

May 2, 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 May 2, 2016, at 7:30 p.m. The clerk called the roll and announced that the following were:

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

Absent: Alan Farkas

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

PLEDGE OF ALLEGIANCE

Students from Kipling Elementary School's Leader in Me program led those in attendance in reciting

the Pledge of Allegiance.

Anthony McConnell, principal of Kipling Elementary School introduced the students. The Leader in Me program organizes your life by teaching seven habits. The seven habits are: be proactive, begin with the end in mind, put first things first, think win-win, seek first to understand then to be understood, synergize, and sharpen the saw.

Mayor Rosenthal attended a program at Kipling where every classroom studied these habits, which has made an impact on the school. She thanked Mr. McConnell for his support of this program. Mr. McConnell thanked the families that support the students and the program.

HUMAN POWER RE-APPOINTMENTS

The Human Power Commission recommends the following Board and Commission re-appointments:

Sherry Flores – Appearance Review Commission
Herb Kessell – Zoning Board of Appeals
Susie Kessler – Human Power Commission
Dorothy Collins – Safety Commission
Brian Wolkenberg – Sustainability Commission

Trustee Jester requested the Human Power Commission consider an alternative name .
Trustee Shapiro moved to accept the re-appointments. Trustee Struthers seconded the motion.
The motion passed by the following vote:

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

PROCLAMATION

Mayor Rosenthal read a Proclamation declaring May 2, 2016, as Mayor's Monarch Day in the Village of Deerfield and encouraged residents and Village staff to take steps to increase the planting of milkweed and nectar plants to preserve and strengthen the monarch butterfly population.

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

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

The Stageman family discussed class projects to save monarch butterflies. They thanked Mayor Rosenthal for signing the monarch pledge. Trustee Jester indicated the monarch population is now growing, but has a long way to go to reach its past population size.

PROCLAMATION

Trustee Struthers read a Proclamation declaring May 15, 2016, as Preeclampsia Awareness Day in the Village of Deerfield and applauds the Preeclampsia Foundation's mission to reduce maternal and infant illness and death due to preeclampsia and other hypertensive disorders of pregnancy.

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

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

Nikki Mather thanked the Village for their support. There will be a large walk in Chicago, which has raised \$70,000 each year.

PROMOTION

Chief Sliozis announced the promotions of two Sergeants to Commander. He introduced the members of the Police Commission, who were present. Chief Sliozis noted within the past six days, two officers have used AED devices to save lives.

Chris Fry began with Deerfield in July 1997. He served in numerous positions within the department and the Lake County Major Crimes Task Force. He did an outstanding job with the Task Force. He was promoted to Sergeant in 2007 and serves as the accreditation manager. Mr. Street swore Sergeant Fry to the position of Commander.

Commander Fry thanked the Board for supporting the police department. He thanked his family for their support and Chief Sliozis and Deputy Chief Keane for their guidance.

Juan Mazariegos began with Deerfield in June 1999. He served in numerous positions within the department and has been very active in the various charities. Mr. Street swore Sergeant Mazariegos to the position of Commander.

Commander Mazariegos thanked the Board for their support. He thanked his family and friends for their support and Chief Sliozis and Deputy Chief Keane for their guidance.

MINUTES OF PREVIOUS MEETING

Trustee Jester moved to approve the minutes from the April 18, 2016, Board of Trustees meeting.

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

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the March 2016 Treasurer's Report

representing the first quarter of the year. The non-home rule sales tax decreased from the same period last year. The Village does not have TJ Maxx. Hotel tax is consistent with the prior year. The electric utility tax is consistent with last year, but down for the year to date. Building permit revenues decreased from last month, but are up year to date. The Village received the upfront portion of the Deerfield Road project. The Village will have some seasonal expenditures including engineering and construction costs.

BILLS AND PAYROLL

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

motion passed by the following vote:

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

PUBLIC COMMENT

Andrew Marwick, 442 Kelburn, noted Deerbrook Mall is not performing well. He does not believe

the proposed Jewel store will be a big draw because it will be smaller than the Highland Park store. Mr. Marwick indicated Fresh Thyme seems to be doing well. He expressed concern about having a warehouse club where Wonder used to be, because they will remove the parking garage. He suggested finding another use for that location.

REPORTS

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

The Board of Zoning Appeals held a Public Hearing on April 5, 2016, to consider a request for a fence height modification at 705 Indian Hill Road, to allow a 10-foot fence instead of the maximum permitted height of 7 feet. The Board of Zoning Appeals voted 4-0 in favor of the modification.

7 FEET Trustee Struthers noted the fence was installed prior to the approval. She believes the fence is 3 feet taller than it should be and will trap birds. Trustee Struthers does not believe a 10-foot fence is needed and would not want to set a precedent for sport netting. Trustee Struthers is not in favor of this modification.

BZA Chairman Bob Speckmann felt the increased height was inconsequential. The netting is see-through and very thin. It does not block any view and seemed to be in the best interest to keep balls on that property. Trustee Struthers would not want to see a 10-foot precedent. Ch. Speckmann noted this is something the Zoning Ordinance does not address, because it is sports court netting and not a fence.

Brooke Jacobs, 705 Indian Hill, noted the netting behind the basketball hoop is 10 feet high. By putting up the netting, it is keeping her children and the neighbors safe.

Trustee Seiden noted he would not want this in his yard, but does not find it objectionable.

Trustee Jester moved to accept the report and recommendation of the Board of Zoning Appeals. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Jester, Seiden, Nadler (3)

NAYS: Shapiro, Struthers (2)

Mr. Coblenz noted the three affirmative votes are enough to prepare an Ordinance, but four affirmative votes are needed to pass the Ordinance.

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

Mr. Street reported the Plan Commission held a Public Hearing to consider the request for approval of a final development plan for the property at 7 Parkway North Center and to amend the sign plan to allow a wall sign on April 14, 2016. They voted 5-0 in favor of the request.

WALL SIGN AT 7 PARKWAY NORTH Donna Pugh, attorney with Foley & Lardner, noted this is one of two vacant sites in Parkway North. They have done some easement work on three easements. The wall signage is a modification for the Parkway North sign plan. The proposed sign will be less than 1 percent of the wall.

Robin Callen, Chief Financial Officer with the American Board of Psychiatry and Neurology (APBN), reported they have been in business since 1923. They have volunteers from all over the country develop testing at their office. They develop and administer exams for psychiatrists and neurology certification.

Jerry Wallach, Perkins Eastman Architects, showed the site plan. He indicated the Village Code requires more parking than is actually needed for this use. They have land banked some parking and created a front yard. They propose an underground parking area for employees. The proposed building is smaller than the other buildings in Parkway North. The materials are complimentary to the other buildings.

Trustee Struthers noted there is one wall without windows. Mr. Wallach stated that is the area leading into the underground parking.

Landscape Architect Ted Wolf, Principal with Wolf Architecture, stated they would replicate the landscaping in Parkway North. The back courtyard will be richly landscaped and oriented toward the pond. They will have seating areas and interesting horticultural elements.

Steve Corcoran, Traffic Engineer with Eriksson Engineering Associates, Ltd. stated they did the traffic study after the Deerfield Road traffic light was installed, so the study is more accurate. They are generating less traffic than the normal use in a building this size. They are providing three access points including two visitor entrances. They will have two cross easements and will relocate an easement further south between Walgreens University and ABPN.

Mike Renner, VP Eriksson Engineering, stated the water main will be relocated to avoid the foundation wall of the building. When relocated, this will benefit other buildings in Parkway North. They will provide records to the Village to prove there is sufficient volume in the retention pond. The storm sewer will remain. The sanitary sewer is existing. It is tributary to the pump station and part of the Lake County Special Service Area. They will provide calculations to prove there is sufficient pump pressure.

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: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

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

The Plan Commission held a Public Hearing on April 14, 2016, to consider 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 changes to the west end of the Village-owned municipal parking lot. The Plan Commission voted 5-0 in favor of the request. The Appearance Review Commission was also in favor of the building changes but did not want the sign letters to extend past the building. Larry Freedman, attorney with Ash, Aron,

PARKING LOT Freedman & Logan LLC. Jonathan Berger with Berger Asset Management and Martina Stoycheva with Partners in Design Architects were present.

Mr. Berger noted he is the managing partner of Bensenville Associates, who purchased Shoppers Court. Shoppers Court was built in 1951 and very little has been done on the property. Shoppers Court needs a lot of work. He wants to make the building a multi-tenant, multi-sided building. Mr. Berger stated they will need to restripe one row of the municipal parking lot. He wants to make this a gateway into Deerfield.

Trustee Struthers questioned moving the handicapped spot from the side of the building to the rear of the building. Ms. Stoycheva noted the space was moved to accommodate a side entrance. She stated that handicapped parallel parking spaces do not require a loading zone and they are not changing the dimensions of the space.

Mayor Rosenthal asked about the sign variations. Mr. Berger stated they want to put the address on both sides of the fin. The height of the sign requires a variance as well as having a two-sided sign.

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

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)
NAYS: None (0)

Mr. Berger stated he also wants public art in a few spots on the building including the west façade and the Italian Kitchen wall. They will also do sculptural bike racks as well.

CONSENT AGENDA

ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR 8 PARKWAY NORTH IN THE PARKWAY NORTH CENTER – QUADRANGLE DEVELOPMENT COMPANY – 1R	An Ordinance approving a final development plan for 8 Parkway North in the Parkway North Center. First Reading. Mayor Rosenthal indicated this will stand as a First Reading of the Ordinance.
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OLD BUSINESS

There was no Old Business.

NEW BUSINESS

**AUTHORIZATION TO AWARD
CONTRACT FOR PHASE II
ENGINEERING CONSULTING
SERVICES FOR THE KATES ROAD
BRIDGE REHABILITATION PROJECT**

Deputy Director of Public Works and Engineering Bob Phillips reported the Phase I engineering has been completed and submitted to IDOT. The Phase I study identified the scope of work, which included the replacement of the bridge deck and the patching and resurfacing of Kates Road and part of Pflingsten

Road. Mr. Phillips stated that as part of the agreement IDOT will reimburse the Village for 80 percent 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. Staff suggested the Ciorba Group is best suited for the job.

Trustee Jester moved to approve the Local Agency Agreement to enter into a Federal agreement for the 80/20 split. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

**AUTHORIZATION TO AWARD THE
CONSTRUCTION CONTRACT FOR
THE NORTH AVENUE
INFRASTRUCTURE IMPROVEMENT
PROJECT**

Mr. Phillips reported North Avenue straddles both Deerfield and Bannockburn. The Village entered into an agreement with Bannockburn and IDOT. The Village of Deerfield will be the lead agency of the agreement and will pay for the construction bills, but will get reimbursed by Bannockburn for

their share of the participating costs. The Village opened six bids on April 22, 2016. The low bid was from Berger Excavating Contractors in the amount of \$2,486,229. The Village is responsible for their portion of the split as well as the sanitary sewer and water work.

Trustee Shapiro moved to concur to award the project to Berger Excavating Contractors in an amount not to exceed \$2,486,229. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

**AUTHORIZATION TO EXECUTE
CONTRACT FOR SIDEWALK BUMP
GRINDING**

Mr. Phillips reported the Village is trying to fix trip hazards rather than replace slabs of concrete. They will shave off the bumps. The Village has budgeted \$100,000 for the project, but is seeking

authorization for \$20,000 at this time.

Trustee Nadler moved to authorize \$20,000 for sidewalk bump grinding. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Jester, Nadler, Seiden, Shapiro, Struthers (5)

NAYS: None (0)

DISCUSSION

DOWNTOWN RECYCLING BINS

Earth Day.

Mayor Rosenthal noted the Village hosted a ribbon cutting for the new downtown recycling bins on

ELECTRONICS RECYCLING

Mayor Rosenthal reported the electronics recycling at the Public Works Facility was very well received.

ARBOR DAY

to plant a tree at Deerfield High School on Arbor Day.

Mayor Rosenthal indicated this is the third year the Village has participated with the Earth Works Club

UPCOMING RIBBION CUTTINGS

A ribbon cutting for Wheel Power in Cadwell's Corners will take place on May 6, 2016, at 5 p.m. A ribbon cutting for Venue One will take place on May 12, 2016, at noon.

Mayor Rosenthal announced there will be two upcoming ribbon cuttings:

INTERN OF THE YEAR

Year by the Illinois Association of Municipal Management Assistants.

Mayor Rosenthal congratulated Village Intern Sam Barghi who was recently was award Intern of the

ADJOURNMENT

the meeting. Trustee Nadler seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:25 p.m.

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

APPROVED:

Mayor

ATTEST:

Village Clerk