed that because it is an older building it would be grandfathered in; however, he also commented that when the petitioners apply for Special Uses for the 636 Building, the Village will look into whether there is adequate parking based on the tenants' use of the building. Mr. Freedman commented that for non-Special Uses (permitted uses) that they would not have to add parking spaces, but if they were to apply for a Special Use permit like a restaurant then they would need to consider the adequate number of parking spaces based on the uses in the building.

Commissioner Moyer asked Mr. Ryckaert to confirm that the 50 parking spaces in the municipal lot are Village owned. Mr. Ryckaert confirmed that is the Village municipal parking lot holds 50 parking spaces. He added that there is a shared parking agreement made in 1960 among the Shopper's Court ownership, the church, and the Village. Commissioner Moyer asked if the 50 parking spaces in the municipal lot would be available for overflow parking for the 636 Building. Mr. Ryckaert confirmed that the municipal lot could be used for overflow parking, and that it was a 3-hour parking in the municipal parking lot. Commissioner Moyer responded by asking if the parking spaces available in the municipal lot would be taken into consideration during a parking study, and whether the municipal lot required Parking Permits to park there. Mr. Ryckaert confirmed that the municipal lot would be taken into consideration during a parking study for the 636 Building, and that the lot was not permit enforced, but that there are signs posted limiting customers to a maximum of 3-hour parking. Mr. Freedman commented if (hypothetically) that if they were to apply for a Special Use for a restaurant that their parking study could take into account how much of the municipal lot would be available at any given time to handle that use, since the 636 Building would be allowed to use the municipal lot along with the rest of the tenants in Shopper's Court and general public.

Chairperson Pro Tem Berg asked for comments from the Commissioners. Commissioner Bromberg commented that he thought their plans looked great, and that they would need to meet with the Appearance Review Committee (ARC) to go over signage requirements and any exterior changes. The petitioners commented that they had met with the ARC, and felt that it was a productive meeting. The petitioners have

made several changes to their signage plans based on the ARC's suggestions, and they felt that their new signage plans were in sync with the ARC's recommendations. Mr. Ryckaert asked if the petitioners could show the Plan Commission the new signage plan for the 636 Building, and explain the changes that they had made since they met with the ARC. Mr. Berger pointed out that one of the ARC's main concerns was the long term effects on the appearance of the building especially, if the signs were to attached directly to the building. The ARC asked the question of what happens after a tenant leaves and their signage is taken down. What happens with the holes in the walls from where there signage used to be. Mr. Berger explained that the ARC was concerned about how they would then cover the holes in the walls, and whether or not new panels would match due to oxidation from the sun. Mr. Berger commented that their solution to the ARC's concerns was to pull the signs off the wall with steel rods even though they will be requesting a variation as their signage exceeds the maximum amount of inches that the sign can protrude outwards from the building. Mr. Ryckaert asked the petitioners about the size of the lettering and the steel beams on their signage. Mr. Briske responded that the signs are 24 inches for a single line, and the steel beams are projected to be about a foot off the wall. Mr. Berger commented that the sign criteria for the 636 Building mimics the sign criteria for the rest of the Deerfield's Shopper's Court. He noted that the letters are 24 inches tall which is the same height of the letters on signage in the rest of Shopper's Court, with the only difference being the signage protruding further off of the wall. Commissioner Shayman asked if the signs would be internally illuminated. The petitioners confirmed that the signs would be internally illuminated, which includes the 636 Building identification sign.

Commissioner Shayman asked the petitioners to expand on their intentions to place public art on their 636 Building. Mr. Berger commented that they plan to have some artists come view the building and the space. He feels that there is a unique opportunity to utilize the nine masonry squares on the west elevation to incorporate some form of public art. Mr. Berger also noted that they will have two sculptural bike racks on the west elevation of the 636 Building.

Commissioner Bromberg asked if the petitioners had anything planned for the other building where Italian Kitchen currently resides. Mr. Berger commented that his focus is on re-stabilizing the tenants in that building, as well as working with the Italian Kitchen. He recognizes that Italian Kitchen is a staple within the community, and the owners have expressed that they want to stay and invest in their space. Mr. Berger is also in conversation with the rest of the tenants, and is working on renewing their leases. He is planning on investing in a new roof for 646-660 building.

Commissioner Berg asked is there is currently a sidewalk on the west elevation. Mr. B noted that currently there is no sidewalk on the west elevation but there is a curb with three parallel parking spaces which would be moved to the north side of the building (spot for spot) as they discussed earlier. The petitioner is also proposing to remove the landscaped islands that sit in front of the nine square masonry feature.

Commissioner Berg also asked if the petitioners had discussed raising the sidewalk on the east side with the Village. The petitioners confirmed that they were in discussion with the Village on raising the sidewalk on the east side. Commissioner Berg inquired as to whether there was an agreement or easement for the existing sidewalk on the east elevation. Mr. Ryckaert commented that there would likely be an agreement made with the Village as to who was responsible for maintaining the sidewalk.

Document Approval

The Plan Commission approved the minutes from the January 28, 2016 meeting and the Northwest Quadrant Report and Recommendation. The motion passed by voice vote.

There being no further business to discuss the meeting adjourned.

Respectfully Submitted,
Mary Glowacz

Appearance Review Commission

Meeting Minutes

February 22, 2016

A meeting of the Appearance Review Commission was held on Monday, February 22, 2016 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Acting Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaltman
Lisa Dunn, Acting Chairperson
Sherry Flores
Jason Golub

Absent were:

Dick Coen, Chairman
Elizabeth Low

Also Present:

Jean Spagnoli, Village Planner
Jeri Cotton, Secretary

3. 636 Deerfield Road – Façade Improvements, preliminary review

Martina Stoycheva and Werner Briske architects with Partners In Design Architects and David Vinny with Berger Asset Management were present. Since the last meeting, the petitioner has appeared before the Plan Commission. Mr. Briske explained they want the building to be a multi-tenant building that is lively. He explained they made a few changes to the building, based on the Commission's comments. They chose not to make holes in the metal for signage, removed the gooseneck lighting and made changes to the planing. They created a steel brow for the tenant business signage. He noted the brow is outside the sign provision in the Zoning Ordinance. The proposed criteria for the tenant signage includes one sign per tenant elevation, white text, additional colors for a logo, any font and a text height of 24" for a one line sign and 36" for a two line sign. The signs would be steel brow mounted on the west, south and east elevations.

Mr. Briske explained they changed the front façade base material to a slab material rather than a modular material. He noted there is a grade change and existing sidewalk, which they will need to consider.

Mr. Briske discussed the planting area. They will add a knee wall of salvage brick material and keep the curb in front of the southeast planting area.

Mr. Briske explained they will add the numbers directly onto the masonry fin. The signage will be approximately 20 feet, which is higher than the allowed 15 feet in height. They propose a new entrance facing west toward the rear of the building. The entrance will be connected to the street sidewalk by a proposed walkway. The walkway will be enhanced with a landscape area of ornamental grass. Mr. Briske explained they are considering adding artwork in the square patterned area.

Acting Ch. Dunn explained the identification sign will be 10 square feet, but the numbers need a height variance. Ms. Flores is okay with the numbers, as it is less of a focus point. Mr. Golub agreed. Ms. Chaitman noted the numbers are an identification sign. Acting Ch. Dunn believes the sign looks appropriate on the fin architectural element.

The commissioners discussed the proposed wall signage on the metal brow. Acting Ch. Dunn questioned if the letters and brow would foster nesting. Mr. Briske will look into

it, but believes it is more open than a raceway. The commissioners discussed the colors. Ms. Chaitman explained the commissioner prefers limiting the number of colors. She believes keeping only white letters, in various fonts, would look nice. She would prefer the logo to have no more than three colors, including white.

Ms. Chaitman is okay with the identification sign on both sides of the fin as well as the height modification. She noted the maximum distance from a wall is 1 foot. The petitioner is proposing a 6" deep sign floating 1'6" from the wall. The returns and trim caps would be white. Ms. Spagnoli noted the Village signs are attached to the wall, while this sign would be floating in front of the wall. Ms. Chaitman noted the petitioner did this signage tastefully, but not every petitioner will present a tasteful floating sign. Ms. Flores questioned whether a two-line stacked sign would have a justification requirement. Ms. Flores believes the sign looks a little different, but wants to ensure the signs are not too hodgepodge. Mr. Golub likes the floating signs. He believes it goes with the modern feeling of the building. The commissioners agreed. Acting Ch. Dunn is not in favor of the floating signs.

The commissioners believe the bike racks should be moved toward the rear of the building.

Appearance Review Commission

Meeting Minutes

January 25, 2016

A meeting of the Appearance Review Commission was held on Monday, January 25, 2016 at 7:00 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Ch. Dick Coen called the meeting to order at 7:00 p.m.

Present were

Dick Coen, Chairman
Beth Chaitman
Lisa Dunn
Sherry Flores
Elizabeth Low (arrived 7:43 pm)

Absent was:

Jason Golub

Also Present:

Jean Spagnoli, Village Planner
Jeri Cotton, Secretary

4. 636 Deerfield Road – façade and off-site (municipal lot) improvements, preliminary review

Martina Stoycheva, architect with Partners in Design Architects, Jonathan Berger with Berger Asset Management and Larry Freedman, attorney with Ash, Anon, Freedman and Logan, LLC were present. Mr. Berger explained they are the new owner of Deerfield Shopper's Court and the 636 building. They own and develop real estate and plan to bring the property back to life.

Mr. Berger noted the 636 building was built in 1961 and is in fair to poor condition. He plans on making a complete core and shell renovation which will include a dividable building. In order to divide the building, there needs to be multiple front door possibilities along the east façade. The sidewalk will need to be raised to match the floors. Mr. Berger explained they propose setting back the windows along the east façade to create depth as well as a spacious sidewalk for the patrons.

Mr. Berger explained they tried to follow the existing Sign Ordinance for the Shopper's Court identification sign, but the black behind the address numbers would be larger. Ch. Coen noted the east parking lot and sidewalk are owned by the Village. Mr. Freedman explained they will work with the Village Board on a licensing agreement.

Ms. Dunn questioned whether the doors could swing onto Village property. Ms. Stoycheva explained the doors would swing 1' onto Village property. Mr. Berger noted they may need additional windows, but do not know at this time. Ch. Coen asked if the building has a fire sprinkler. Mr. Berger explained it currently does not have a fire

sprinkler, but will have one. Ch. Coen noted the petitioner may need to add corridors for exiting. Mr. Berger will look into it.

Ms. Dunn would prefer to see the building oriented more toward Deerfield Road. She does not know how this building will complement the other buildings along Deerfield Road. Mr. Berger explained there would be two tenants on the front façade. He believes having a multi-sided building would be a nice addition to the downtown. Ms. Chaitman explained the design and brick color are different than the existing Shopper's Court. Mr. Berger explained they would be stripping off the paint and returning the brick to the natural color. Ms. Flores would prefer to see at least one element tied into the neighboring shopping areas. Ch. Coen confirmed the brick would be tuck pointed and stained as required for a uniform look across the entire façade.

Ms. Stoycheva showed the proposed metal panels located 10' above the ground. Ch. Coen expressed concern about the signs being installed and removed, noting the material is not forgiving and questioned if the petitioner would replace the panel when tenants change. Ms. Dunn noted the material is inconsistent with anything in the downtown. Ms. Low noted the material has horizontal lines, and is similar to siding. She indicated there are other businesses in downtown that have siding. Ms. Flores believes the existing materials in the area have a warmer feel. Mr. Berger noted the south façade does not have brick. Ms. Chaitman believes this would make Deerfield have a more contemporary feel. Ch. Coen prefers the natural brick.

Ms. Flores asked about the potential tenants. Mr. Berger would like unique tenants including a restaurant to occupy the building. Ms. Dunn asked if there is enough parking for a restaurant. Mr. Berger explained they are not changing the footprint of the building. Ms. Spagnoli noted restaurants are special uses in the Village and would require Village approval. Mr. Freedman noted they would appear before the Plan Commission for a Special Use if they get a restaurant tenant. Ms. Dunn and Ms. Flores are not in favor of the metal material. Ms. Chaitman is okay with the metal material if they get the signage issues worked out. Ms. Low prefers a brown color, but is okay with the material. Ms. Stoycheva noted the metal material is paneled, so they would only need to remove the affected panels. Ch. Coen pointed out that after time a new panel may not match existing panels.

Ch. Coen expressed concern about the durability of the front/south façade material, and suggested a Renaissance type stone be used at the base. Ms. Low questioned the gooseneck fixtures. Ms. Stoycheva indicated the gooseneck fixtures would illuminate the metal awnings. Ms. Low expressed concern about the gooseneck fixtures taking up too much space, which would interfere with signage. Ch. Coen questioned if there is lighting with a smaller profile. He indicated the proposed signage should all be within the same plane. Mr. Berger believes the varying parapet height brings some interest to the building. Ms. Chaitman suggested using smaller fixtures, to allow for signage.

Ch. Coen confirmed the framing would be charcoal gray. Ms. Low added the banding would also be charcoal gray. Ms. Dunn is in favor of the additional window on the southwest corner.

a. Identification Signs

The commissioners discussed the building fin. Ch. Coen suggested adding the numbers to the existing insets. Ms. Dunn questioned whether the building identification sign would interfere with the tenant building signs. Ms. Flores is not in favor of the stacked numbers. Ms. Stoycheva believes the stacked numbers work well with the shape of the fin. Mr. Berger noted if the black background panel was removed, it would fit into the sign provisions. Ms. Spagnoli noted one 10 square foot identification sign is permitted. The proposed sign has two 32 square foot signs. Ms. Chaitman and Ms. Low like the proposed sign, but believes it should meet the Village Code. Ms. Dunn likes the existing cut-out detail on the fin and questioned the need to cover the decorative feature to add the building numbers. Ch. Coen is okay with the proposed fin sign, but would also support the cut-outs without numbers.

Ch. Coen questioned the sun screen. He noted the panels are partially open. Ms. Stoycheva indicated they could be closed if desired. Ms. Flores questioned whether the proposed material would promote nesting. Mr. Berger noted his maintenance staff would address insect and bird nesting. The commissioners want to see a sample of this material. The commissioners are okay with the proposed charcoal grey metal sconces with up and down lighting.

The commissioners discussed the identification sign. Ms. Flores questioned why the numbers needed to be stacked. Mr. Berger believes the stacked numbers work better with the fin. The commissioners asked if the black panel could be removed. Ms. Stoycheva indicated the black panel covers the inset cut-outs. Ms. Chaitman suggested keeping the insets. Ms. Stoycheva explained they looked at various size numbers. The proposed numerals are 1'6" in height. Ms. Flores believes people will look for the store names rather than the building address. Ch. Coen noted the fire department will require a building address.

Ms. Chaitman believes the Commission's recommendation would be to reduce the area of the sign.

Ms. Low and Ms. Chaitman are okay with 2-sided sign, one on either side of the building fin, but would like the height and square footage reduced. Ms. Dunn would prefer the signs to be smaller and within the Village's provisions, but would be okay with two signs. Ms. Flores would prefer the inset squares be visible and would prefer the address to be much smaller. Ms. Flores would not be in favor of a stacked sign, but would be okay with two signs, both within the Village's sign provisions. Ch. Coen would prefer the inset squares; the decorative building detail being retained.

b. Sign criteria

The commissioners discussed the proposed sign criteria. Ms. Dunn suggested using the same sign criteria as Shopper's Court. Mr. Berger explained it would be the same, but the sign faces are not being restricted to white. Ms. Dunn would prefer having a uniform color and font. Mr. Berger noted Shopper's Court allows any font.

Ch. Coen read the proposed criteria for tenant signage. Ms. Dunn noted the signs are not all on brick, as submitted. Ch. Coen noted the signs will just be face lit. Ms. Chaitman believes white faces would be the best color on the metal material. Ch. Coen questioned the color of the natural brick. Ms. Stoychava explained the brick would be an orange-yellow color. The commissioners believe there could be different color faces for the different elevations. Ms. Spagnoli noted the Village typically does not have illuminated (face-lit) signs on the rear of a building that faces residential. She indicated the petitioner would be allowed a sign on each elevation that faces a public way.

Ms. Flores would prefer all the signs to be the same font unless there is a logo font. She would prefer the sign faces to be the same color and would not want graphic logos. Ms. Chaitman would be okay with various logos and fonts, but would prefer a standard color. Ms. Low believes the signs should have two colors within the center, with logos allowed and any font. Ms. Dunn would prefer one color signs without logos, but would allow any font. Ch. Coen would prefer a limited palate of colors from which tenants can select. Logos would be permitted but no more than two colors would be permitted in a sign.

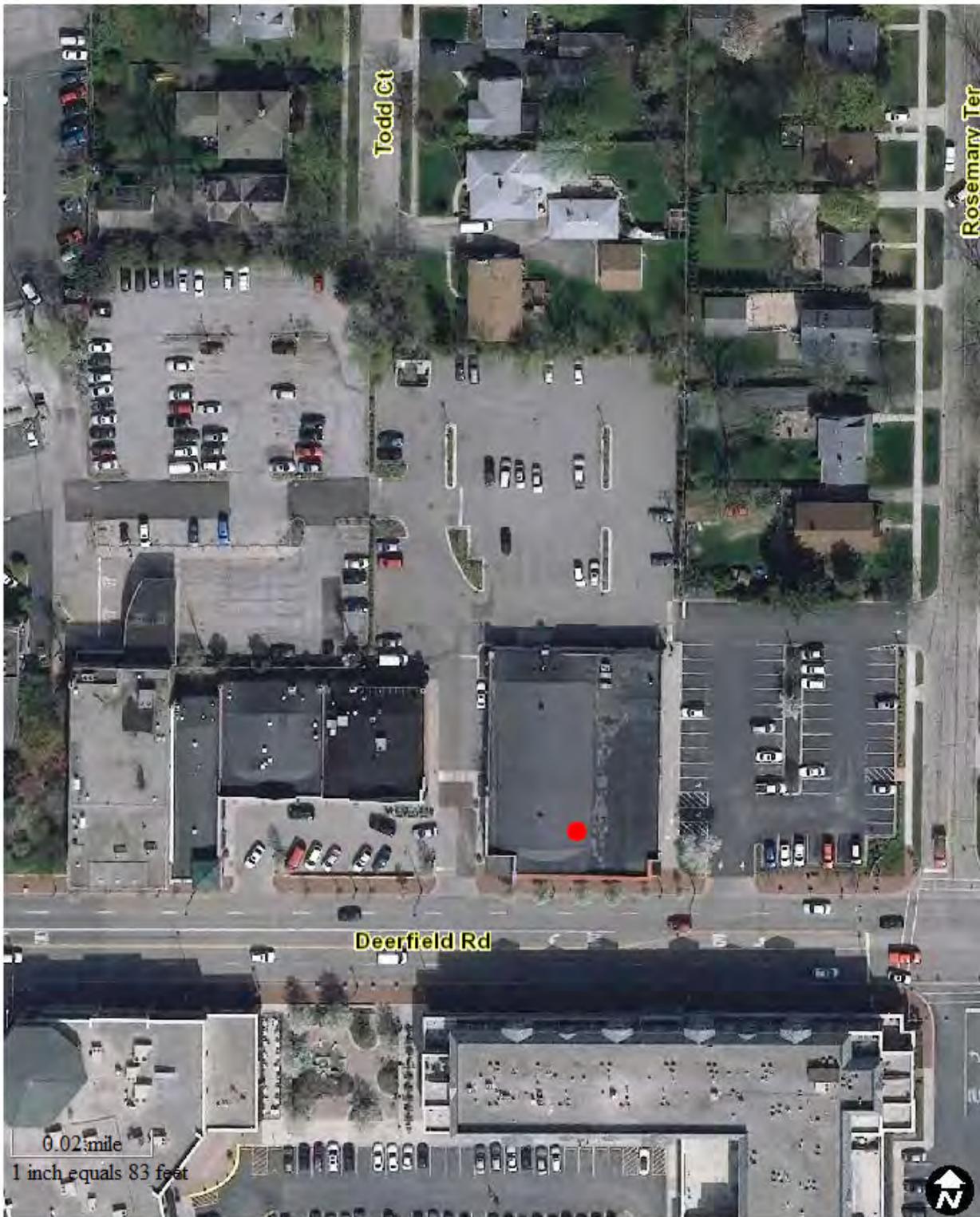
The commissioners discussed possible internal sign illumination on the north side of the building. The commissioners would not want internally illuminated signage on the north side of the building. Mr. Berger asked if there were a front door on the north side of the building. Ms. Dunn noted the gooseneck lighting could illuminate the sign. Ch. Coen noted the sign criteria needs to be sensitive to the residents. Mr. Berger believes it would be difficult to make the building four sided without allowing illuminated signage on the north side of the building. The commissioners believe indirect lighting of sign on the north elevation would be appropriate – not a face-lit sign.

5. Election of Vice Chairperson

Ch. Coen noted with the departure of Mr. Ehke, the Commission needs a new vice chairperson.

Ch. Coen moved to appoint Lisa Dunn as the vice chairperson of the Commission. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Coen, Chaitman, Dunn, Flores, Low (5)
NAYS: None (0)



Map created on February 4, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Village of Deerfield 2015 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

Deerfield Shopper's Court
Criteria for Tenant Signs

ARC APPROVED
7-23-07
[Signature]

Exhibit A

These criteria have been established for the purposes of assuring uniform signage to enhance the Shopping Center's visual impact to the public, and for the mutual benefit of all Tenants. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the sole expense of the Tenant.

A. GENERAL REQUIREMENTS:

1. Tenant shall submit for Landlord's approval before fabrication, plans and specifications indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics. Landlord's approval of Tenant's plan and specifications shall not be deemed to constitute approval by Landlord of any of Tenant's sign work. Prior to sign fabrication Tenant shall submit to Landlord separate drawings and specifications, in quadruplicate, including samples of materials and colors, for its entire proposed sign work. The drawings shall clearly show the location of all signs on the store from the elevation drawings, graphics, color and construction and attachment details. Full information regarding electrical load requirements and brightness in foot-lamberts shall also be included. Within a reasonable time after the receipt of such drawings and specifications, Landlord shall return three sets thereof to Tenant with its approval and/or suggested modifications thereof, and if Tenant shall fail to take exception thereto by written notice to Landlord given within the (10) days from Tenant's receipt of the suggested modifications from the Landlord, Tenant shall be deemed to have agreed to and approved all such suggested modifications.
2. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the Tenant or its representative, at Tenant's expense. Tenant shall submit at least two (2) copies of sign drawings, bearing Landlord's prior written approval, to governing authorities with permit application.
3. Tenant shall be responsible for the fulfillment of all requirements of these criteria.
4. Tenant's sign all be store identity (corporate or official name) sign only, shall be placed on brick field directly above the awnings and below the next adjacent cast stone band or coping as depicted on the Landlord's architect's drawings.

B. DESIGN REQUIREMENTS:

1. All Tenant storefront identification signs shall be subject to the prior written approval of the Landlord.
2. Wording of signs shall not include the product nor goods nor services (and the like) sold.
3. Tenant's sign shall be three dimensional, fabricated channel type individual letters, with metal sides and backs. Letters shall be internally lighted with neon tubing (or approval equal).
4. Tenant's sign shall be constructed of 3/16" thick acrylic face with 1" trim cap and 640 aluminum sheet returns and backs the color of which should match the awning fabric and mutually agreed upon by Landlord and Tenant. FACE: WHITE, AWNING COLOR: SPRUCE GREEN
5. Tenant's sign shall be directly fastened to the mortar joints on the brick field in a manner approved by Landlord and shall not project more than 6" beyond the brick face.
6. Tenant signage may be all caps or a combination of upper and lower case letters or script. If two lines are used the maximum height may not exceed 36". MAXIMUM HEIGHT ONE LINE TEXT 24 INCHES.
7. Total area of Tenant's sign shall not exceed 8% of the face area of the Leased Premises. Face area of Leased Premises shall be computed as the multiple of the dimension of the width of the Tenant's storefront and the height at the storefront but not to exceed 40 square feet. Tenants with multiple façades are permitted more than one sign, with a maximum sign area of 40 square feet per façade.
8. Sign shall be centered on the storefront and the length should not exceed 70% of the Tenant storefront length, but no letter shall be nearer than one foot from the corner of the Tenant lease line.
9. Letter style will be the choice of the Tenant, but the Landlord will review and approve.
10. Signage differing from this sign criterion will require written approval of Landlord and approval of all governing agencies.

C. GENERAL SPECIFICATIONS:

1. No animated, moving action, flashing or audible signs will be permitted.
2. No exposed lamps, or visible neon tubing will be permitted.
3. All signs and their installation shall comply with all governing building and electrical codes, and any criteria set forth in this Exhibit.
4. No exposed conduit will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed.
6. Electrical service to all signs shall be on Tenant's meter.
7. Disconnects for Tenant signage will be located inside the Leased Premises above an access panel in the ceiling, so as not visible on the building exterior.

eliminated
All exposed metal returns, mounting brackets, fastening devices, and any trim caps for letters shall match the sign color.

9. No freestanding signs permitted, except for temporary and special event signage. All temporary and special event signage to be approved in writing by Landlord.
10. Sign illumination shall be controlled by a seven (7) day time clock located in the rear of the Leased Premises.

D. MISCELLANEOUS REQUIREMENTS:

1. Tenant will be permitted to place upon each entrance of its Leased Premises not more than 144 square inches of decal application lettering not to exceed 2 inches in height, indicating store address number, hours of business, and telephone numbers.
2. Floor signs, paper signs, and the like within eight feet of the storefront and visible from outside the Tenant's space, but within the Tenant's lease line in their storefronts, are prohibited unless previously approved in writing by Landlord.

3. **No advertising placards, paper signs, banners, pennants, names, insignias, trademarks or other descriptive materials shall be affixed upon the exterior walls of the building or storefront.**
4. **All signage, its installation and removal, and restoration of the brick mortar will be by the Tenant at Tenant's expense.**

The 636 Building

Project Narrative

In the summer of 2015, Bensenville Associates LLC purchased 636-660 Deerfield Road. Bensenville Associates LLC is owned 100% by members of the Berger family and is managed by Jonathan Berger and his firm Berger Asset Management LLC ("BAM").

646-660 Deerfield Road is an 11,118 square foot building comprised of six retail and commercial suites. Currently 88% leased, there is a 1,396 square foot vacant suite available for rent.

636 Deerfield Road ("The 636 Building") is a vacant single story ~14,000 square foot building. The 636 Building was built in 1951 for a single tenant. For over 65 years the building has remained pretty much the same. As a result, the building is now in fair to poor condition.

The business plan for The 636 Building is to re-lease the property. However, in its current condition, the property is unattractive and obsolete. In order to lease the property to the type of tenants sought by both the ownership and the Village, BAM is preparing to completely renovate the core and shell (as soon as it receives all of the necessary entitlements and permits). Renovation of the core and shell means new *everything* including the addition of storefront windows and doors on the east, south and west facing facades. By adding doors on the east and west facing facades, the building can be divided into as many as five suites. The market for small commercial retail suites in downtown Deerfield is considerably stronger than the market for a 14,000 square foot single tenant building. (This is evidenced by the fact that we are currently in various stages of negotiations with over 22,000 square feet of potential tenants ranging in size from 1,700 square feet to 7,000 square feet.)

In order to add doors to the east facing façade we will need to raise the Village owned sidewalk that runs along the east facing façade to line up with the floor of The 636 Building. We are proposing to set back the storefront doors and windows on the east facing façade by two feet in order to reduce the impact of the door opening onto the existing nine-foot wide sidewalk and to add architectural interest. In addition, we are seeking permission to encroach onto the sidewalk with architectural elements such as steel, lights and tenant signage and with safety elements such as railings. Finally, we are seeking permission to restripe one row of parking in the municipal parking lot to the east of The 636 Building. As part of the re-stripping, we are proposing to relocate a handicap parking space, as depicted on the Site Plan.

In addition to the rebuilt sidewalk along the east façade, we are proposing to add a new sidewalk that runs along the west façade. In order to build the sidewalk along the west façade, we would need to (1) re-locate three parking spaces to the north side of the building, as depicted on the Site Plan and (2) remove one of the landscape islands and its two trees on the west facade as depicted on the Site Plan. Finally, we are planning for the installation of three unique sculptural bike racks as well as commissioned wall art, both along the west façade. The removal of the trees in the island will expose a unique masonry feature of nine inset panels on the wall – we see this as a great public art opportunity.

The 636 Building

Criteria for Tenant Signage

The 636 Building is establishing the following Sign Criteria in order to assure a uniform appearance and for the mutual benefit of all tenants. The 636 Building Sign Criteria shall comply with the Deerfield Shoppers Court Sign Criteria (as set forth in the Deerfield Shoppers Court PUD) with the following exceptions:

Building Identification Signs

Two (2) Building Identification signs ("636"), located on each side of the building fin, and as depicted on the Architect's renderings shall be permitted. The total square foot area of each sign is less than 10 square feet (the maximum area allowed by code) however the signs are higher than current code allows.

Tenant Identification Signs

On the east, south and west facing facades, the Tenant Identification Sign(s) shall be comprised of three dimensional, fabricated channel type individual letters, with white fronts and sides and black metal backs. The individual letters of the Tenant Sign shall not exceed 24" in the event one line of text is used or 36" in the event two lines of text are used. The letters shall sit on top of the horizontal steel brow that extends 18" from the wall. The letters shall be internally lighted with all conductors, transformers etc., concealed as much as possible. The letter style and font will be the choice of the Tenant. Colored Tenant logos will be allowed, but limited to two colors in addition to white. For each tenant occupying the building, no more than one tenant sign facing in any single direction will be permitted except for Tenants with multiple facades. Tenants with multiple facades are permitted no more than one sign per facade. At the building corners, signage letters shall not project more than 12" past the face of the particular building façade.

On the north facing façade, the Tenants sign shall be affixed directly to the wall and shall be externally lit with gooseneck type fixtures.

THE 636 BUILDING

636 DEERFIELD ROAD,
DEERFIELD, ILLINOIS

PROJECT DATA

APPLICABLE CODES:	
BUILDING:	200 INTERNATIONAL BUILDING CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
MECHANICAL:	200 INTERNATIONAL MECHANICAL CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
ELECTRICAL:	2011 NATIONAL ELECTRICAL CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
FUEL:	200 INTERNATIONAL FUEL GAS CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
PLUMBING:	200 INTERNATIONAL PLUMBING CODE W/ VILLAGE OF DEERFIELD AMENDMENTS ILLINOIS STATE PLUMBING CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
FIRE PROTECTION:	200 INTERNATIONAL FIRE CODE W/ VILLAGE OF DEERFIELD AMENDMENTS 2000 NFPA 101 LIFE SAFETY CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
ENERGY:	2015 INTERNATIONAL ENERGY CODE W/ VILLAGE OF DEERFIELD AMENDMENTS
ACCESSIBILITY:	2010 AMERICAN WITH DISABILITIES ACT (ADA) ILLINOIS ACCESSIBILITY CODE 1911
BUILDING CLASSIFICATION:	
MIXED USE SEPARATED, LIMITED AREA BUILDING	
B (BUSINESS) A-3 (ASSEMBLY)	
CONSTRUCTION CLASSIFICATION:	
TYPE 5B - SPRINKLED	
BUILDING AREA:	13,533 SF.

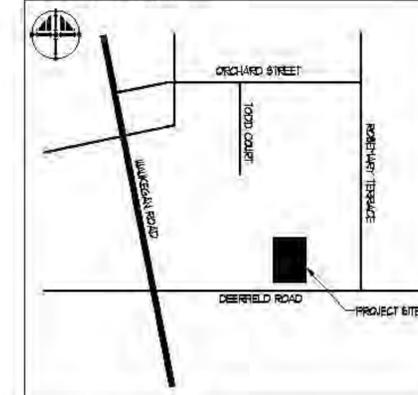
GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
- EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
- ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.
- PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

SHEET INDEX

11	TITLE SHEET ALTA
CIVIL	
C-1	IMPROVEMENT PLAN
C-2	CONSTRUCTION DETAILS
LANDSCAPE	
L10	LANDSCAPE PLAN
ARCHITECTURAL	
A01	EXISTING SITE AND BUILDING EXTERIOR
A10	SITE PLAN
A20	DEMOLITION PLAN
A30	FLOOR PLAN
A40	EXTERIOR ELEVATIONS
A50	SITE SECTIONS
A60	EXTERIOR RENDERINGS

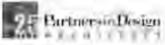
LOCATION MAP



REVISIONS

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CLIENT:
BERGER ARBET MANAGEMENT
430 W 194TH STREET
GLENWOOD, ILLINOIS
PHONE: 312.827.3500
ATTN: JONATHAN BERGER



ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2810 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60075
PHONE: 847.640.0300
ATTN: WENDY BRISKE, AIA
MARTINA STOICHEVA



PROJECT NUMBER:
766.15.097
DATE: MARCH 24, 2016
PLAN COMMISSION REVIEW

ALTA/ACSM Land Title Survey

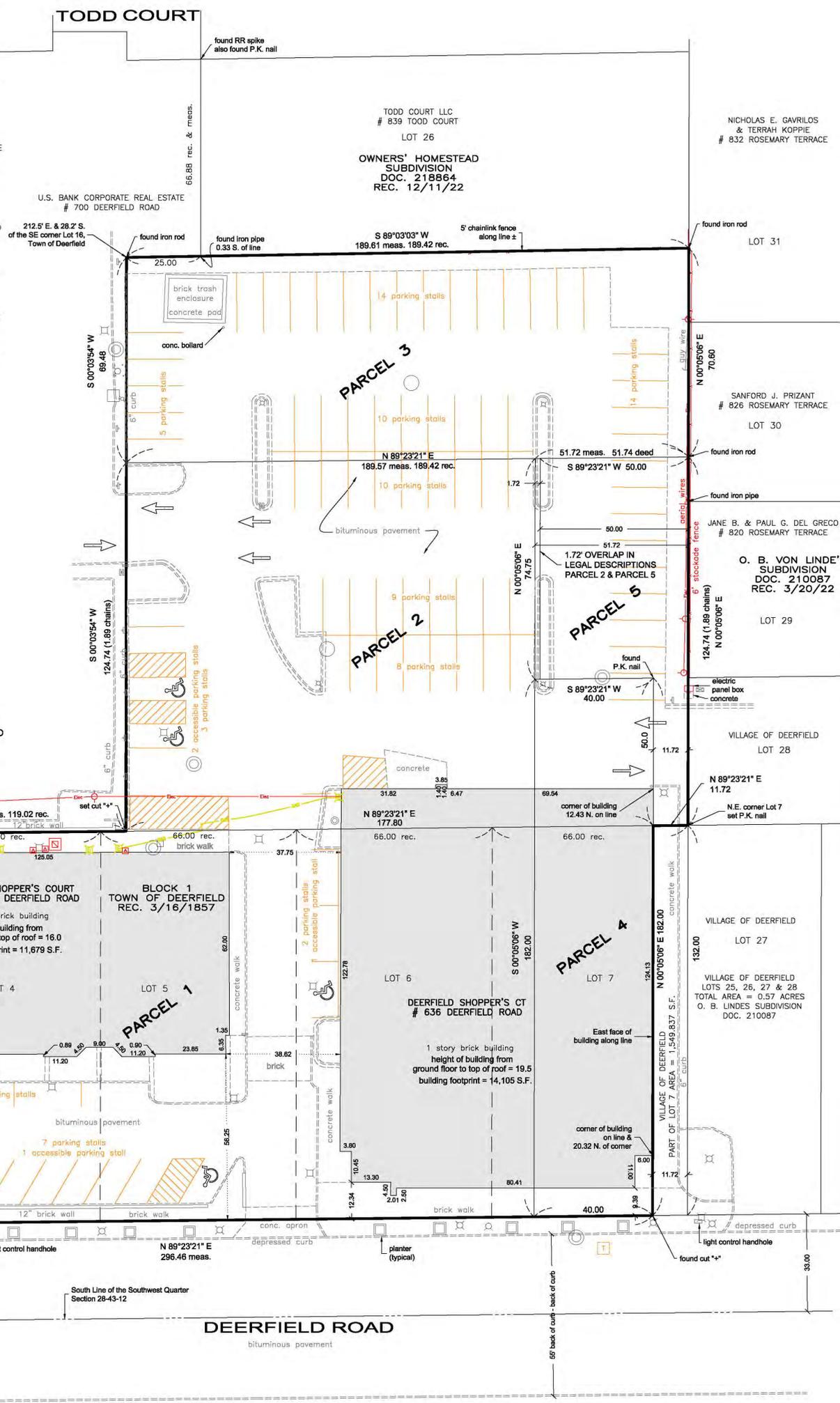
PARCEL 1:
THE EAST 42 FEET OF LOT 3 AND ALL OF LOTS 4, 5 AND 6 AND LOT 7 (EXCEPT THE EAST 50 FEET OF SAID LOT 7) IN BLOCK 1 IN THE TOWN OF DEERFIELD, IN THE SOUTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1857, IN BOOK 27 OF DEEDS, PAGE 167, IN LAKE COUNTY, ILLINOIS. PART OF PIN 16-28-322-011

PARCEL 2:
THAT PART OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 1 IN THE TOWN OF DEERFIELD, AFORESAID, AND RUNNING THENCE NORTH 1.89 CHAINS; THENCE WEST 2.87 CHAIN; THENCE SOUTH 1.89 CHAINS; AND THENCE EAST 2.87 CHAINS TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THE EAST 50 FEET THEREOF), IN LAKE COUNTY, ILLINOIS. PIN 16-28-300-014

PARCEL 3:
THAT PART OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT 212.5 FEET EAST AND 28.2 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 1 IN THE TOWN OF DEERFIELD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1857 IN BOOK 27 OF DEEDS, PAGE 167, RUNNING THENCE SOUTH 69.48 FEET; THENCE EAST 189.42 FEET; THENCE NORTH 70.6 FEET; AND THENCE WEST 189.42 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS. PIN 16-28-300-013

PARCEL 4:
THAT PART OF THE SOUTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 7 WHICH IS 11.72 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 7 AND SAID EAST LINE EXTENDED NORTHERLY, 182 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, 40 FEET, MORE OR LESS, TO THE MOST EASTERLY WALL OF THE BRICK BUILDING AS IT EXISTED ON JUNE 7, 1956 EXTENDED NORTHERLY; THENCE SOUTH ALONG SAID EAST WALL AS EXTENDED 182 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 7 AND THENCE EAST ALONG SAID SOUTH LINE, 40 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART THEREOF WHICH FALLS WITHIN PARCELS 1 AND 2) IN LAKE COUNTY, ILLINOIS. PIN 16-28-300-015 AND PART OF PIN 16-28-322-011

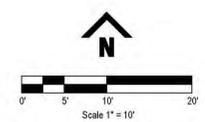
PARCEL 5:
THAT PART OF THE SOUTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 1 IN TOWN OF DEERFIELD; THENCE NORTH 124.74 FEET; THENCE WEST 51.74 FEET; THENCE SOUTH 74.74 FEET, MORE OR LESS, TO A POINT 182 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7, IN BLOCK 1 IN TOWN OF DEERFIELD; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, 40 FEET TO THE POINT WHICH IS 11.72 FEET WEST OF THE FIRST DESCRIBED LINE; THENCE SOUTH 50 FEET TO THE NORTH LINE OF SAID LOT 7 IN BLOCK 1 IN TOWN OF DEERFIELD; THENCE EAST TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS. PIN 16-28-300-016



Vicinity Map
(Not to Scale)

LEGEND

EDGE OF PAVEMENT/HARD SURFACE
FENCE
OVERHEAD ELECTRICAL WIRES
UTILITY POLE
LIGHT
ELECTRICAL TRANSFORMER
SIGN
GAS VALVEMETER
FIRE HYDRANT
VALVE BOX
METER VAULT
VALVE VAULT
CURB STOP & BOX
TELEPHONE MANHOLE
ELECTRIC METER
AIR CONDITIONER
MANHOLE
STORM CATCH BASIN
SHUT OFF VALVE
HAND HOLE



ALTA/ACSM Land Title Survey

PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS
COUNTY OF LAKE) S.S.

To: Deerfield Shoppers Court, LLC
Chicago Title Insurance Company
Tucker Development Corporation, it's successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 16, 18, and 20(a) of Table A thereof.

The property described hereon does not lie within a flood hazard area as defined by "Flood Insurance Rate Map", published by Federal Emergency Management Agency, map number 17097c0286 F, effective date September 3, 1997.

Measurements are given in feet and decimal parts thereof.
Date of Plat: September 24, 2014.

Jack R. Bleck
Registered Land Surveyor No. 3591
In the State of Illinois

Date of Field Work: September 23, 2014
Revision Date: _____
Revision Date: _____

Note Corresponding to Schedule B

Q. 22. EASEMENT, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE GRANT MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 12, 1951 AND KNOWN AS TRUST NO. 34822 AND VILLAGE OF DEERFIELD RECORDED SEPTEMBER 28, 1995 AS DOCUMENT 3728151.

(AFFECTS THE SOUTH 5 FEET OF LOTS 3, 4 AND 5 (EXCEPT ANY PART OF LOT 3 UNDERLYING THE EXISTING BUILDING AND LYING SOUTH OF THE NORTH LINE OF SAID SOUTH 5 FEET) AND THE SOUTH 15 FEET OF LOTS 6 AND 7 (EXCEPT ANY PART OF LOTS 6 AND 7 UNDERLYING THE EXISTING BUILDING AND LYING SOUTH OF THE NORTH LINE OF SAID SOUTH 15 FEET), MEASURED AT A RIGHT ANGLE AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF DEERFIELD ROAD, TOGETHER WITH THE EASTERN 2 FEET OF LOT 7, MEASURED AT A RIGHT ANGLE AND PARALLEL TO THE EASTERN LINE OF LOT 7)

Miscellaneous Notes

1. BASIS OF BEARINGS: SOUTH BOUNDARY LINE ASSUMED N 89° - 23' - 21" E.
2. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. SCHEDULE B ITEMS NOT LISTED HEREON REFER TO ITEMS SUCH AS TAXES, MORTGAGES, LEASES, ASSESSMENT FEES, CONNECTION FEES, AND SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESSED THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.
5. IRON RODS WERE SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.
6. THE PROPERTY CONTAINS 1.75 ACRES.
7. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

Zoning Classification

C-1 ZONING REGULATIONS:
5.01-F Bulk Regulations
In the C-1 Village Center District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area
A minimum lot area is not required, except that:
 - a. No lot or tract of land existing on or after November 15, 1971 shall be subdivided into smaller lots without first being authorized as a Special Use showing the proposed use of each new parcel and an acceptable method of providing for safe and coordinated traffic flow including provisions for ingress, egress and parking.
 - b. There shall be provided not less than two thousand five hundred (2,500) square feet of lot area for each permitted dwelling unit.
2. Minimum Lot Width
A minimum lot width is not required.
3. Minimum Yards
The following minimum yards shall be provided and maintained:
 - a. Front Yard - not less than five (5) feet.
 - b. Side Yard - a minimum side yard shall not be required except:
 - (1) A corner side yard shall be not less than five feet.
 - (2) A side yard adjoining a residential district shall be no less than twenty-five (25) feet, measured from the district line.
 - (3) Any building or structure containing residential dwelling units shall have a minimum side yard of twelve (12) feet on each side of the lot.
 - (4) Where a side yard is provided even though not required, it shall be at least five (5) feet.
 - c. Rear Yard - not less than ten (1-0) feet, except that a rear yard adjoining a residential district shall be no less than twenty-five (25) feet in depth, measured from the district line.
4. Maximum Lot Coverage
The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed seventy-five (75) percent of the total area of the lot.
5. Maximum Building Height
No building or structure shall be erected or structurally altered to exceed a height of forty-five (45) feet.

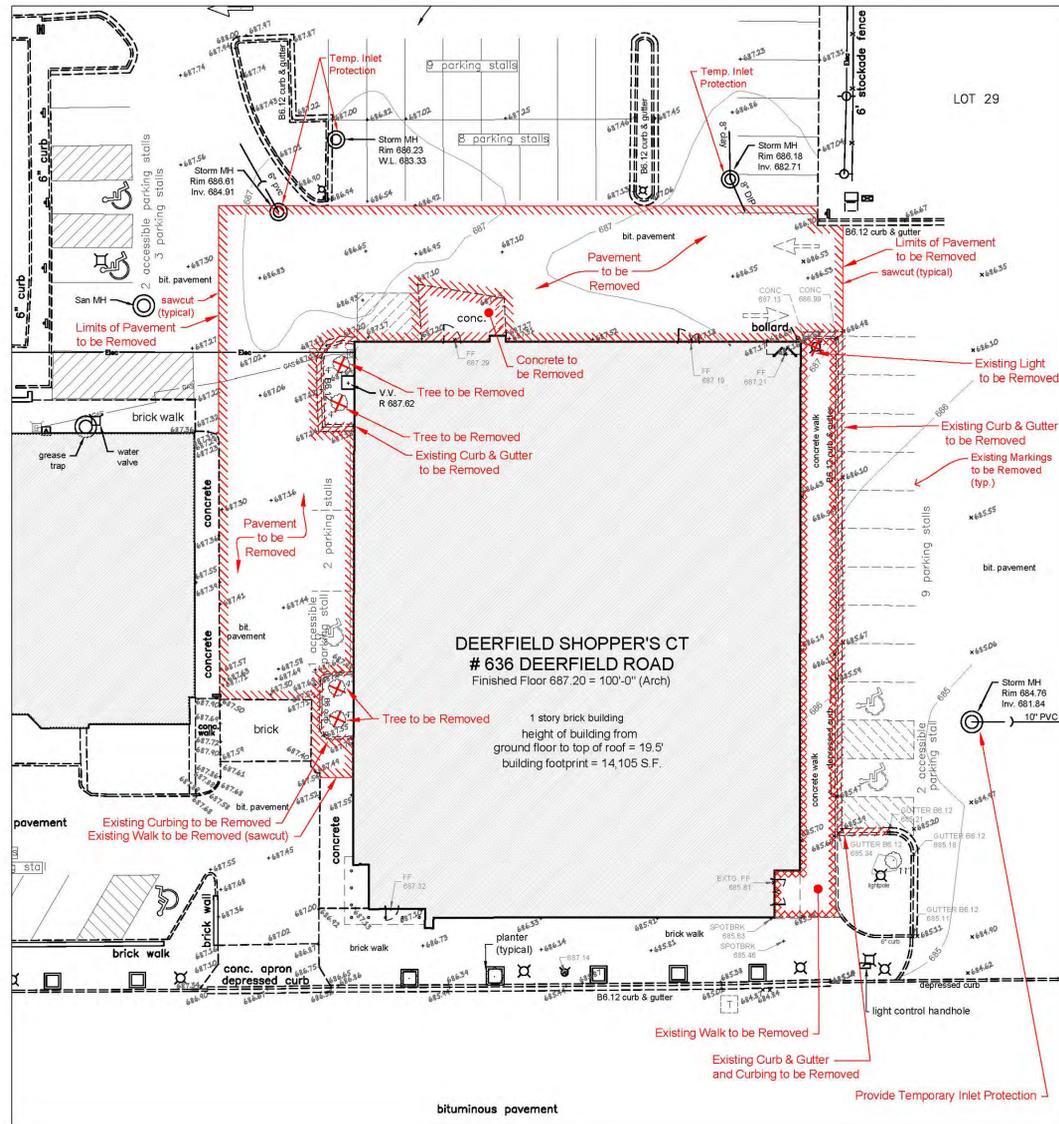
Job # 170-042



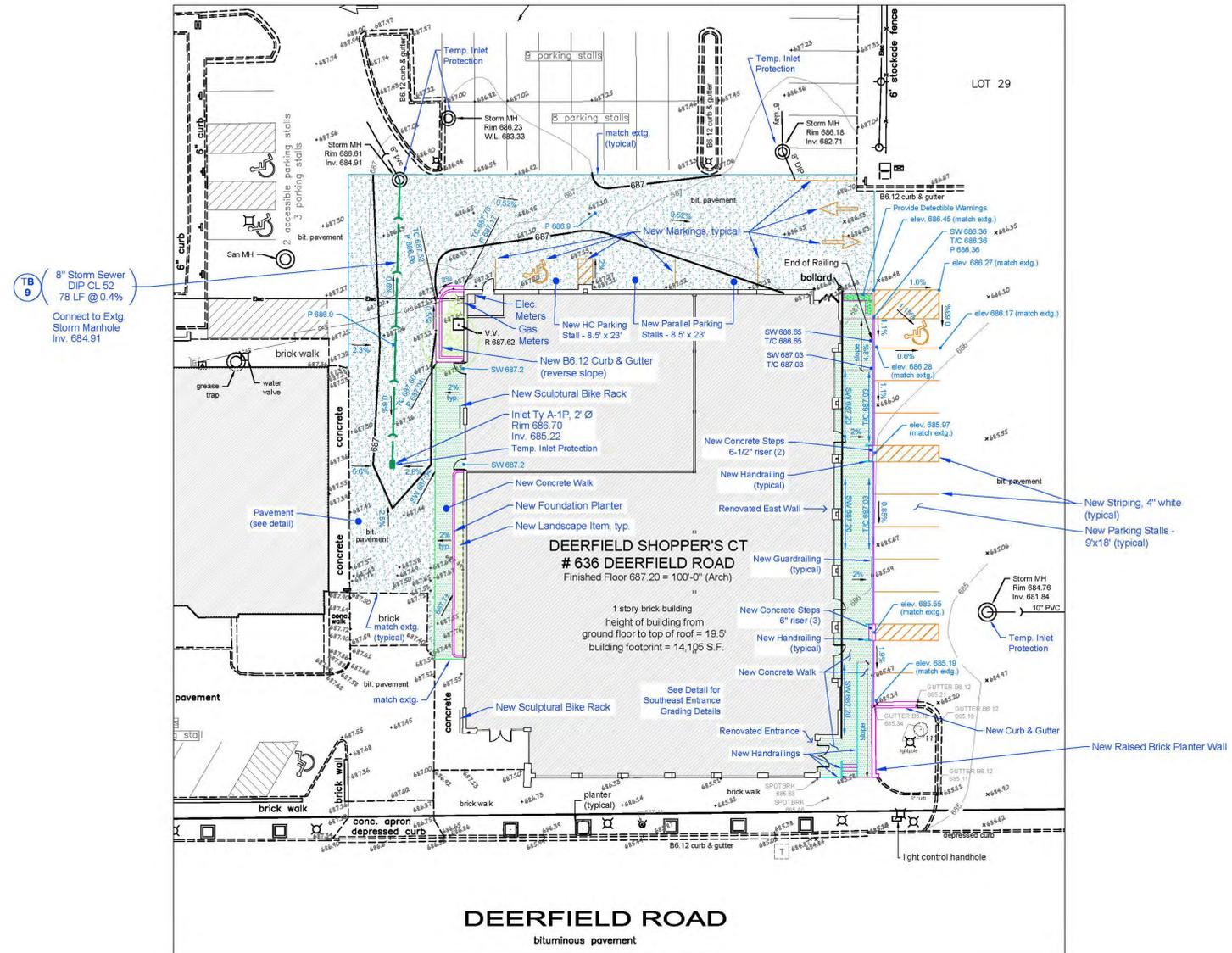
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 1401 880014334 D2 EFFECTIVE DATE: AUGUST 18, 2014

Demolition Plan



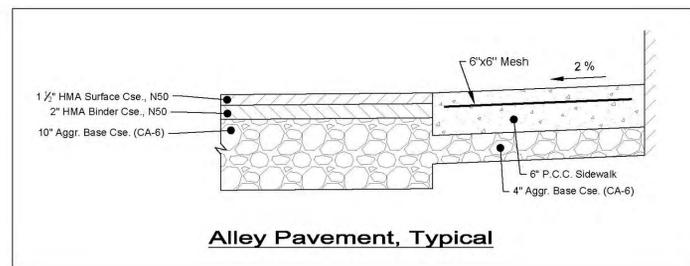
Grading Plan



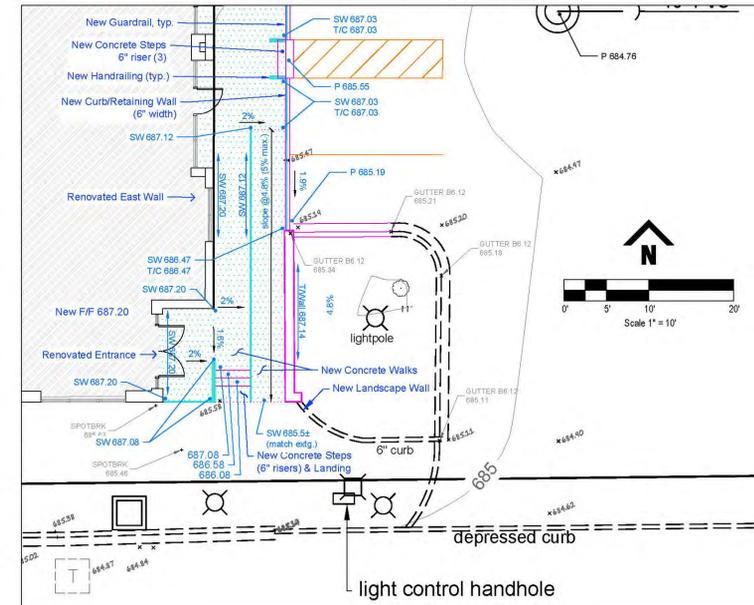
LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTRIBUTION.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

1/19 Regulatory Program/SESC handout/SE-SC-Notes 2013 TAC-approved.docx



Southeast Entrance Detail

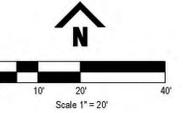


BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

**636 Deerfield Road
Deerfield, IL**



BENCHMARK:
NORTHEAST BOLT ON FIRE HYDRANT
NORTHEAST CORNER OF
DEERFIELD ROAD & ROSEMARY TERRACE
ELEVATION = 684.77 (NAVD 88)

ISSUED DATE	ISSUED FOR
03.04.2016	PERMIT
03.23.2016	PERMIT

PROFESSIONAL SEAL



Patrick J. Bleck, PE Mar. 23, 2016
License No. 062-042879 Expires 11/01/27

PARTNERS IN DESIGN
2610 Lake Cook Road, Suite 280
Riverwoods, IL 60015

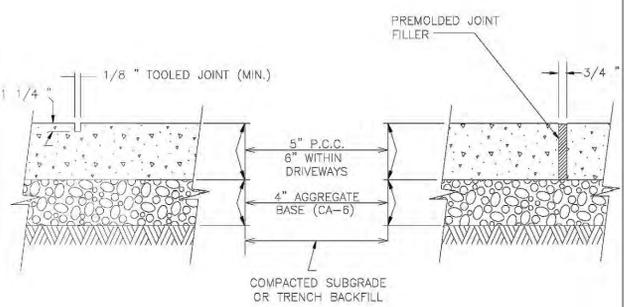
170-042	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No.

C-1

Drawing Name
IMPROVEMENT PLAN

CONTRACTION JOINT DETAIL EXPANSION JOINT DETAIL



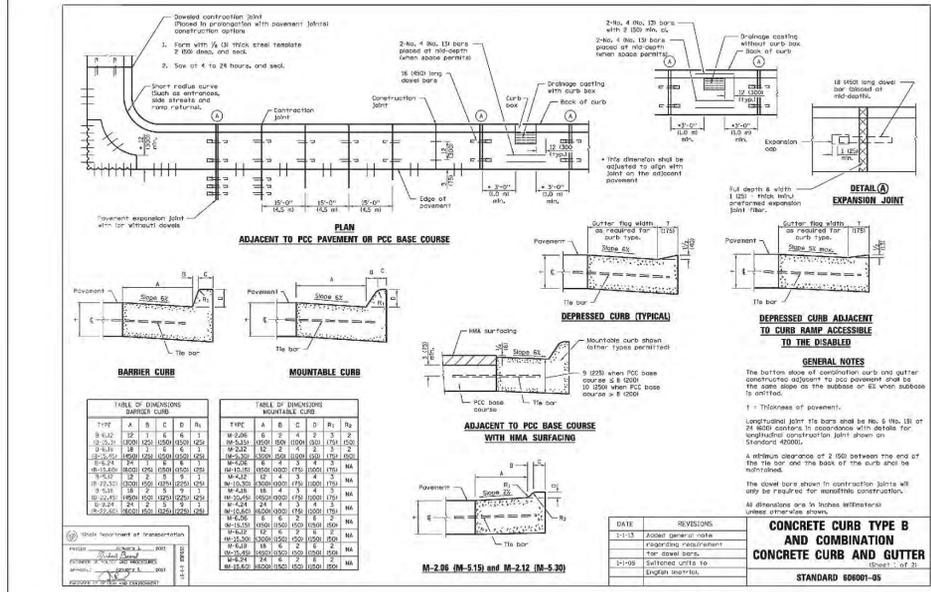
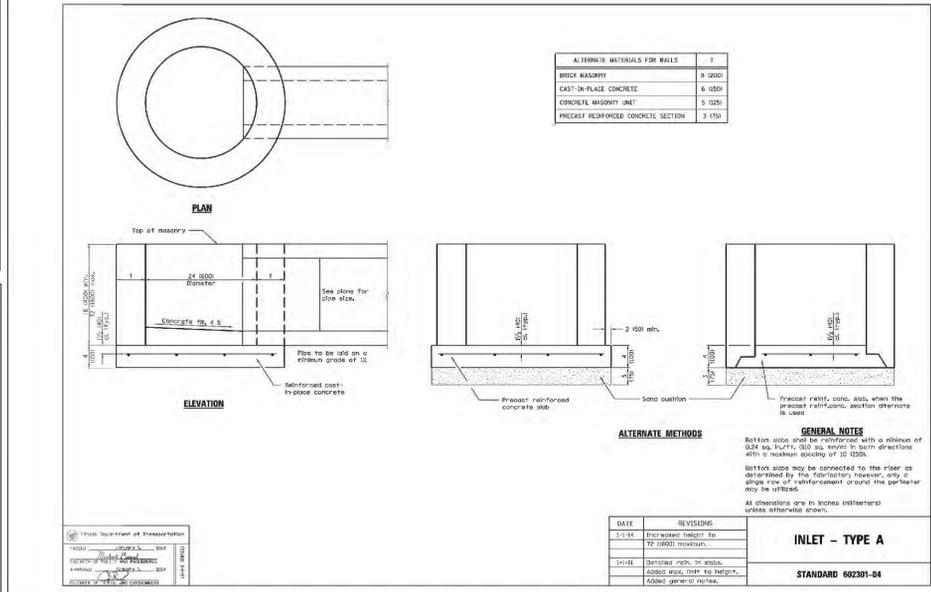
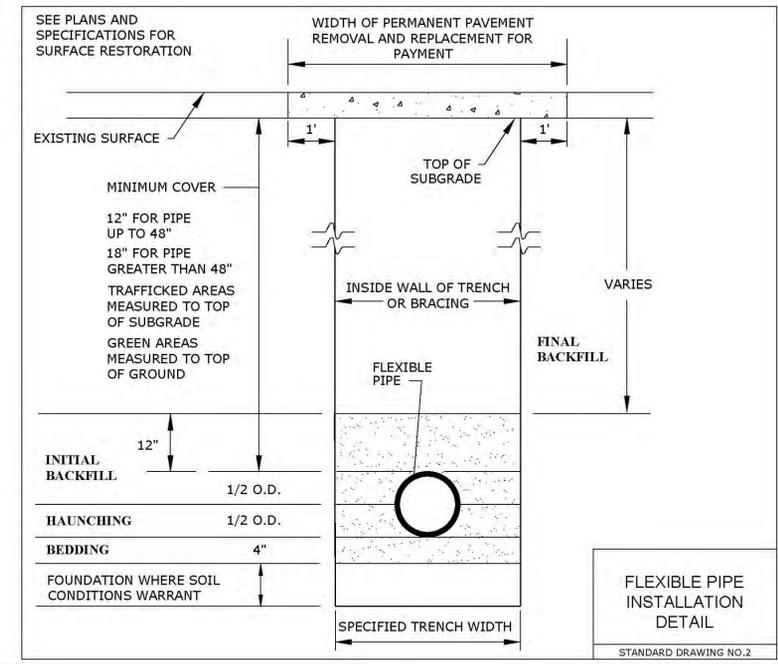
NOTES:

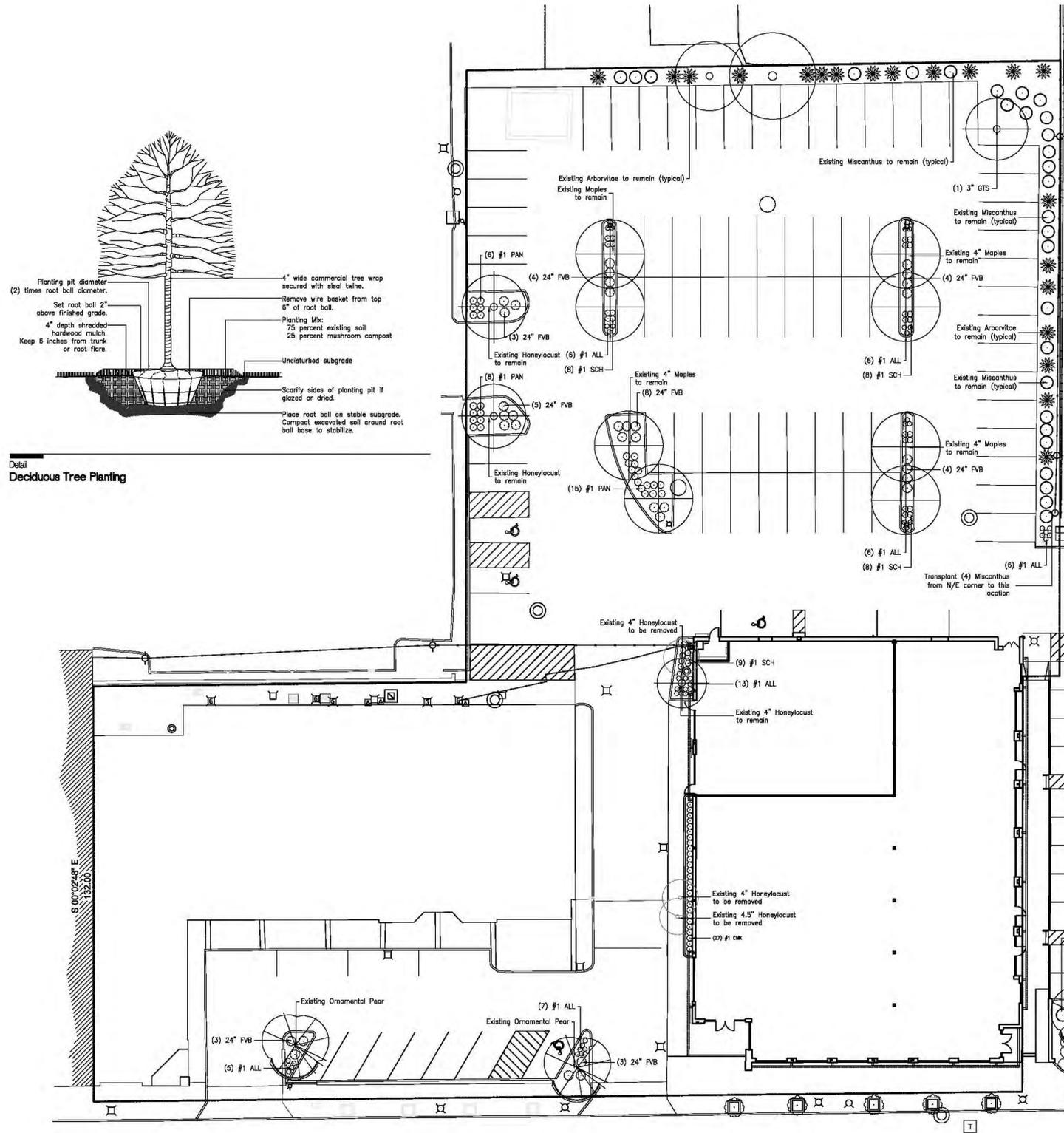
- UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
- EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
- PORTLAND CEMENT CONCRETE SHALL CONFORM TO DOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

REVISED 11-04-04

CONCRETE WALK JOINT DETAILS

NOT TO SCALE





Skyline Thornless Honeylocust



Bronx Dwarf Forsythia



Firewitch Cheddar Pinks



Pinkie Winkie Hydrangea



Heavy Metal Switch Grass



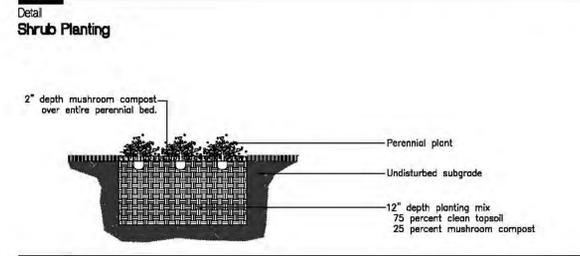
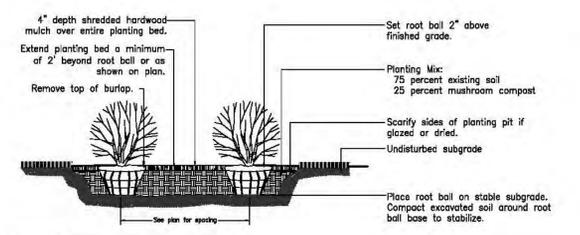
Feather Reed Grass



Little Bluestem



Summer Beauty Allium



Plant List

Key	Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees					
GTS	1	3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
Shrubs					
FVB	34	24"	Forsythia viridissima 'Bronxensis'	Bronx Dwarf Forsythia	BB
HPW	1	24"	Hydrangea 'Pinkie Winkie'	Pinkie Winkie Hydrangea	BB
Perennials and Ornamental Grasses					
ALL	64	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CMK	27	#1	Calamagrostis acut., 'Karl Foerster'	Feather Reed Grass	Container
DIA	11	#1	Dianthus gratiopolitanus 'Firewitch'	Firewitch Cheddar Pinks	Container
PAN	29	#1	Penicum virgatum 'Hot Rod'	Hot Rod Switch Grass	Container
SCH	33	#1	Schizachyrium scoparium	Little Bluestem	Container

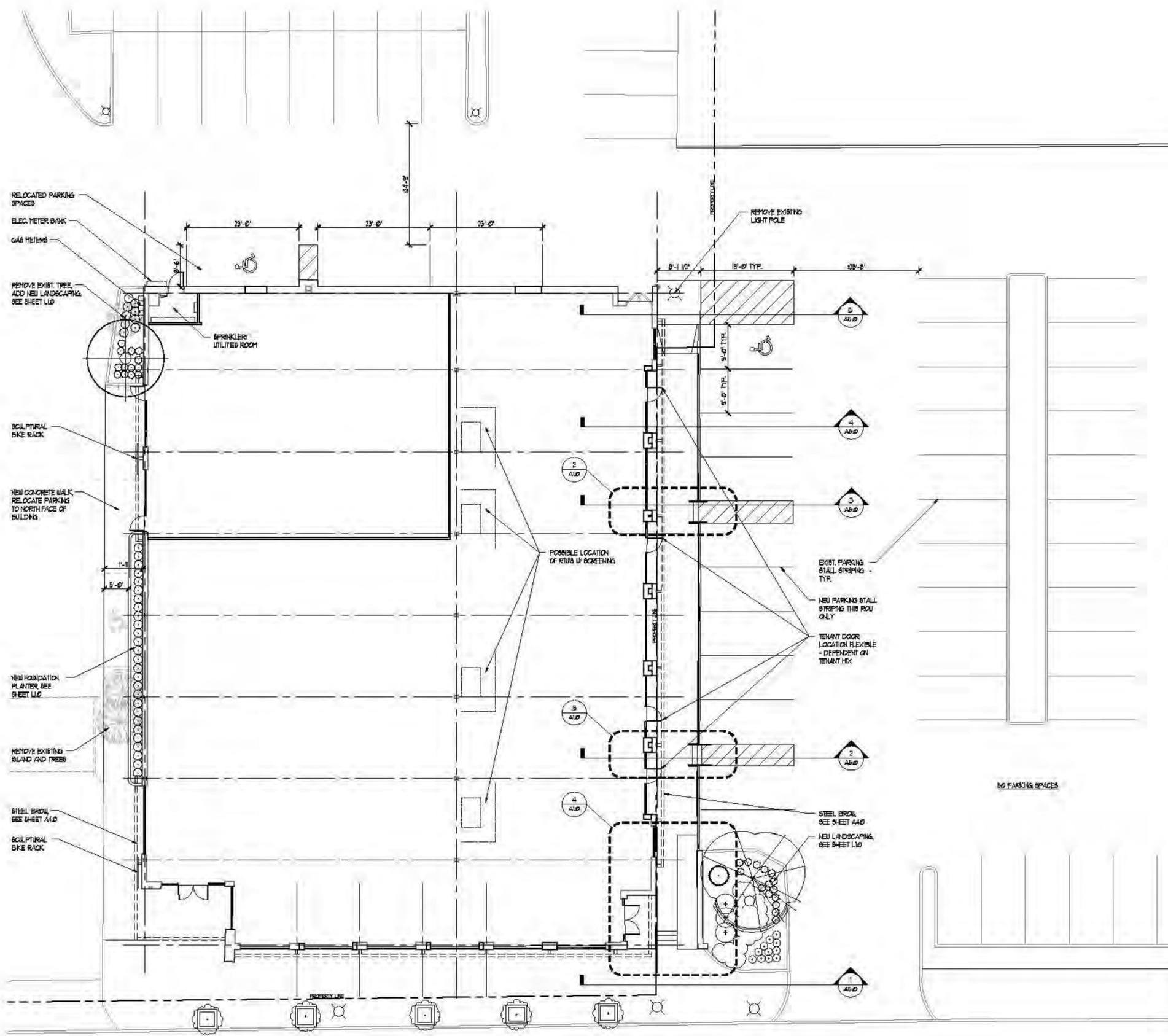
MCCALLUM
 DAVID R. MCCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 2610 LAKE COOK ROAD
 SUITE 280
 RIVERWOODS, IL 60015
 PH: (847) 940-0300
 FAX: (847) 940-1045

636 DEERFIELD RENOVATIONS
636 Deerfield Road, Deerfield, IL
LANDSCAPE PLAN

Partners in Design
ARCHITECTS

PROJECT NO: 446416
 DRAWN BY: DFM
 CHECKED BY: DFM
 DATE: 03/21/16
 SHEET NO:

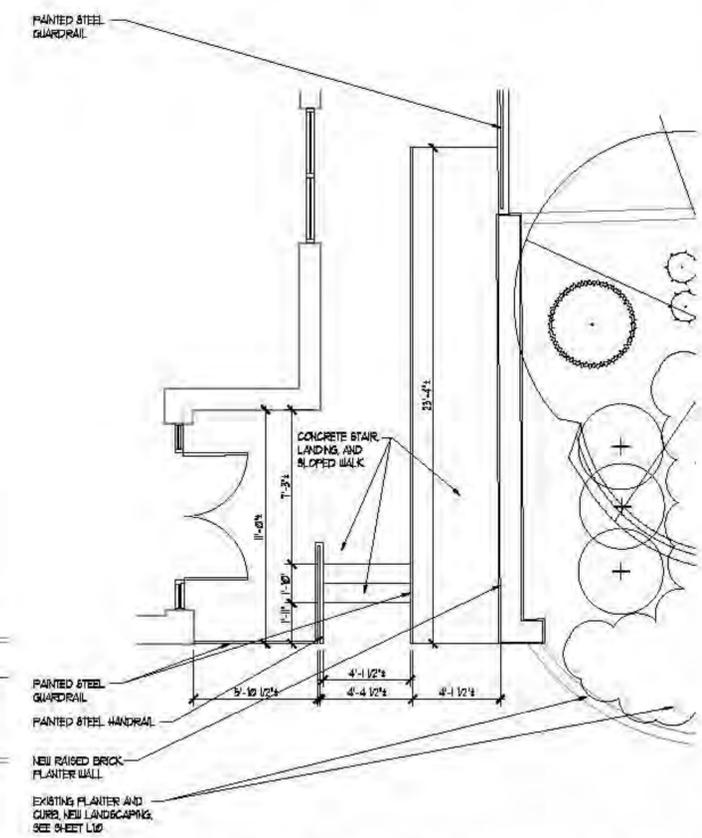
L1.0



1 SITE PLAN
A10 3/32" = 1'-0"

2 ENLARGED STAIR & WALK PLAN
A10 1/4" = 1'-0"

3 ENLARGED STAIR & WALK PLAN
A10 1/4" = 1'-0"



4 ENLARGED STAIR & WALK PLAN
A10 1/4" = 1'-0"

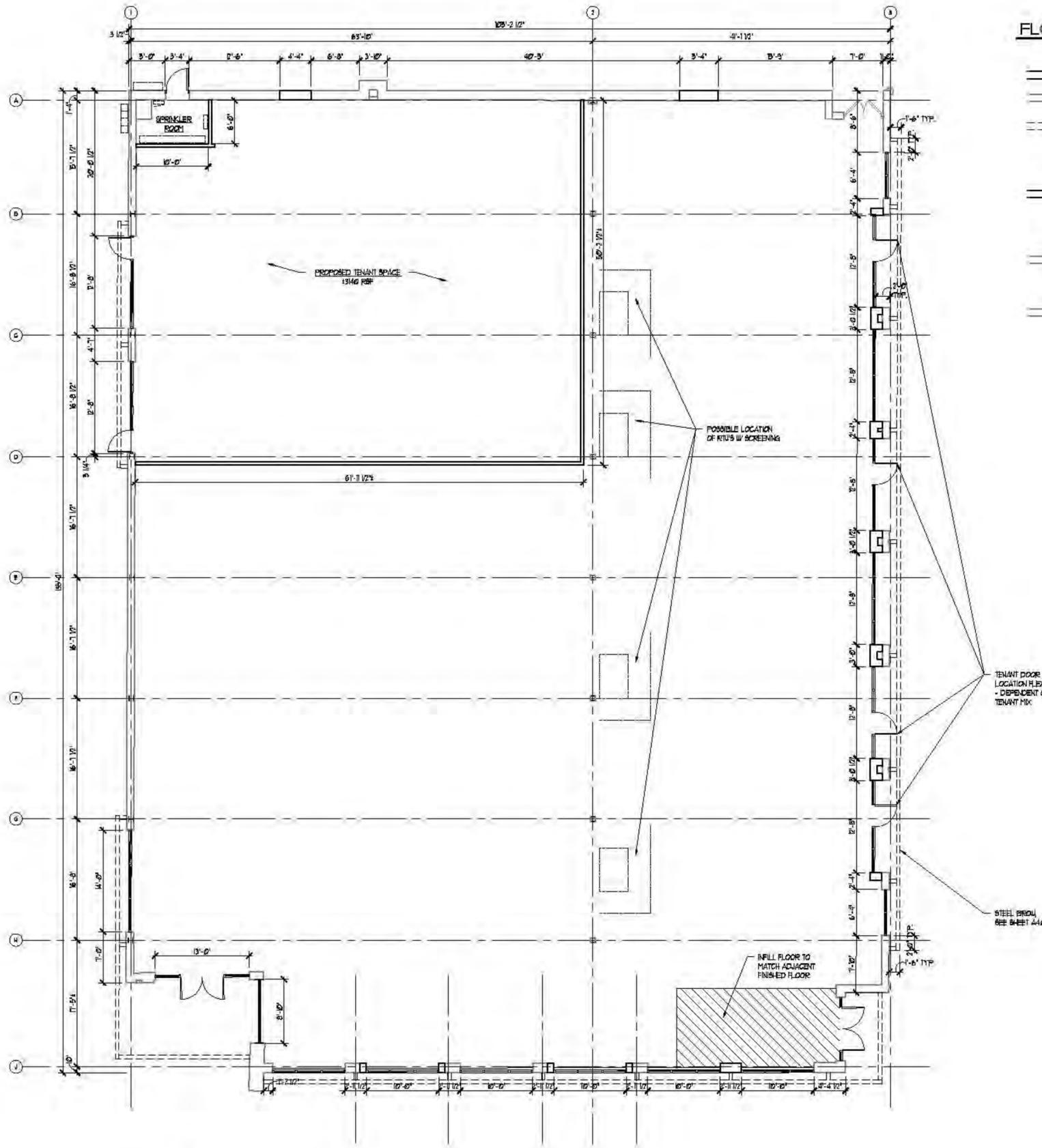
THE 636 BUILDING
636 Deerfield Road, Deerfield, IL
SITE PLAN

2510 Lake Cook Road
Suite 200
Deerfield, IL 60015
Ph: (847)940-0300
Fax: (847)940-1045

Partners in Design
ARCHITECTS

PROJECT NO:
16615091
DRAWN BY: MDS DECKED BY: WJB
DATE: 032416
SHEET NO.:

A10



FLOOR PLAN LEGEND

-  NEW WALL
-  EXISTING WALL TO REMAIN
-  EXISTING WALL AND ASSOCIATED DEVICES TO BE REMOVED
-  NEW DOOR SEE DOOR SCHEDULE
-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN

1 FLOOR PLAN
 A3.0 1/8" = 1'-0"

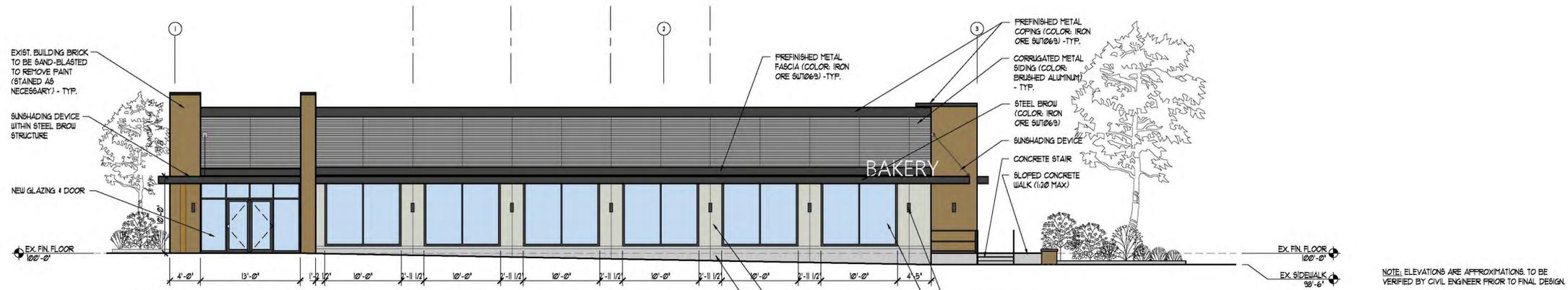

THE 636 BUILDING
 636 Deerfield Road, Deerfield, IL
FLOOR PLAN

2510 Lake Cook Road
 Suite 200
 Deerfield, IL 60015
 Ph: (847)940-0300
 Fax: (847)940-1045

Partners in Design
 ARCHITECTS

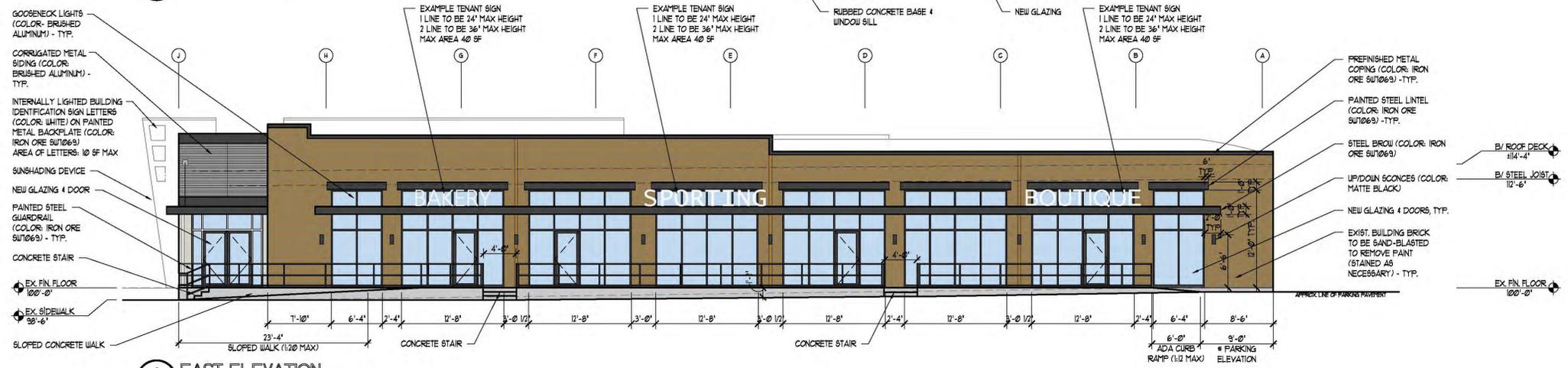
PROJECT NO.: 166.15.031
 DRAWN BY: MDS CHECKED BY: WLB
 DATE: 0324.16
 SHEET NO.:

A3.0



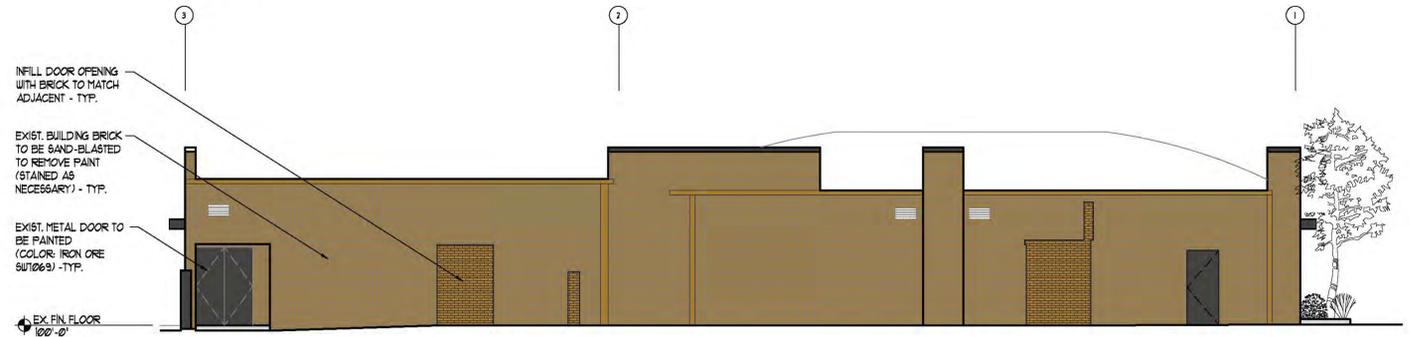
1 SOUTH ELEVATION

A4.0 1/8" = 1'-0"



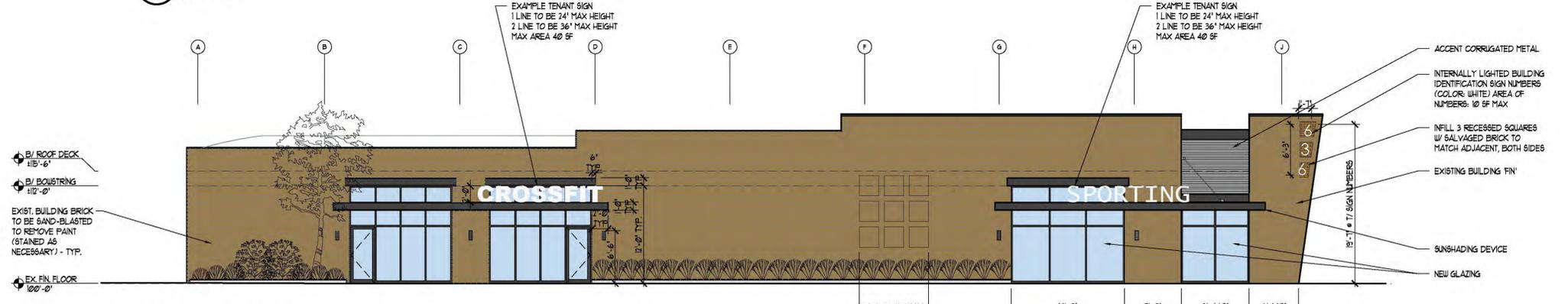
2 EAST ELEVATION

A4.0 1/8" = 1'-0"



3 NORTH ELEVATION

A4.0 1/8" = 1'-0"



4 WEST ELEVATION

A4.0 1/8" = 1'-0"

THE 636 BUILDING
636 Deerfield Road, Deerfield, IL
EXTERIOR ELEVATIONS

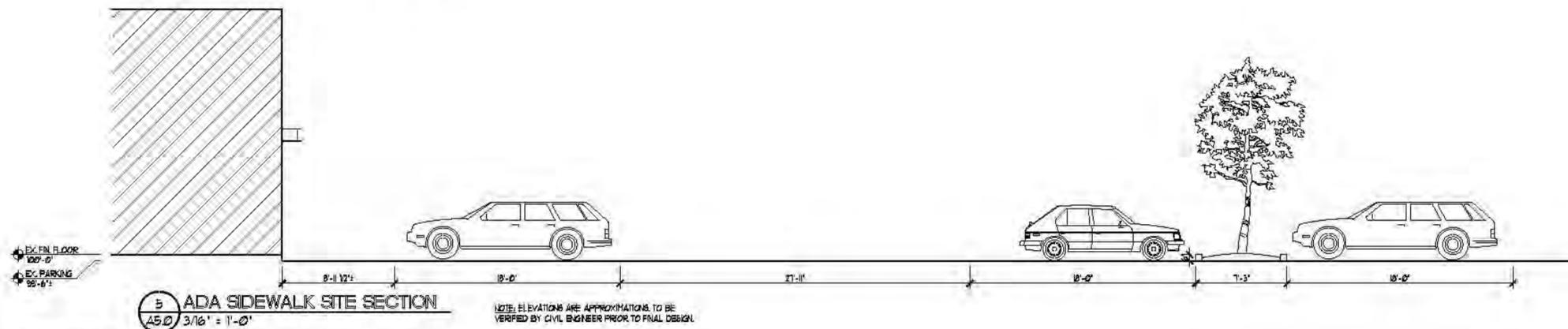
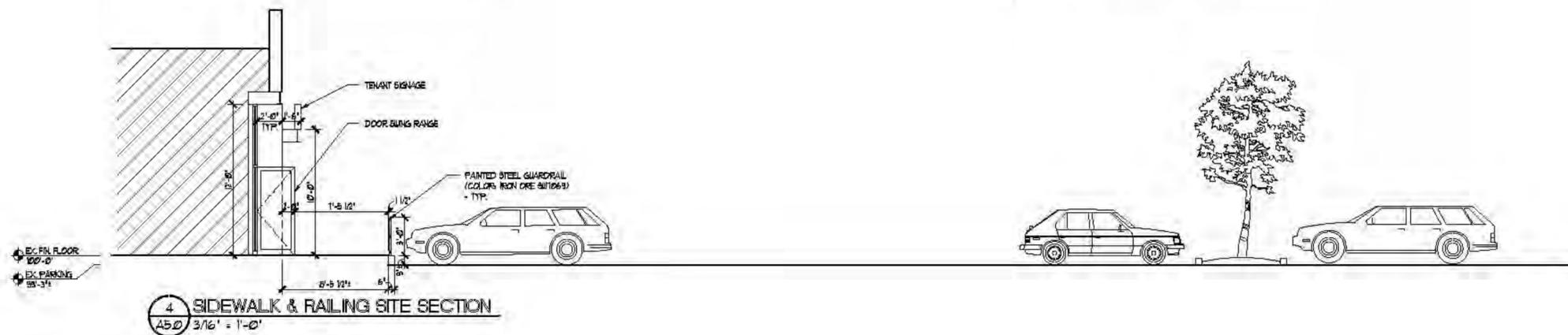
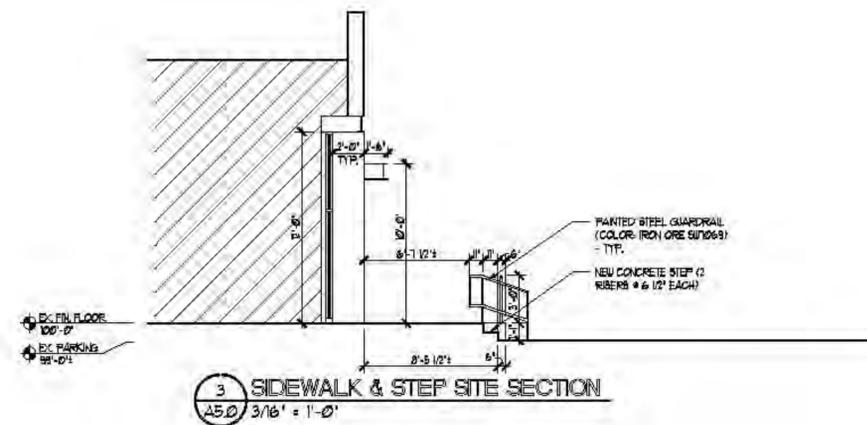
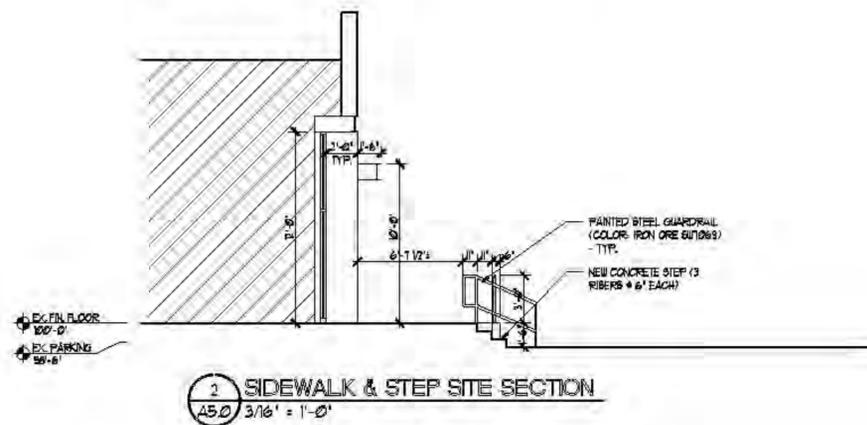
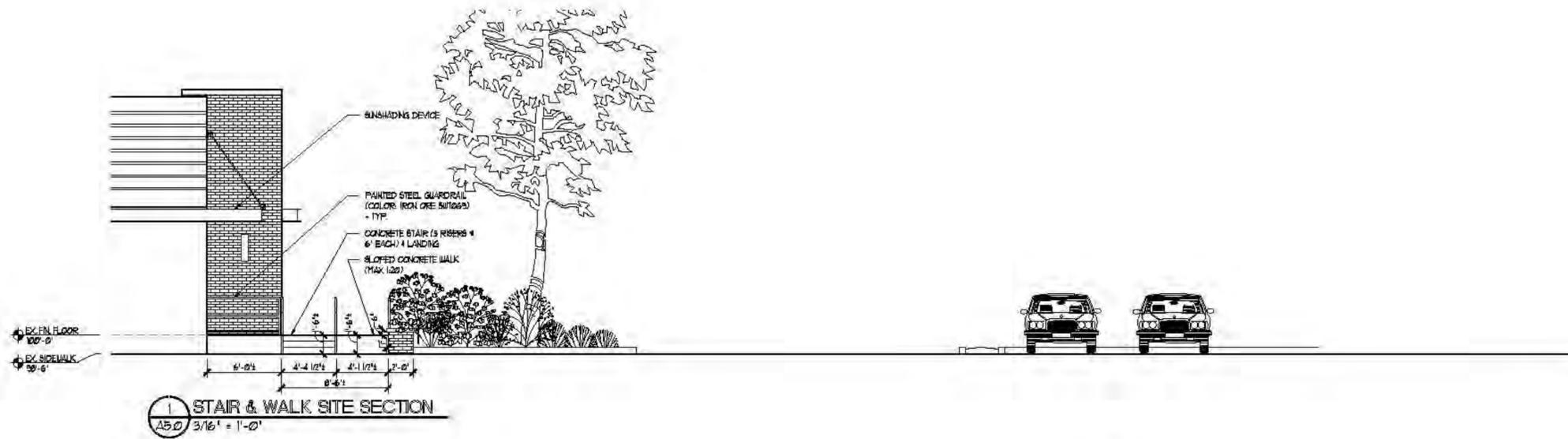
2610 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph: (847)940-0300
Fax: (847)940-0045

Partners in Design
ARCHITECTS



PROJECT NO.:
166.15.091
DRAWN BY: MDS CHECKED BY: WHB
DATE: 0324.16
SHEET NO.:

A4.0



NOTE: ELEVATIONS ARE APPROXIMATIONS TO BE VERIFIED BY CIVIL ENGINEER PRIOR TO FINAL DESIGN.

P5675 SERIES

LED Wall Mount - Wet Location



Specifications:

Description:

The P5675 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

Construction:

- Powdercoated Antique Bronze (-20), White (-30), Black (-31), Metallic Gray (-32)
- Die-cast aluminum construction
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Covers a standard 4" recessed outlet box
- Mounting strap for outlet box included

Performance:

Number of Modules	2
Input Power	17W per module
Input Voltage	120V
Input Frequency	60Hz
Lumens/LP _W	1000/59 (LM-79) PER MODULE
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	30° C
Max. Operating Temp	30° C
Warranty	5 yrs.
Labels	cCSAus certified for wet locations

P5675-30/30K

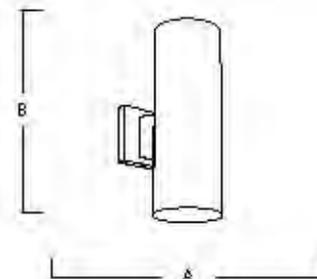
Images:



Dimensions:

A	B
5"	14"

Extends H/CTR
 8-7/8" 3"



Catalog number:

Base	Finish	Color Temp	CRI
P5675	20 - Antique Bronze	30K - 3000K	90 CRI
	30 - White		
	31 - Black		
	32 - Metallic Gray		

P5675-30/30K

Dimming Notes:

P5675 is designed to be compatible with many Electronic Low Voltage (ELV-Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls:

Electronic Low Voltage ELV Reverse Phase Controls

Lutron	Diva Series	(Part Number DVELV-300)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Vierti Series	(Part Number VTELV-600)
Lutron		(Part Number MAELV-600)
Lutron		(Part Number SPELV-600)
Leviton		(Part Number AWRMG-EAW)

Digital type dimmers are not recommended.

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

REQUEST FOR BOARD ACTION

Agenda Item: 16-38-1

Subject: Ordinance Authorizing the Final Development Plan for 8 Parkway North in the Parkway North Center – Quadrangle Development Company

Action Requested: First Reading

Originated by: Plan Commission

Referred to: Mayor and Board of Trustees

Summary of Background and Reason for Request:

On April 18, 2016, the Board of Trustees accepted the Plan Commission's recommendation on the request of the Final Development Plan for 8 Parkway North in the Parkway North Center Planned Unit Development.

Reports and Documents Attached:
Ordinance

Date Referred to Board: May 2, 2016

Action Taken: _____

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN
FOR 8 PARKWAY NORTH IN THE PARKWAY NORTH CENTER
PLANNED UNIT DEVELOPMENT**

WHEREAS, Quadrangle Parkway Holdings LLC (“Petitioner”), the owner of a 10.01 acre tract of property known as 5 Parkway North and 8 Parkway North, and legally described on Exhibit A attached hereto (hereinafter referred to as “8 Parkway North” or the “Subject Property”), petitioned the Plan Commission of the Village of Deerfield for approval of a Final Development Plan for 8 Parkway North as a Special Use Planned Unit Development of the Subject Property in the Parkway North Center Planned Unit Development in the I-1 Office, Research and Restricted Industrial District pursuant to the provisions of the Parkway North Center Annexation Agreement and the provisions of Article 6.01-C, Paragraph 5, Article 12.08, Article 12.09 and Article 13.11 of the Zoning Ordinance of the Village of Deerfield, as amended; and,

WHEREAS, the Plan Commission of the Village of Deerfield has held a public meeting to consider the Final Development Plan for 8 Parkway North as a Special Use Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District, said meeting conforming in all respects, in both manner and form, with the requirements of the Zoning Ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission has determined that the Final Development Plan for the Subject Property is in substantial conformance with the previously approved Preliminary Development Plan for the Parkway North Center Planned Unit Development; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the Final Development Plan for the Subject Property and the evidence and supporting materials offered at said meeting, has submitted its written report and recommendations to the President and Board of Trustees of the Village of Deerfield that the Final Development Plan for 8 Parkway North is in substantial conformance with the previously approved Preliminary Development Plan for the Parkway North Center Planned Unit Development and should be approved as a Special Use Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield are of the opinion that the Final Development Plan for 8 Parkway North should be approved as a Special Use Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District, authorizing and permitting the construction, development and use of the Subject Property in accordance with the plans and documents attached hereto as Exhibit B hereof, which comprise the Final Development Plan for the Subject Property, and with the supporting materials submitted by the Petitioner which are incorporated herein and made a part hereof by this reference;

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 find that the Final Development Plan for 8 Parkway North fully complies with the requirements and standards set forth in Article 6.01-C, Paragraph 5, Article 12.08, Article 12.09 and Article 13.11 of the Zoning Ordinance of the Village of Deerfield and with the applicable provisions of the Parkway North Center Annexation Agreement.

SECTION 2: That the President and Board of Trustees do hereby authorize and approve the Final Development Plan for 8 Parkway North Center PUD, attached hereto and made a part hereof as Exhibit B to this Ordinance, as a Special Use Planned Unit Development of the Subject Property in Parkway North Center Planned Unit Development in the I-1 Office, Research and Restricted Industrial District, subject to the conditions, regulations and restrictions set forth in Section 3 of this Ordinance.

SECTION 3: That the approval and authorization of said Final Development Plan for 8 Parkway North is hereby granted subject to the following conditions:

- A. Submission and approval of final engineering plans consistent with the Final Development Plan for the Subject Property prior to the commencement of any construction.
- B. Construction, development, maintenance and use of the Subject Property shall be in accordance with the documents, materials and exhibits comprising the Final Development Plan for the Subject Property attached hereto and made a part hereof as Exhibit B.
- C. Except as otherwise expressly provided in this Ordinance or in the Final Development Plan, the construction, development and use of the Subject Property shall be in accordance with the Parkway North Center Annexation Agreement.
- D. The gross leasable area of the office building proposed for the Subject Property shall not exceed 186,258 square feet.
- E. Compliance with all representations submitted and made by the Petitioner to the Plan Commission and to the President and Board of Trustees of the Village of Deerfield.

F. Continued compliance with all applicable provisions of the Zoning Ordinance of the Village of Deerfield.

SECTION 4: That the Final Development Plan hereby approved and authorized as a Special Use Planned Unit Development of the Subject Property in the I-1 Office, Research and Restricted Industrial District, shall be binding upon and inure to the benefit of Petitioner's successors, grantees, transferees and assigns, and any violations of the conditions hereinabove set forth by Petitioner or its successors, grantees, transferees or assigns shall authorize the revocation of the Special Use hereby authorized.

SECTION 5: That the Village Clerk is hereby authorized and directed to record this Ordinance in the Office of the Recorder of Deeds of Lake County, Illinois at Petitioner's expense.

SECTION 6: 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.

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SECTION 7: 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 _____ day of _____, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

Exhibit B

Documents Comprising the Final Development Plan For 8 Parkway North

1. Site Plan – 8 Parkway North, dated March 10, 2016, by Wright Heerema Architects.
2. South East View of the proposed 8 Parkway North office building, dated February 12, 2016, by Wright Heerema Architects.
3. North West View of the proposed 8 Parkway North office building, dated February 12, 2016, by Wright Heerema Architects.
4. Sheet depicting south elevation and west elevation of proposed office building for 8 Parkway North, dated February 12, 2016, by Wright Heerema Architects.
5. Sheet depicting north elevation and east elevation of proposed office building for 8 Parkway North, dated February 12, 2016, by Wright Heerema Architects.
6. Lower Level Plan – 8 Parkway North, dated February 12, 2016, by Wright Heerema Architects.
7. First Floor Plan – 8 Parkway North, dated March 10, 2016, by Wright Heerema Architects.
8. Typical Floor Plan – 8 Parkway North, dated February 12, 2016, by Wright Heerema Architects.
9. Two sheets of detailed elevations (north and east, south and west) for proposed office building dated February 12, 2016, by Wright Heerema Architects.
10. Building Wall Sections, dated February 12, 2016, by Wright Heerema Architects.
11. Layout and Dimension Plan Sheet C1.0 by V3 Companies bearing a last revision date of 3/8/16.
12. Grading Plan Sheet C2.0 by V3 Companies bearing a last revision date of 3/8/16.
13. Utility Plan Sheet C3.0 by V3 Companies bearing a last revision date of 3/8/16.
14. Tree Preservation Plan for 8 Parkway North by the Lakota Group dated March 24, 2016.
15. Landscape Concept Plan for 8 Parkway North by the Lakota Group dated March 24, 2016.

16. Landscape Plan for 8 Parkway North by the Lakota Group dated March 24, 2016, including a plant palette by the Lakota Group dated march 24, 2016.
17. Roof Screen Section, dated March 10, 2016, by Wright Heerema Architects.
18. Electrical Site Plan by Kornacki & Associates, Inc. dated 03/09/2016.
19. Photometric Site Plan by Kornacki & Associates, Inc. dated 03/09/2016.
20. Fixture Schedule Sheet E3 by Kornacki & Associates, Inc. dated 03/09/2016.
21. Traffic Impact Study for Parkway North Lots 5 and 8 prepare by V3 Companies dated February 15, 2016.
22. Deerfield-Bannockburn Fire Protection District plan review letter for 8 Parkway North dated March 8, 2016.

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN
FOR 8 PARKWAY NORTH IN THE PARKWAY NORTH CENTER
PLANNED UNIT DEVELOPMENT**

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

_____ day of _____, 2016.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
_____ day of _____, 2016.**

REQUEST FOR BOARD ACTION

Agenda:16-46

Subject: Authorization to Award Contract for Phase II Engineering Consulting Services for the Kates Road Bridge Rehabilitation Project

Action Requested: Award contract for consulting services to Ciorba Group (\$156,248)

Originated By: Engineering Department

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

The Department of Public Works and Engineering initiates inspections for all 11 bridges within corporate limits every two years. Since 2009, and as a result of biannual inspections, the Department has successfully completed the reconstruction of four bridges. The bridge rehabilitation/reconstruction projects were partially funded through the Illinois Department of Transportation's (IDOT) Highway Bridge Rehabilitation and Replacement Program (HBRRP). HBRRP, which has now been replaced by Surface Transportation Project (STP-Br) funds, is a federal program where local agencies are appropriated funding for engineering and construction of deteriorating bridges at the 80% federal and 20% local level.

In 2014, the Village entered into a Local Agency Agreement for Federal Participation (LAA) to complete Phase I Preliminary Engineering. The Phase I report has been approved by IDOT and we have been given the authority to move into Phase II Design Engineering. In February of 2016 staff interviewed several professional engineering design firms to assist with the engineering and construction of the Kates Road Bridge. Of the consultants interviewed, the Ciorba Group appeared to be the most qualified to assist the Village with this endeavor. The Ciorba Group currently assists the Village with bi-annual bridge inspections, has recently completed the design work for bridge maintenance work within the Village, and the firm as a whole has strength within the structural engineering arena.

The Village has been satisfied with their work in the past and we feel that a good value and good service was received as part of their contracts. The Local Agency Agreement for Federal Participation (LAA, attached) has been approved by IDOT and can now be executed by the Village. As part of the agreement IDOT will reimburse the Village for 80% of the bridge design work, or \$140,590, leaving the Village responsible for \$28,118. The remaining portion of the design contract is related to roadway rehabilitation and is not eligible for reimbursement. For that portion, the Village will be solely responsible for all design related fees, an estimated cost of \$15,658.

By executing the Phase II Engineering Contract the Village at this time, the Village will be able to construct the improvements in 2017. The Deputy Director of Public Works and Engineering recommends the approval of the Award of the Contract for Phase II Engineering Consulting Services, and authorize the Mayor to execute the LAA and the Resolution for Federal Participation, for the Kates Road Bridge Project in an amount not to exceed \$156,248.

Reports and Documents Attached

Local Agency Agreement for Federal Participation
Preliminary Engineering Services Agreement for Federal Participation
Resolution

Date Referred to Board: May 2, 2016

Action Taken: _____

 Illinois Department of Transportation Local Public Agency Agreement for Federal Participation	Local Public Agency Village of Deerfield	State Contract	Day Labor	Local Contract XX	RR Force Account
	Section 14-00098-00-BR	Fund Type STP-Br	ITEP, SRTS, or HSIP Number(s)		
Construction		Engineering		Right-of-Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		D-91-048-15	BRM-4003(390)		

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "LPA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LPA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the LPA, approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "FHWA".

Location

Local Name Kates Road Route 3699 Length 0.10 mi
 Termini At the Metra Milwaukee District North Line

Current Jurisdiction LPA TIP Number 10-14-0025 Existing Structure No 049-6003

Project Description

Bridge replacement

Division of Cost

Type of Work	STP-Br	%	%	LPA	%	Total
Participating Construction	()	()	()	()	()	
Non-Participating Construction	()	()	()	()	()	
Preliminary Engineering	112,472	(*)	()	28,118	(BAL)	140,590
Construction Engineering	()	()	()	()	()	
Right of Way	()	()	()	()	()	
Railroads	()	()	()	()	()	
Utilities	()	()	()	()	()	
Materials	()	()	()	()	()	
TOTAL	\$ 112,472	\$	\$	28,118	\$	140,590

*Maximum FHWA (STP-Br) participation 80% NTE \$112,472.00.

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final LPA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

Local Public Agency Appropriation

By execution of this Agreement, the LPA attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the LPA share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum (**required for State-let contracts only**)

Method of Financing (State Contract Work Only)

METHOD A---Lump Sum (80% of LPA Obligation) _____
 METHOD B--- _____ Monthly Payments of _____ due by the _____ of each successive month.
 METHOD C---LPA's Share Balance _____ divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)

Agreement Provisions

THE LPA AGREES:

- (1) To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, and the **STATE** and the **FHWA**, if required.
- (2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.
- (3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
- (4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.
- (5) To maintain or cause to be maintained, in a manner satisfactory to the **STATE** and the **FHWA**, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.
- (6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
- (7) To maintain, for a minimum of 3 years after final project close-out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the **LPA** agrees to cooperate fully with any audit conducted by the Auditor General and the **STATE**; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the **STATE** for the recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
- (8) To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- (9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
- (10) (State Contracts Only) That the method of payment designated on page one will be as follows:
 - Method A - Lump Sum Payment. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the **LPA**'s estimated obligation incurred under this Agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA**'s obligation (including any nonparticipating costs) within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.
 - Method B - Monthly Payments. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE**, a specified amount each month for an estimated period of months, or until 80% of the **LPA**'s estimated obligation under the provisions of the Agreement has been paid, and will pay to the **STATE** the remainder of the **LPA**'s obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.
 - Method C - Progress Payments. Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA**'s share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C, shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to **LPA** on this or any other contract. The **STATE**, at its sole option, upon notice to the **LPA**, may place the debt into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.
- (11) (Local Contracts or Day Labor) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.
- (12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of, the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal funds received under the terms of this Agreement.
- (13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal Funds received under the terms of this Agreement.

- (14) (Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office.
- Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT's District Bureau of Operations.
- The **LPA** is responsible for the payment of the railroad related expenses in accordance with the **LPA**/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.
- Engineer's Payment Estimates shall be in accordance with the Division of Cost on page one.
- (15) And certifies to the best of its knowledge and belief its officials:
- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
 - (b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
 - (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and
 - (d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.
- (16) To include the certifications, listed in item 15 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
- (17) (State Contracts) That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
- (18) That for agreements exceeding \$100,000 in federal funds, execution of this Agreement constitutes the **LPA**'s certification that:
- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;
 - (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions;
 - (c) The **LPA** shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- (19) To regulate parking and traffic in accordance with the approved project report.
- (20) To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.
- (21) To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.
- (22) To complete this phase of the project within three (3) years from the date this agreement is approved by the **STATE** if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
- (23) To comply with the federal Financial Integrity Review and Evaluation (FIRE) program, which requires States and subrecipients to justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months.
- To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.
- (24) The **LPA** will submit supporting documentation with each request for reimbursement from the **STATE**. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, and personnel and direct cost summaries and other documentation supporting the requested reimbursement amount (Form BLRS 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of this phase of the improvement or from the date of the previous invoice, which ever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed.

- (25) The **LPA** shall provide the final report to the appropriate **STATE** district within twelve months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.
- (26) (Single Audit Requirements) That if the **LPA** expends \$750,000 or more a year in federal financial assistance they shall have an audit made in accordance with 2 CFR 200. **LPAs** expending less than \$750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (Office of Finance and Administration, Audit Coordination Section, 2300 South Dirksen Parkway, Springfield, Illinois, 62764), within 30 days after the completion of the audit, but no later than one year after the end of the **LPA's** fiscal year. The CFDA number for all highway planning and construction activities is 20.205.

Federal funds utilized for construction activities on projects let and awarded by the **STATE** (denoted by an "X" in the State Contract field at the top of page 1) are not included in a **LPA's** calculation of federal funds expended by the **LPA** for Single Audit purposes.

- (27) That the **LPA** is required to register with the System for Award Management or SAM (formerly Central Contractor Registration (CCR)), which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: <https://www.sam.gov/portal/public/SAM/#1>.

The **LPA** is also required to obtain a Dun & Bradstreet (D&B) D-U-N-S Number. This is a unique nine digit number required to identify subrecipients of federal funding. A D-U-N-S number can be obtained at the following website: <http://fedgov.dnb.com/webform>.

THE STATE AGREES:

- (1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the **LPA's** certification of compliance with Titles II and III requirements.
- (2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.
- (3) (Day Labor) To authorize the **LPA** to proceed with the construction of the improvement when Agreed Unit Prices are approved, and to reimburse the **LPA** for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (4) (Local Contracts) For agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:
- (a) To reimburse the **LPA** for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the **LPA**;
- (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the **STATE**.

IT IS MUTUALLY AGREED:

- (1) Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions.
- (2) That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this Agreement.
- (3) This Agreement shall be binding upon the parties, their successors and assigns.
- (4) For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT – assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT – assisted contracts. The **LPA's** DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.). In the absence of a USDOT – approved **LPA** DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the **STATE's** USDOT approved Disadvantaged Business Enterprise Program.

- (5) In cases where the **STATE** is reimbursing the **LPA**, obligations of the **STATE** shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
- (6) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1- Location Map. Number 2 – LPA Appropriation Resolution

(Insert Addendum numbers and titles as applicable)

The **LPA** further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Harriet Rosenthal

Name of Official (Print or Type Name)

Mayor

Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature)

Date

The above signature certifies the agency's TIN number is 36-6005842 conducting business as a Governmental Entity.

DUNS Number 068003185

APPROVED

State of Illinois
Department of Transportation

Randall S. Blankenhorn, Secretary

Date

By:

Aaron A. Weatherholt, Deputy Director of Highways

Date

Omer Osman, Director of Highways/Chief Engineer

Date

William M. Barnes, Chief Counsel

Date

Jeff Heck, Chief Fiscal Officer (CFO)

Date

NOTE: If the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

Local Agency Village of Deerfield	L O C A L A G E N C Y	 Illinois Department of Transportation Preliminary Engineering Services Agreement For Federal Participation	C O N S U L T A N T	Consultant Ciorba Group, Inc.
County Lake				Address 5507 N Cumberland Ave
Section 14-00098-00-BR				City Chicago
Project No. BRM-4003(390)				State IL
Job No. D-91-048-15				Zip Code 60656
Contact Name/Phone/E-mail Address Tyler Dickinson 847-317-2490 tdickinson@deerfield.il.us				Contact Name/Phone/E-mail Address Duane O'Laughlin 773-355-2949 dolaughlin@ciorba.com

THIS AGREEMENT is made and entered into this _____ day of _____, _____ between the above Local Agency (LA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the PROJECT. Federal-aid funds allotted to the LA by the state of Illinois under the general supervision of the Illinois Department of Transportation (STATE) will be used entirely or in part to finance engineering services as described under AGREEMENT PROVISIONS.

Project Description

Name Kates Road over Canadian Pacific Railroad Route FAU 3699 Length 0.10 mi Structure No. 049-6003

Termini _____

Description Replace the existing PPC deck beam superstructure and repair/replace the existing bridge abutments. The existing Mechanical Stabilized Earth (MSE) retaining walls will be repaired at select locations. The proposed superstructure will be a single span PPC I-beam bridge on reinforced concrete abutments. The existing deep foundations at the abutments will be re-utilized.

Agreement Provisions

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance, in accordance with STATE approved design standards and policies, of engineering services for the LA for the proposed improvement herein described.
2. To attend any and all meetings and visit the site of the proposed improvement at any reasonable time when requested by representatives of the LA or STATE.
3. To complete the services herein described within 304 calendar days from the date of the Notice to Proceed from the LA, excluding from consideration periods of delay caused by circumstances beyond the control of the ENGINEER.
4. The classifications of the employees used in the work should be consistent with the employee classifications and estimated man-hours shown in EXHIBIT A. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are indicated in Exhibit A to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
5. That the ENGINEER is qualified technically and is entirely conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated herein.
6. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections resulting from the ENGINEER's errors, omissions or negligent acts without additional compensation. Acceptance of work by the STATE will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or for clarification of any ambiguities.
7. That all plans and other documents furnished by the ENGINEER pursuant to this AGREEMENT will be endorsed by the ENGINEER and will affix the ENGINEER's professional seal when such seal is required by law. Plans for structures to be built as a part of the improvement will be prepared under the supervision of a registered structural engineer and will affix structural engineer seal when such seal is required by law. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the STATE.
8. That the ENGINEER will comply with applicable federal statutes, state of Illinois statutes, and local laws or ordinances of the LA.

9. The undersigned certifies neither the ENGINEER nor I have:
- employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for me or the above ENGINEER) to solicit or secure this AGREEMENT,
 - agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
 - paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for me or the above ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
 - are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
 - have not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
 - are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) and
 - have not within a three-year period preceding this AGREEMENT had one or more public transactions (Federal, State or local) terminated for cause or default.
10. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LA.
11. To submit all invoices to the LA within one year of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement.
12. To submit BLR 05613, Engineering Payment Report, to the STATE upon completion of the project (Exhibit B).
13. Scope of Services to be provided by the ENGINEER:
- Make such detailed surveys as are necessary for the planning and design of the PROJECT.
 - Make stream and flood plain hydraulic surveys and gather both existing bridge upstream and downstream high water data and flood flow histories.
 - Prepare applications for U.S. Army Corps of Engineers Permit, Illinois Department of Natural Resources Office of Water Resources Permit and Illinois Environmental Protection Agency Section 404 Water Quality Certification.
 - Design and/or approve cofferdams and superstructure shop drawings.
 - Prepare Bridge Condition Report and Preliminary Bridge Design and Hydraulic Report, (including economic analysis of bridge or culvert types and high water effects on roadway overflows and bridge approaches).
 - Prepare the necessary environmental and planning documents including the Project Development Report, Environmental Class of Action Determination or Environmental Assessment, State Clearinghouse, Substate Clearinghouse and all necessary environmental clearances.
 - Make such soil surveys or subsurface investigations including borings and soil profiles as may be required to furnish sufficient data for the design of the proposed improvement. Such investigations to be made in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE.
 - Analyze and evaluate the soil surveys and structure borings to determine the roadway structural design and bridge foundation.
 - Prepare preliminary roadway and drainage structure plans and meet with representatives of the LA and STATE at the site of the improvement for review of plans prior to the establishment of final vertical and horizontal alignment, location and size of drainage structures, and compliance with applicable design requirements and policies.
 - Make or cause to be made such traffic studies and counts and special intersection studies as may be required to furnish sufficient data for the design of the proposed improvement.
 - Complete the general and detailed plans, special provisions and estimate of cost. Contract plans shall be prepared in accordance with the guidelines contained in the Bureau of Local Roads and Streets manual. The special provisions and detailed estimate of cost shall be furnished in quadruplicate.
 - Furnish the LA with survey and drafts in quadruplicate all necessary right-of-way dedications, construction easements and borrow pit and channel change agreements including prints of the corresponding plats and staking as required.

II. THE LA AGREES,

1. To furnish the ENGINEER all presently available survey data and information
2. To pay the ENGINEER as compensation for all services rendered in accordance with this AGREEMENT, on the basis of the following compensation formulas:

Cost Plus Fixed Fee CPFF = 14.5%[DL + R(DL) + OH(DL) + IHDC], or
 CPFF = 14.5%[DL + R(DL) + 1.4(DL) + IHDC], or
 CPFF = 14.5%[(2.3 + R)DL + IHDC]

Where: DL = Direct Labor
 IHDC = In House Direct Costs
 OH = Consultant Firm's Actual Overhead Factor
 R = Complexity Factor

Specific Rate (Pay per element)

Lump Sum _____

3. To pay the ENGINEER using one of the following methods as required by 49 CFR part 26 and 605 ILCS 5/5-409:

With Retainage

- a) **For the first 50% of completed work**, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to 90% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- b) **After 50% of the work is completed**, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments covering work performed shall be due and payable to the ENGINEER, such payments to be equal to 95% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- c) **Final Payment** – Upon approval of the work by the LA but not later than 60 days after the work is completed and reports have been made and accepted by the LA and the STATE, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

Without Retainage

- a) **For progressive payments** – Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- b) **Final Payment** – Upon approval of the work by the LA but not later than 60 days after the work is completed and reports have been made and accepted by the LA and STATE, a sum o money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.).

III. IT IS MUTALLY AGREED,

1. That no work shall be commenced by the ENGINEER prior to issuance by the LA of a written Notice to Proceed.
2. That tracings, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LA and that basic survey notes, sketches, charts and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request, to the LA or to the STATE, without restriction or limitation as to their use.

3. That all reports, plans, estimates and special provisions furnished by the ENGINEER shall be in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE, it being understood that all such furnished documents shall be approved by the LA and the STATE before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.
4. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall not be construed to relieve the ENGINEER of any responsibility for the fulfillment of this agreement.
5. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the STATE; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
6. The payment by the LA in accordance with numbered paragraph 3 of Section II will be considered payment in full for all services rendered in accordance with this AGREEMENT whether or not they be actually enumerated in this AGREEMENT.
7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LA, the STATE, and their officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
8. This AGREEMENT may be terminated by the LA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LA. The LA will be responsible for reimbursement of all eligible expenses to date of the written notice of termination.
9. This certification is required by the Drug Free Workplace Act (30ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the State unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the State for at least one (1) year but no more than five (5) years.

For the purpose of this certification, "grantee" or "contractor" means a corporation, partnership or other entity with twenty-five (25) or more employees at the time of issuing the grant, or a department, division or other unit thereof, directly responsible for the specific performance under a contract or grant of \$5,000 or more from the State, as defined in the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- a. Publishing a statement:
 - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
 - (2) Specifying the actions that will be taken against employees for violations of such prohibition.
 - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (a) abide by the terms of the statement; and
 - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- b. Establishing a drug free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's or contractor's policy of maintaining a drug free workplace;
 - (3) Any available drug counseling, rehabilitation and employee assistance program; and
 - (4) The penalties that may be imposed upon an employee for drug violations.
- c. Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- d. Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- e. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by,
- f. Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.
- g. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

10. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of DOT assisted contracts. Failure by the ENGINEER to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LA deems appropriate.

Agreement Summary

Prime Consultant:	TIN Number	Agreement Amount
Ciorba Group, Inc.	36-2525351	\$140,590.20

Sub-Consultants:	TIN Number	Agreement Amount
Sub-Consultant Total:		
Prime Consultant Total:		\$140,590.20
Total for all Work:		\$140,590.20

Executed by the LA:

Village of Deerfield

(Municipality/Township/County)

ATTEST:

By: _____

By: _____

Village _____ Clerk

Title: Mayor _____

(SEAL)

Executed by the ENGINEER:

ATTEST:

Ciorba Group, Inc.

By: _____

By: _____

Title: Roadway Group Manager _____

Title: President _____

Exhibit A - Preliminary Engineering

Route: FAU 3699
 Local Agency: Village of Deerfield
 (Municipality/Township/County)
 Section: 14-00098-00-BR
 Project: Pfingsten/Kates Road over CPRR
 Job No.: D-91-048-15

*Firm's approved rates on file with IDOT'S Bureau of Accounting and Auditing:	
Overhead Rate (OH)	<u>141.13%</u>
Complexity Factor (R)	<u>0.00</u>
Calendar Days	<u>304</u>

Method of Compensation:
 Cost Plus Fixed Fee 1 14.5%[DL + R(DL) + OH(DL) + IHDC]
 Cost Plus Fixed Fee 2 14.5%[DL + R(DL) + 1.4(DL) + IHDC]
 Cost Plus Fixed Fee 3 14.5%[(2.3 + R)DL + IHDC]
 Specific Rate
 Lump Sum

Cost Estimate of Consultant's Services in Dollars

Element of Work	Employee Classification	Man-Hours	Payroll Rate	Payroll Costs (DL)	Overhead*	Services by Others	In-House Direct Costs (IHDC)	Profit	Total
Meetings & Coordination	*	49	\$ 55.76	\$ 2,732.24	\$ 3,856.01		\$ 108.00	\$ 970.96	\$ 7,667.21
Topographic Survey	*	44	\$ 32.59	\$ 1,433.96	\$ 2,023.75		\$ 173.20	\$ 526.48	\$ 4,157.39
Roadway Design/Plans	*	268	\$ 34.82	\$ 9,331.76	\$ 13,169.91		\$ 2,750.00	\$ 3,661.49	\$ 28,913.17
Structural Design/Plans	*	725	\$ 38.67	\$ 28,035.75	\$ 39,566.85	\$ 2,700.00	\$ 4,570.00	\$ 10,465.03	\$ 85,337.63
Phase III Shop Drawing Review	*	24	\$ 41.17	\$ 988.08	\$ 1,394.48			\$ 345.47	\$ 2,728.03
QC/QA	*	32	\$ 64.61	\$ 2,067.52	\$ 2,917.89			\$ 722.88	\$ 5,708.30
Project Management & Administration	*	32	\$ 68.80	\$ 2,201.60	\$ 3,107.12			\$ 769.76	\$ 6,078.48
Totals		1174		\$ 46,790.91	\$ 66,036.01	\$ 2,700.00	\$ 7,601.20	\$ 17,462.08	\$ 140,590.20

* See attached

EXHIBIT A

SCOPE OF SERVICES –DESIGN (PHASE II) ENGINEERING SERVICES

CONSULTANT:	Ciorba Group, Inc.
PRINCIPAL:	Salvatore DiBernardo, PE, SE
PROJECT MANAGER:	Duane O’Laughlin, PE
LEAD STRUCTURAL ENGINEER	Brett Sauter, PE, SE
ROUTE:	Pfingsten/Kates Road over CPRR
SECTION	14-00098-00-BR
COUNTY:	Lake
LOCAL AGENCY CONTACT:	Mr. Robert Phillips, PE Assistant Director of Public Works and Engineering Village of Deerfield

Project Understanding

Ciorba Group, Inc. will be responsible for the final design engineering services required to improve the Pfingsten Road Bridge (S.N. 049-6003) over the Canadian Pacific Railroad (CPRR). The main purpose of the project is to replace the existing PPC deck beam superstructure and repair/replace the existing bridge abutments. The existing Mechanical Stabilized Earth (MSE) retaining walls will remain in place but will be repaired at select locations. The proposed superstructure will be a single span PPC I-beam bridge on reinforced concrete abutments. The existing deep foundations at the abutments will be re-utilized.

Roadway improvements will consist of pavement rehabilitation/reconstruction for approximately 250 feet on either side of the bridge. Existing Jersey barrier wall and sidewalk with parapet adjacent to the roadway may need to be removed and replaced near the bridge to accommodate the new pavement elevations.

The project limits are based on the profile changes necessary for the new superstructure to maintain the required railroad vertical clearance. All work is to be completed with the bridge closed to traffic, utilizing a detour route for through traffic. The project will be 80% federally funded with a 20% match from the Village of Deerfield for both the engineering and construction costs. Ciorba will follow IDOT standards and specifications throughout the project.

Scope of Services

1. Coordination & Meetings
 - A. Attend kick off meeting and one other meeting with Village of Deerfield to discuss project scope and review comments.
 - B. Attend kick off meeting and one review meeting with IDOT.
 - C. Prepare agenda, exhibits, and minutes for each meeting.
 - D. Coordinate project with the Village, IDOT (BLR&S and BBS), CPRR, and private utility companies. Coordinate detour route with the CCDTH for use of Lake-Cook Road. Coordinate with IDOT for detour route on Waukegan Road (IL 43).
2. Topographic Survey
 - A. Topographic survey completed in Phase I and will be made available to Ciorba Group.
 - B. Ciorba will perform supplemental survey as needed using the benchmarks and control points established in Phase I.

EXHIBIT A

SCOPE OF SERVICES –DESIGN (PHASE II) ENGINEERING SERVICES

3. Engineering Design/Plans
 - A. Roadway Design
 - a. Prepare pavement design using Phase I soils report.
 - b. Finalize roadway centerline profile.
 - c. Determine length of need for guardrail replacement at end of the bridge barrier wall.
 - B. Prepare Roadway Plans – preliminary (60%), pre-final (90%) and final (100%) submittals to Village. Submit pre-final and final plans to IDOT for review.
 - a. Title Sheet/Index/Highway Standards
 - b. Summary of Quantities
 - c. General Notes
 - d. Typical Sections
 - e. Schedules of Quantities
 - f. Alignment, Ties, and Benchmarks
 - g. Existing Conditions and Removal Items
 - h. Plan and Profile (including drainage improvements and pavement marking)
 - i. Detour Plan, MOT Plan, and MOT Notes
 - j. Erosion and Sediment Control; Landscaping
 - k. Special Details
 - l. Cross Sections
 - C. Calculate quantities for the pre-final and final plan submittals.
 - D. Prepare specifications and bid documents for the pre-final and final submittals.
 - E. Prepare estimate of time and cost for the pre-final and final plan submittals.
4. Structural Design/Plans
 - A. Bridge inspection conducted to determine extent of MSE wall repairs. Metra Right of Entry permit and flaggers are required for access to MSE walls.
 - B. Analyze the proposed superstructure design and existing substructure.
 - C. Prepare Structural Plans – preliminary (60%), pre-final (90%) and final (100%) submittals to Village. Submit pre-final and final plans to IDOT for review.
 - a. General Plan and Elevation
 - b. General Notes and Bill of Material
 - c. Structural Removal (superstructure, abutments, and MSE wall)
 - d. MSE Wall Repairs

EXHIBIT A

SCOPE OF SERVICES –DESIGN (PHASE II) ENGINEERING SERVICES

- e. Abutment Details
 - f. Deck Elevations
 - g. Approach Slab Elevations
 - h. Deck Plan
 - i. Beam Plan
 - j. Superstructure Details
 - k. Bridge Railing Detail
 - l. Approach Slab Detail
5. Phase III Assistance – Shop Drawing Review
- A. Shop drawing review for MSE wall repairs, beams, and bridge railing.
6. QC/QA
- A. Perform Quality Control / Quality Assurance during the project per Ciorba Group's Quality Assurance/Quality Control plan.
7. Project Management and Administration
- A. Provide project oversight.
 - B. Prepare invoices and progress reports.
 - C. Project control for scope, schedule, and budget.

Information to be provided by the Village

- 1. All Phase I CADD, topographic survey, and GeoPak files.
- 2. Phase I Geotechnical Report.
- 3. Copy of approved PDR.

Assumptions

- 1. Additional geotechnical services are not required.
- 2. Preliminary Site Investigation (PSI) is not required in Phase II since a Preliminary Environmental Site Assessment (PESA) was not conducted in Phase I.
- 3. USACOE, LCSMC, or IDNR permits are not required.
- 4. Any costs required by the CPRR to review the plans will be billed directly to the Village.

Estimated Staff Hours
Village of Deerfield
Pfungsten/Kates Road over CPRR

Task Sub-Task	Activity	Grand Total	Principal	Project Manager	Lead Structural Engineer	Project Engineer	Senior Engineer	Engineer II	Engineer I	Senior Technician	Technician	# of Sheets
		1174	28	55	108	61	122	287	124	327	62	33
1.	Meetings & Coordination	Task Total: 49		18	16	8		1	4		2	
	010 Meetings	Subtotal: 20		9	8	3						
	Meetings with Village (2 mtgs)	8		4	4							
	Meetings with IDOT (2 mtgs)	8		4	2	2						
	Meeting Minutes (4 mtgs)	4		1	2	1						
	011 Coordination	Subtotal: 29		9	8	5		1	4		2	
	Coordination with Village	8		6	2							
	Coordination with IDOT (BLR&S and BBS)	6		2	2	2						
	Coordination with CCDTH	9		1		2			4		2	
	Coordination with Utilities	2				1		1				
	Coordination with Railroad	4			4							
2.	Topographic Survey	Task Total: 44				3			3	18	20	
	020 Field Survey	Subtotal: 38				3			3	16	16	
	Site Visits by Staff	6				3			3			
	Supplemental Survey	32								16	16	
	021 Process Survey Information	Subtotal: 6								2	4	
	Process Survey Information	2								2		
	Add to Existing Conditions	4									4	

Estimated Staff Hours
Village of Deerfield
Pfungsten/Kates Road over CPRR

Task	Sub-Task	Activity	Grand Total	Principal	Project Manager	Lead Structural Engineer	Project Engineer	Senior Engineer	Engineer II	Engineer I	Senior Technician	Technician	# of Sheets
3.	Roadway Design/Plans	Task Total:	268		9	11	46	14	24	117	7	40	
	052 Roadway Design	Subtotal:	16		1		4			11			
		Pavement Design	2				1			1			
		Finalize Centerline Profile	11		1		2			8			
		Barrier Warrant Analysis	3				1			2			
	055 Contract Plans	Subtotal:	60		1	3	9			16	1	30	
		Title Sheet/Index/Highway Standards	6									6	1
		Typical Sections	9				1			8			1
		Alignment, Ties and Benchmarks	12				1				1	10	2
		General Notes	10				2			8			1
		Summary of Quantities	10				2					8	1
		Plan Assembly - 60%, 90%, Final	6									6	
		Disposition of Comments	7		1	3	3						
	056 Roadway Plans	Subtotal:	107		3		16		8	72		8	
		Schedule of Quantities	8									8	1
		Detour Plan	13		1		2			10			1
		MOT General Notes and Description	10				2			8			1
		MOT Plan	9				1			8			1
		Proposed Plan and Profile Sheets incl. drainage improvements and pavement striping (1"=20')	25		1		4			20			1
		Existing Conditions/Removal Sheets (1"=20')	7				1			6			1
		Erosion & Sediment Control; Landscaping Sheets (1"=20')	10				2		8				1
		Details	15		1		2			12			1
		Cross Sections	10				2			8			2

Estimated Staff Hours
Village of Deerfield
Pfungsten/Kates Road over CPRR

Task	Sub-Task	Activity	Grand Total	Principal	Project Manager	Lead Structural Engineer	Project Engineer	Senior Engineer	Engineer II	Engineer I	Senior Technician	Technician	# of Sheets
	058	Quantity Calculations	Subtotal: 34			2	2	4	8	10	6	2	
		Quantities (Removals)	3							2	1		
		Quantities (Earthwork)	3								1	2	
		Quantities (Proposed Plan)	14				2			8	4		
		Quantities (Structural)	14			2		4	8				
	059	Specifications & Estimates	Subtotal: 51		4	6	15	10	8	8			
		Specifications (Roadway and General)	14		2		12						
		Specifications (Structural)	14			2		4	8				
		Estimate of Time	5		1	2	2						
		Estimate of Cost	18		1	2	1	6		8			
4.		Structural Design/Plans	Task Total: 725			69		108	246		302		
	060	Preliminary Bridge Engineering	Subtotal: 32			16			16				
		Bridge Inspection Coordination	4			4							
		Bridge Inspection	16			8			8				
		Tech Memo	12			4			8				
	061	Structural General	Subtotal: 170			16		26	52		76		
		Structural Coordination and BBS Reviews	4			4							
		General Plan and Elevation	82			6		12	24		40		1
		General Notes and Bill of Material	26			2		4	8		12		1
		Structural Removal-Superstructure, abutment and partial MSE wall removal	52			4		8	16		24		1
		Bridge Drainage	6					2	4				

Estimated Staff Hours
Village of Deerfield
Pfungsten/Kates Road over CPRR

Task	Sub-Task	Activity	Grand Total	Principal	Project Manager	Lead Structural Engineer	Project Engineer	Senior Engineer	Engineer II	Engineer I	Senior Technician	Technician	# of Sheets
	062	Retaining Wall	Subtotal: 70			6		8	24		32		
		Retaining Wall Details-Repairs	70			6		8	24		32		1
	064	Substructure	Subtotal: 104			10		20	42		32		
		Abutment Details	74			6		12	24		32		2
		Substructure Analysis	30			4		8	18				
	065	Superstructure	Subtotal: 349			21		54	112		162		
		Deck Elevations	44			2		6	12		24		2
		Approach Slabs Elevations	15			1		2	4		8		2
		Deck Plan	88			4		12	32		40		2
		Beam Plan	60			4		8	16		32		1
		Superstructure Details	52			4		8	16		24		1
		Bridge Railing	30			2		4	8		16		1
		Approach Slabs	38			2		6	12		18		2
		Superstructure Analysis	22			2		8	12				
5.		Phase III Shop Drawing Review	Task Total: 24			8			16				
	086	Shop Drawing Review	Subtotal: 24			8			16				
		Retaining Walls	4			4							
		Beams	10			2			8				
		Bridge Railing	10			2			8				

Estimated Staff Hours
 Village of Deerfield
 Pfingsten/Kates Road over CPRR

Task	Sub-Task	Activity	Grand Total	Principal	Project Manager	Lead Structural Engineer	Project Engineer	Senior Engineer	Engineer II	Engineer I	Senior Technician	Technician	# of Sheets
6.	QC/QA	Task Total:	32	12	12	4	4						
	090 QC/QA	Subtotal:	32	12	12	4	4						
		Roadway	16		12		4						
		Structural	16	12		4							
7.	Project Management & Administration	Task Total:	32	16	16								
	100 Project Management & Administration	Subtotal:	32	16	16								
		Project Administration	16	16									
		Project Management	16		16								

IN-HOUSE DIRECT COSTS
Village of Deerfield
Pfingsten/Kates Road over CPRR
PHASE II

Meetings & Coordination

Description	Unit	Unit Cost	Quantity	Extended Cost
Vehicle (mileage)	mile	\$ 0.54	200	\$ 108.00
Total:				\$ <u>108.00</u>

Topographic Survey

Description	Unit	Unit Cost	Quantity	Extended Cost
Vehicle (mileage)	mile	\$ 0.54	80	\$ 43.20
Vehicle (day)	day	\$ 65.00	2	\$ 130.00
Total:				\$ <u>173.20</u>

Roadway Design/Plans

Description	Unit	Unit Cost	Quantity	Extended Cost
CADD Charges	hour	\$ 15.00	150	\$ 2,250.00
Copies	sheet	\$ 0.10	5000	\$ 500.00
Total:				\$ <u>2,750.00</u>

Structural Design/Plans

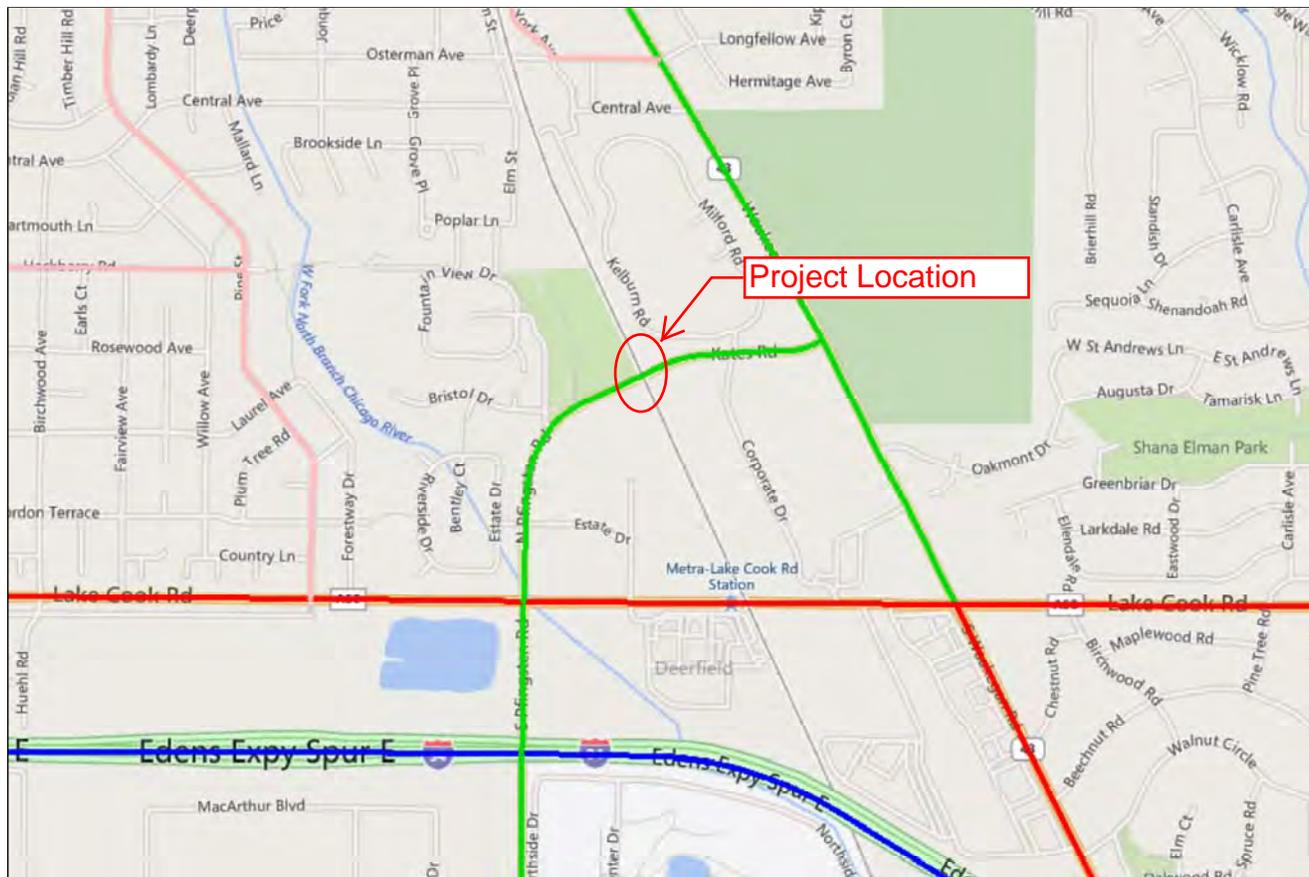
Description	Unit	Unit Cost	Quantity	Extended Cost
CADD Charges	hour	\$ 15.00	300	\$ 4,500.00
Copies	sheet	\$ 0.10	50	\$ 5.00
Vehicle (day)	day	\$ 65.00	1	\$ 65.00
Total:				\$ <u>4,570.00</u>

OUTSIDE DIRECT COSTS
Village of Deerfield
Pfingsten/Kates Road over CPRR

<u>Structural Design/Plans</u>	Quantity		Unit Cost		Cost
Metra Right of Entry	1	\$	1,000.00	\$	1,000.00
Metra Flaggers	1	\$	700.00	\$	700.00
Railroad Protective Liability Insurance	1	\$	1,000.00	\$	1,000.00
					<hr/>
				\$	2,700.00

Addendum 1

Roadway Functional Class



Created by Illinois DOT, 9/5/2014



Federally Funded: Yes No Amendment/Supplement: # _____ for _____ FY _____ Cost Increase: \$ _____

Funding Type(s)			
Fund	Percent	Fund	Percent
Surface Trans Pgm Bridge (STP-BR-On) >200K	80/20		

TIP ID Number: 10-14-0025 ITEP Number: _____ HPP Bill Number: _____ SRTS Number: _____

Project Location(s) & Bridge Information						
Key Route Designation	Functional Classification	Street Name	List termini west or north limit, followed by the east or south limit. Provide GIS Station in decimal miles www.gettingaroundillinois.com			
			from/at	Station 0.00	to	Station 0.00
9 3699	5-Major Collector	Kates Road	Milwaukee District	0.0		0.38
			North Line			
Facility Carried		Facility Crossed	Station 0.00	Existing Structure Number	Proposed Structure Number	
Kates Road		Milwaukee District North	0.38	049-6003		
		Line				

Type(s) of Work: Bridge Rehab/Remvl/Replmt

Select the primary scope of work include secondary and other work types

County: Kane Lake Cook Regional Council Lake County
 DuPage McHenry Will Various Project Length: (miles) _____

Federal Congressional District(s): 10 Illinois Representative District(s): 58

Local Agency: VILLAGE OF DEERFIELD Local Agency TIN: 36-6005842 DUNS #: 068003185

MFT Section Number: 14-00098-00-BR Target Letting Date: 4/28/2017

Estimate of Const. Cost: \$1,937,500.00 Construction Contract No.: _____

Non-Participating Cost: _____ Non-Participating Items: _____

Project Funding Table								
	State Job Number	Federal Project Number	Federal Fiscal Year	State Fiscal Year	Est. Total Cost	Federal Participation	Local Participation	State Participation*
<input type="checkbox"/>	P 91 -048-15	BRM-4003(389)	2015	2015	\$116,250.00	\$93,000.00	\$23,250.00	
<input checked="" type="checkbox"/>	D 91 -048-15	BRM-4003(390)	2016	2016	\$140,590.00	\$112,472.00	\$28,118.00	
<input type="checkbox"/>	R 91 - -							
<input checked="" type="checkbox"/>	C 91 -048-15	BRM 4003(391)	2017	2018	\$1,937,500.00	\$1,550,000.00	\$387,500.00	
		Construction Engineering	2017	2018	\$193,750.00	\$155,000.00	\$38,750.00	
		Multi-Phase Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Type: <input type="checkbox"/> Bi-Phase <input type="checkbox"/> Tri-Phase			

Contact / General Information

IDOT MFT Engineer: Alex Househ Alex.Househ@illinois.gov Planning Liaison: Bruce Christensen, (847) 377-7455
 Bridge Project PM: _____ Bridge PM Email: _____
 Program Administrator: Chad Riddle Administrator Email: _____
 Local Agency Contact Name: Tyler Dickinson
 Local Agency Email: tdickinson@deerfield.il.us Local Agency Phone: 847.317.2490
 Consultant Company Name: Ciorba IDOT Design Engineer: _____
 Consultant Company TIN: 36-2525351 Consultant Contact: Duane O'Laughlin
 Consultant Contact Email: dolaughlin@ciorba.com Consultant Phone: 773.355.2949
 Date Submitted: _____ Date Revised: 3/16/2016 Date Completed: 3/21/2016

Comments: MAXIMUM FHWA (STP-Br) PARTICIPATION 80% NTE \$1,910,472

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

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A LOCAL PUBLIC AGENCY
AGREEMENT FOR FEDERAL PARTICIPATION FOR THE
RECONSTRUCTION OF KATES ROAD BRIDGE REPLACEMENT
(PROJECT NUMBER BRM-4003(390))**

WHEREAS, the Village is the lead local public agency for Project Number **BRM-4003(390)** which is a project for the reconstruction of Kates Road Bridge over Canadian Pacific Railroad (Structure No. 049-6003).

WHEREAS, funding for the Project from the Federal Highway Administration (FHWA) is contingent upon the Illinois Department of Transportation (IDOT) and the Village entering a Local Public Agency Agreement for Federal Participation for said Project (the “Local Agency Agreement”); and

WHEREAS, the corporate authorities of the Village of Deerfield have reviewed and considered the Local Agency Agreement and hereby determine that is in the best interest of the Village and public to enter into the Local Agency Agreement with IDOT for the Project;

NOW THEREFORE, BE IT RESOLVED 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 above and foregoing recitals are hereby incorporated and made a part of this Resolution as if fully set forth herein.

SECTION 2: The Local Agency Agreement attached hereto and made a party hereof is hereby approved.

SECTION 3: The Village President and Village Clerk are hereby authorized and directed to respectively execute and attest the Local Public Agency Agreement for Federal Participation for and on behalf of the Village of Deerfield.

SECTION 4: That The Village of Deerfield hereby appropriates One Hundred Forty Thousand Five Hundred and Ninety and 00/100 Dollars (\$140,590), or as much as may be needed to match federal funds in the completion of MFT Section Number 14-00098-00-BR.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this _____ day of _____, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

REQUEST FOR BOARD ACTION

Agenda Item: 16-47

Subject: Authorization to Award the Construction Contract for the North Avenue Infrastructure Project

Action Requested: Award Contract to Berger Excavating Contractors (NTE \$2,486,229)

Originated By: Public Works and Engineering

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

In 2014, the Department met with the Village of Bannockburn regarding the condition of North Avenue between Wilmot Road and Chestnut Street. The Village of Bannockburn expressed their concerns with roadway condition and localized drainage issues. The Village of Deerfield has concerns that are more specific to integrity of the water main, having had numerous water main breaks within past few years. The Villages of Bannockburn and Deerfield later met with the Lake County planning liaison to discuss possible funding opportunities. As a result of our discussions, the project has been approved for Surface Transportation Program funding, 80% Federal / 20% Local, for construction and construction engineering. All of the Federal Agreements, and an Intergovernmental Agreement with the Village of Bannockburn, have been executed.

The scope of work for the project includes reconstruction of North Avenue between Wilmot Road and Chestnut Street, water main replacement, sanitary sewer point repairs and lining, installation of a mountable curb throughout, and drainage improvements.

On April 22, 2016, at 10:00AM six bids were publicly opened and read aloud. The Engineer's Estimate for the project is \$2,735,405. The results of the bid opening are as follows:

Firm Name	Address	Bid Price
Engineer's Estimate		\$2,735,405
Berger Excavating, Inc.	Wauconda Illinois	\$2,486,229
Pirtano Construction Co., Inc.	Addison Illinois	\$2,586,250
Glenbrook Excavating and Concrete	Wauconda Illinois	\$2,724,477
A-Lamp Concrete Contractors	Schaumburg Illinois	\$3,196,518
Capitol Cement Company	Chicago Illinois	\$3,694,422
Campanella & Sons, Inc.	Wadsworth Illinois	\$3,959,385

Berger Excavating, Inc. is pre-qualified by the Illinois Department of Transportation to perform highway and underground construction work. Berger Excavating, Inc. recently completed the North Trail Subdivision Infrastructure Improvement Project on time and within budget. Staff, and residents, have been complimentary regarding the quality of their work and their willingness to work together as a team.

The Deputy Director of Public Works and Engineering recommends that the contract for the North Avenue Infrastructure Improvement Project be awarded to Berger Excavating, Inc. in the amount of \$2,486,229. The State is requesting that the Village of Deerfield concur with the award of the project before they will execute the contract.

Reports and Documents Attached:

Date Referred to Board: May 2, 2016

Action Taken: _____

REQUEST FOR BOARD ACTION

Agenda:16-48

Subject: Authorization to Execute Contract for Sidewalk Bump Grinding

Action Requested: Award contract for consulting services to Safe Step: Sidewalk Solutions (\$20,000)

Originated By: Public Works and Engineering

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

Starting this year the Department of Public Works and Engineering is initiating a different and more proactive approach to sidewalk safety. There are many locations within the Village where trip hazards exist to the extent that we cannot afford to perform removal and replacement operations at each location. Though some of the trip hazards will definitely require new sidewalk, we feel that bump grinding would provide a good and more cost effective solution. Since we do not have equipment, or manpower, to perform this type of work in-house, we have approached a vendor that specializes in this area.

The contractor that we found is "Safe Step: Safe Sidewalk Solutions." They have worked in several surrounding communities performing sidewalk bump grinding with positive results. Earlier this year the Department authorized Safe Step to complete sidewalk bump grinding in the Clavinia Subdivision, in an amount not to exceed \$20,000. As part of their work they were able to remove 306 trip hazards throughout the subdivision. To eliminate all 306 locations with conventional methods, removal and replacement would have cost the Village and estimated \$84,000. Their work was professional, efficient and of good quality.

The Department would like to complete sidewalk bump grinding for the remainder of the Clavinia Subdivision along with other locations within the southwest quadrant of the Village. To do so we are requesting an additional \$20,000. We have budgeted \$100,000 in the Infrastructure Replacement Fund Expenditures account for this purpose. The Department of Public Works and Engineering requests approval to execute the contract for sidewalk bump grinding with Safe Step Sidewalk Solutions in an amount not to exceed \$20,000.

Reports and Documents Attached

Date Referred to Board: May 2, 2016

Action Taken: _____