

February 16, 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 February 16, 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

Mayor Rosenthal lead those in attendance in reciting the Pledge of Allegiance.

MINUTES OF PREVIOUS MEETING

Trustee Farkas moved to approve the minutes from the February 1, 2016, Board of Trustees meeting. Trustee Seiden seconded the motion. The motion passed unanimously on a voice vote.

BILLS AND PAYROLL

Trustee Struthers moved to approve the Bills and Payroll. Trustee Farkas seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

PUBLIC COMMENT

There were no Public Comments on non-agenda items.

REPORTS

REPORT AND RECOMMENDATION OF STAFF RE: AMENDING CHAPTER 3 OF THE MUNICIPAL CODE TO CREATE A CLASS N LIQUOR LICENSE CLASSIFICATION AND AUTHORIZE ISSUANCE OF ONE CLASS N LICENSE FOR VENUE ONE LLC

Management Analyst David Fitzgerald reported Venue One was approved in 2014. At that time, they indicated they would like to serve liquor at their facility. Mr. Fitzgerald noted they passed the background check by the police department. Sean Cannon from Venue One stated the facility is a private event space, similar to a banquet facility. He noted alcohol would only be served with food, as part of a package.

Trustee Nadler moved to accept the report and recommendation of staff. Trustee Farkas seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

REPORT AND RECOMMENDATION  
OF STAFF RE: LINDEN AVENUE  
TRAFFIC STUDY

Assistant Village Manager Andrew Lichterman reported several residents from Linden Avenue appeared at the last meeting. The Village Board asked staff to develop a plan to address their concerns regarding traffic volume. Mr. Lichterman noted staff's recommendation is consistent with the Gewalt Hamilton report. Staff plans to perform an educational campaign with mailed brochures, e-mail blasts and coordinated updates on the Village website. They also recommend enforcement. Lastly, they recommend engineering improvements, including installing more warning signage illuminated with amber lights. Mr. Lichterman indicated staff does not recommend sidewalks at this time. Trustee Nadler suggested distributing the brochure to neighboring communities, through their Village managers.

Deputy Chief Keene met with Linden Avenue residents about the recommendation. Trustee Struthers requested school bus safety be added to the educational information.

Trustee Nadler moved to accept the report and recommendation of staff. Trustee Struthers seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

REPORT AND RECOMMENDATION  
OF THE PLAN COMMISSION RE:  
REQUEST FOR AN AMENDMENT TO  
THE DEERFIELD COMPREHENSIVE  
PLAN TO ADOPT A MASTER PLAN  
FOR THE NORTHWEST  
QUADRANT OF THE VILLAGE  
CENTER

Mr. Street reported that in 2013, the Trustees appointed the Northwest Quadrant Unified Task Force. The Task Force consisted of all of the major stakeholders in the northwest quadrant as well as representatives from the Board of Trustees and several Village Commissions. The Task Force recommendation went before the Plan Commission, who recommended an amendment to the Comprehensive Plan with the understanding there are concerns about the traffic movement and parking, which would be stipulated in a future plan.

Mr. Coblenz stated that a Comprehensive Plan establishes recommended guidelines for the future development or redevelopment of an area. It is a guideline used by a Plan Commission. A Comprehensive Plan is not an implementing device and requires further action by the Village Board.

Jodi Mariano, principal with Teska Associates, and Dan Brinkman, senior traffic engineer with Gewalt Hamilton, were consultants to the Task Force. Ms. Mariano discussed the proposed master plan, including the interconnected parking lots and a proposed promenade. They looked at plans to maintain drop off functions on both the east and west sides of the Jewett Park Community Center, with the intention of moving toward only continuing drop off on the west side. They would incorporate curbs, landscape bump-outs and bollards to assist in slowing traffic and making pedestrian traffic safer.

Mr. Brinkman discussed the traffic circulation. Trustee Farkas asked if additional foot bridges were considered. Ms. Mariano noted that they want to be respectful of the skate park, as the boardwalk is the same elevation.

Pastor Suzan Hawkinson, First Presbyterian Church, presented a report regarding safety and cooperation. She noted the Plan Commission report summarized their concerns regarding traffic movement and parking; however, their concerns are far greater regarding safety. At the core of the Northwest Quadrant is a small strip of land providing passage for personal, business, official vehicles, preschoolers and their parents, churchgoers, library users, retail customers, patrons of the Park District and the Village Hall. She noted neither plan allows drop off for the church programs. Currently, they use drop offs on both sides of their building. Pastor Hawkinson stated they are in favor of many aspects of the plan, but the plan was designed with no dedicated roadway. The plans have an unsafe core, as a portion of the property is sometimes used for church activity. The design currently has vehicles pulling in and out of two-way traffic.

Pastor Hawkinson proposes safety first in the northwest quadrant. The Plan Commission passed a plan that was "not conceptually preferred." She questioned how the recommendation came before the Board. Pastor Hawkinson recommends creating a better alternative that included continuing conversations with the stake holders that honors valid concerns and property owner rights, considers cost analysis and keeps safety as a priority. She would like to continue the conversation with the northwest quadrant stakeholders and Village staff on Monday, February 22, 2016, at noon.

Mary Boote questioned using tax dollars to create a plan that is not in the best interest of the Village or stakeholders. She does not believe the Village should pass a plan that goes against the stakeholders' desires. Ms. Boote does not believe the Village should push for a plan that does not work.

Judy Rundell, director of Christian Beginnings Preschool, stated the preschool will be impacted by the development of the northwest quadrant. She implored the Village to find a way to make the northwest quadrant work in a safe manner for the residents.

Thom Cunningham, Director of Faith Formation and Mission at the Deerfield Presbyterian Church, stated they have numerous events that take place in the parking lot. He questioned where those activities will be placed if the proposed plan is passed. Mr. Cunningham noted there are numerous other community programs that use the church facility. He noted the PADS program also takes place at the church and questioned what would happen to these programs if

the proposed plan is passed. Mr. Cunningham believes the Village and stakeholders need to work together to create a plan that is appropriate for all.

Marie Kirby, 920 Kenton Road, believes it is imprudent to push through plans without achieving support of all the key stakeholders.

Steve Fialkowski is an elder of the Church. He does not believe the Plan Commission understood the Church's concerns. He thinks the complex was designed with the idea to make it difficult to navigate. Looking at the plan, there is no quick or easy access for emergency vehicles to get to the side of the building. Mr. Fialkowski believes that needs to be corrected. The church is not objecting to an improvement in the area, but disapproves to the execution of the idea in plans D and D1. They would like to work with the Village on a safer and more palatable solution.

Ben White, elder of the Church, stated they are more than happy to work with the Village. He indicated there is a north-south extension of Jewett Park Drive that is part of the church property. They are concerned that a sketch he created is a document included in the submittal. The plans were created to begin a conversation, and should not be recognized as official church drawings.

Britt Olander, elder of the Church, emphasized the Plan Commission report states the plans are not preferred for the southwest portion of the quadrant.

Joy Fiorini thought the Plan Commission meeting was unusual because the members of the Plan Commission were struggling. She thinks it was difficult to make a "normal" motion because the proposed plan is unfinished. Property lines and costs were ignored. Ms. Fiorini believes the Village should look at the property lines. The stakeholders are willing to work with the Village. She believes it would be difficult to pass an amendment with pictures. She would rather use words to define what may take shape over the next few years.

Jan Caron, Deerfield Park District Board Member, stated the Task Force members were never made aware of a budget. They were never in agreement or disagreement. Prior to their final meeting, they were not aware it was the final meeting and did not vote on the proposed plan. The Park District is strongly in favor of a plan, the Park District has concerns about some aspects of the plan and cannot support the plan as it is proposed. They are most concerned about safety. The Park District has held several meetings with other stakeholders working together. This plan does not have the support of the major stakeholders.

Jack Miller questioned why the plan justifies the taking of private property. He does not see beautification as a critical need. Mr. Miller does not believe Deerfield is an urban community and the residents do not use walkways.

Mary McIntyre, 1750 Overland Trail, noted the Park District has camps in the summer and the area is swarming with children. She noted there are a number of birthday parties on weekends with children crossing in the parking lot. She does not believe the parking lot should be made wider, because it would be a safety issue.

Donna Osborn, 1010 Springfield, lives near the park playground. Her children use the park nearly every day. They cross Hazel to get to the park. She expressed concern because a portion of Park Avenue would be closed and questioned where the bus traffic would go. Ms. Osborne questioned how emergency vehicles will get to the east side of the tracks. She asked the Trustees to send the proposed plan back to the Task Force.

Trustee Farkas asked what the practical difference is between accepting the report and just keeping this as a historical document without adoption. Mr. Coblenz stated if the amendment is not adopted, it would not have the planning effect. The Village could meet with stakeholders.

Trustee Seiden noted the Village has a Comprehensive Plan without D and D-1. Since 1999, there were four iterations of the Comprehensive Plan. There have been several consultants and residents on task forces giving their best.

Trustee Nadler indicated the Comprehensive Plan would like this area to be a center focus for the Village. The Village has focused energy for the past three years on this area. Mayor Rosenthal noted this area is considered a sub-area to meet the needs of the stakeholders.

Mayor Rosenthal noted there have been comments made about taking of property. She clarified there are no plans or interest by the Village to take any property. If a stakeholder is looking to redevelop their property they will go through the Village's land-use process, just like everyone else.

Pastor Hawkinson was reassured that the taking of property is not the Village's interest. She noted that the detailed plans, if added to the Comprehensive Plan, would serve as a guideline. Mr. Coblenz noted the Comprehensive Plan provides guidance to the Plan Commission. It is not mandatory those elements end up in a final plan.

Trustee Shapiro noted a Comprehensive Plan is a guide that has no force of law. It is a guide for future planning principals. Many Comprehensive Plans have detailed plans to them. Pastor Hawkinson noted the detail removes a dedicated roadway. Mayor Rosenthal noted that prior to the downtown redevelopment, the Comprehensive Plan looked a lot different than what was developed.

Mayor Rosenthal suggested the Trustees look to next steps including the Village staff and stakeholders to come together and see if they can agree to some changes.

Trustee Nadler believes the plan is similar to what was reviewed in 2013. There has been no progress forming a consensus and he does not believe this should be appearing before the Board at this time. Trustee Nadler believes more events in the area would build community. He would not want to see the Village wasting time and resources on a plan he does not think will be approved.

Trustee Seiden believes a road going through the parking lot would calm traffic. He understands the Comprehensive Plan can be changed, but if there is a plan with drawings, future Plan Commissions will look at it. Trustee Seiden does not believe there will be a major change in this area.

Trustee Farkas does not believe it will change. He questioned whether there is a need to drive compromise. There is no motivation for the stakeholders to negotiate or compromise with each other at this point in time. Once a proposal comes forward that affects the quadrant, the Village will look at the design.

Mayor Rosenthal believes the Village needs a blueprint.

Trustee Struthers believes there are some pieces of the proposal that are positive and that are agreeable to all stakeholders.

Mayor Rosenthal deferred further action. She directed Village staff to work with the major stakeholders and bring a report back to the Board in the next few months.

SIDEWALK SNOW CLEARING  
PROGRAM REVIEW

Trustee Farkas stated that at the last Board of Trustees meeting, staff outlined a plan that would adopt a new policy that continues sidewalk snow clearing in areas that do not conform with the policy by grandfathering them. Trustee Farkas' intent was to strictly enforce the policy and eliminate grandfathered locations. The Village should adhere to the policy and only clear snow for areas that fit within the new guidelines.

Trustee Farkas moved to accept the policy and eliminate grandfathered locations. Trustee Struthers noted that would save the Village \$1,400 per year. Trustee Farkas noted this would allow for consistency. Trustee Seiden seconded the motion. Mayor Rosenthal confirmed that if approve, the new policy would go into effect for the next snow season. Trustee Jester noted virtually all of the sidewalks being plowed are sidewalks rather than carriage walks and encouraged staff to use judgement. Trustee Farkas is open to having further discussion. He noted the vast majority of residents are responsible for clearing their own sidewalks. If we do something special, there should be a reason. The motion passed by the following vote:

AYES: Farkas, Jester, Seiden, Shapiro (4)

NAYS: Nadler, Struthers (2)

CONSENT AGENDA

ORDINANCE AUTHORIZING AN  
AMENDMENT TO A SPECIAL USE FOR  
BRIARWOOD COUNTRY CLUB TO  
PERMIT CHANGES TO THE

An Ordinance amending a Special Use for Briarwood Country Club to permit changes to the previously approved paddle tennis facility. First Reading.

PREVIOUSLY APPROVED PADDLE  
TENNIS FACILITY – 1R

ORDINANCE AUTHORIZING  
APPROVAL OF A FINAL PLAT OF  
SUBDIVISION FOR 225 AND 243  
WILMOT ROAD – 1R

An Ordinance authorizing approval of a final plat of subdivision for 223 and 243 Wilmot Road. First Reading. Trustee Struthers noted part of the provisions in the documentation prohibit signs in front of people's property. She suggested they

review the wording to ensure it is not inhibiting freedom of speech.

Mayor Rosenthal noted these would stand as First Readings.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

AUTHORIZATION TO ADD WORK  
UNDER THE CENTRAL AVENUE  
REHABILITATION CONTRACT

Bob Phillips, Deputy Director of Public Works and Engineering, reported the Board awarded the Central Avenue Rehabilitation Contract to A-Lamp Concrete Contractors. The Board requested they

add a sidewalk along the north side of Central Avenue. A-Lamp followed up on the request, met with residents and installed the sidewalk at an additional cost of \$74,741. This would close out the original contract.

Trustee Seiden moved to authorize the additional work under the Central Avenue Rehabilitation Contract. Trustee Farkas seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

AUTHORIZATION TO PURCHASE  
WATER METERS FROM MIDWEST  
METER, INC.

Mr. Phillips stated some of the large, commercial meters are due for replacement. This expense was included in this year's budget.

Staff is recommending the purchase of several meters that would cost \$32,000. The budgeted amount is \$40,000. Mr. Phillips noted there is only one local vendor for Badger meters.

Trustee Nadler moved to authorize the purchase of water meters from Midwest Meter, Inc. in an amount not to exceed \$32,000. Trustee Farkas seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

DISCUSSION

NEXT MEETING

Mayor Rosenthal noted the next meeting will be in three weeks.

ADJOURNMENT

There being no further business or discussion, Trustee Farkas made a motion to adjourn the meeting. Trustee Shapiro seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:55 p.m.

APPROVED:

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Mayor

ATTEST:

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Village Clerk