

February 4, 2019

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 4, 2019, at 7:30 p.m. The clerk called the roll and announced that the following were:

Present: Tom Jester
Mary Oppenheim
Harriet Rosenthal, Mayor
William Seiden
Dan Shapiro
Barbara Struthers

Absent was: Robert Benton

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

PLEDGE OF ALLEGIANCE

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

DOCUMENT APPROVAL

Trustee Struthers moved to approve the minutes from the January 22, 2019, Board of Trustees meeting. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the Treasurer's Report from December 2018, representing the unaudited and unadjusted results of 2018. Non-home rule sales tax decreased. Hotel tax is slightly lower than the previous year. State income tax is lower than it was last year due to the timing of the payments. Year-to-date building permit revenue exceeds the budgeted amount and last year. There were a number of large expenditures. The audit is scheduled for the end of April. Mayor Rosenthal noted there were a number of variances. Mr. Burk noted there is some lag, but the water and sewer will be less, as the Village bought less water to sell. There are some negative variances on the revenue side and positive variance on the expenditure side to offset some of the negatives. Mayor Rosenthal asked Mr. Burk to watch the projections throughout the year. Mr. Street suggested revisiting it mid-year. Trustee Jester noted there are a number of sales tax contributors that are new to the Village. He questioned whether there would be increases. Mr. Burk noted those businesses are contributing to the total.

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the Bills and Payroll dated February 4, 2019. Trustee Seiden seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

PUBLIC COMMENT

There was no public comment on non-agenda items.

REPORTS

CONSIDERATION AND ACTION ON THE REPORT AND RECOMMENDATION OF THE PLAN COMMISSION ON THE REQUEST FOR AN AMENDMENT TO A SIGN PLAN FOR WALGREENS COMPANY (CORPORATE HEADQUARTERS ON WILMOT ROAD)

Mr. Street reported the Plan Commission held a Public Hearing on January 10, 2019, to consider the request. The petitioners want to add to their signage facing the expressway the tag line, "Trusted since 1901." It would be in small letters under the existing sign. The Plan Commission voted 7-0 in favor of the recommendation. Mayor Rosenthal indicated this sign is on the Walgreens Campus on Wilmot Road, facing the tollway.

Trustee Jester moved to accept the report and recommendation of the Plan Commission. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

CONSIDERATION AND ACTION ON THE REPORT AND RECOMMENDATION OF THE PLAN COMMISSION ON A REQUEST OF THE DEERFIELD PARK DISTRICT FOR APPROVAL OF A MASTER PLAN FOR JEWETT PARK; REQUEST FOR AN AMENDMENT TO A SPECIAL USE TO PERMIT PHASE ONE RENOVATIONS TO JEWETT PARK AND REZONING OF 829 HAZEL AVENUE AND 965 PARK AVENUE FROM R-4 SINGLE AND TWO FAMILY RESIDENTIAL TO P-1 PUBLIC LANDS (DEERFIELD PARK DISTRICT) - TABLED ON JANUARY 22, 2019

Trustee Oppenheim moved to remove the petition from the table. Trustee Shapiro seconded the motion. The motion passed unanimously on a voice vote.

Mr. Street reported that at the January 22, 2019, Board of Trustees meeting, the Trustees requested the Park District devise a plan to mitigate sound from the proposed pickle ball courts. The Park District is now removing the pickle ball courts and gaga pit area from the Phase I renovations.

Deerfield Park District Executive Director Jeff Nehila reported they plan on taking a comprehensive look at pickle ball throughout the parks and will try to address the potential noise issues. Trustee Seiden thinks it was wise of the Park Board to consider the neighbors. Trustee Oppenheim indicated this area would remain green space.

Trustee Struthers asked if Mr. Nehila had spoken to the Northwest Quadrant Task Force regarding proposed changes to Park Avenue by the train station. Mr. Nehila noted that this

future improvement was taken into account in their planning process. Mr. Street noted that project is likely to be subject to receiving future impact fees from developers to offset the cost.

Jan Caron, Park District Board Commissioner, discussed the Northwest Quadrant Task Force plan. The Park District is one of the stakeholders and had representation on the Task Force. The stakeholder group is working toward a plan. They have tried to be as proactive as possible and have incorporated the principles from the Task Force and stakeholder group. From the beginning, the Park District has assumed a major component would include a safe, pedestrian access from the Jewett Park Community Center to the Deerfield Library. They developed the park so there is not interference with the potential pedestrian access and are cooperating with the long-term plan for the Northwest Quadrant. The other stakeholders felt the park plan fit in with the quadrant.

Trustee Seiden moved to accept the report and recommendation of the Plan Commission as amended without the pickleball courts and gaga pits. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Oppenheim, Seiden, Shapiro, Struthers (4)

NAYS: None (0)

ABSTAIN: Jester (1)

CONSENT AGENDA

RESOLUTION AUTHORIZING
MAINTENANCE ON A STATE
HIGHWAY (IL 43)

Mr. Street reported this is an expedited permit process so the Village can perform repairs without obtaining written approval.

Trustee Oppenheim moved to adopt the Resolution. Trustee Shapiro seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

OLD BUSINESS

ORDINANCE APPROVING A SPECIAL
USE TO PERMIT FOR THE
ESTABLISHMENT OF A RESTAURANT
EXCEEDING 3,000 SQUARE FEET IN
THE C-2 OUTLYING COMMERCIAL
DISTRICT, AN AMENDMENT TO A
COMMERCIAL PLANNED UNIT
DEVELOPMENT PLAN, AND CERTAIN

An Ordinance approving a Special Use to permit for the establishment of a restaurant exceeding 3000 square feet in the C-2 outlying commercial district, an Amendment to a commercial planned unit development plan and certain exceptions and modifications within the PUD for a Panera Restaurant in the Deerbrook Shopping Center in outlot retail building F. First Reading.

EXCEPTIONS AND MODIFICATIONS

**WITHIN THE PLANNED UNIT
DEVELOPMENT FOR A PANERA
RESTAURANT AT DEERBROOK
SHOPPING CENTER IN THE
OUTLOT RETAIL F BUILDING
(CHICAGO BREAD LLC AND MID
AMERICA ASSET MANAGEMENT)-1R**

Mr. Street reported the Appearance Review Commission is recommending approval of the façade. The Plan Commission is also recommending approval.

Trustee Struthers asked about the traffic pattern around the new building.

Javier Millan, Senior Traffic Consultant with KLOA, stated all the parking aisles allow for two way traffic. There are two opportunities to access the property from Lake Cook Road. Coming from the east, vehicles can make a legal U-turn or turn onto Waukegan Road. The Plan Commission had some concerns with one crosswalk; however, the stop sign is too far away from the intersection. The stop sign should be moved closer to the intersection. They also want to ensure safe pedestrian passage. Mr. Millan recommends providing pedestrian crossing signage near the crosswalk along with extra signage reminding motorists to stop for pedestrians. Mayor Rosenthal suggested working with Mr. Nakahara on the proposed signage. Trustee Jester noted, as a practical matter, traffic flowing west is primarily heading to the stoplight. Traffic coming from the east is coming from Jewel or behind Lake Cook Road. Trustee Jester believes it will be very confusing. Mayor Rosenthal suggested showing the Plan Commission and Trustees the proposed stop sign locations as well as the traffic flow. Trustee Jester suggested stipulating the Trustees revisit the traffic and pedestrian patterns after Panera is open a year. This will stand as a first reading.

NEW BUSINESS

**RESOLUTION SUPPORTING
METRA FUNDING IN A STATE OF
ILLINOIS CAPITAL BILL**

Mr. Street stated Metra is requesting their regional partners and Municipalities show support of Metra funding in a State of Illinois capital bill. He believes Metra stations are critical to the

Village. Trustee Struthers inquired what improvements the Village would see. Mr. Street stated this request is for more investments in tracks and switching for more efficient operation, as well as locomotives and passenger cars.

Trustee Seiden moved to accept the Resolution. Trustee Jester seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ABSTAIN: Oppenheim (1)

**AUTHORIZATION TO AWARD
PHASE II ENGINEERING SERVICES
CONTRACT FOR THE WOODVALE**

Director of Public Works and Engineering Bob Phillips reported Woodland Avenue is in the Northeast part of the Village. Woodvale begins at

AVENUE INFRASTRUCTURE
IMPROVEMENT PROJECT

the east end of North Avenue and goes southeast to a dead end, running parallel to the north branch of the Chicago River. There are 34 homes on

Woodvale with 20 homes in a special floodplain. These homes were built before FEMA mapping. The Village is not aware of residential flooding in this area, but assume there is some seepage into basements. The current roadway is in poor condition but the utilities are in good condition.

Christopher B. Burke Ltd. studied the project for two years. They investigated six design options for the roadway. At the Committee of the Whole meeting, staff recommended two options including moving the roadway. The Village is getting ready for an open house with area residents on February 20 to show the options to the residents. Staff recommends not proceeding until after receiving resident feedback at the open house.

The Village budgeted \$100,000 for the engineering services but the proposal came back at \$112,000. Staff is requesting approval contingent upon receiving feedback from residents. Trustee Jester ensured the recommendation would be to realign the roadway closer to the homes. If residents do not agree, it could result in a delay of the overall improvement. Staff will notify residents before the open house as well as drive stakes into the ground for a visual representation. Trustee Jeter suggested the write-up should be conveyed to the residents so they understand the reality that options 4 and 4a are feasible while options 1, 2 and 3 are not possible. Trustee Seiden asked whether option 4 is really a viable option. Mr. Phillips noted they would take a pulse of the room.

Trustee Oppenheim moved to award the contract for Phase II engineering services for the Woodvale Avenue infrastructure project, contingent on resident feedback. Trustee Jester seconded the motion. The motion passed by the following vote:

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

DISCUSSION

NORTHWEST MUNICIPAL
CONFERENCE BRUNCH

Trustee Struthers reported on the Northwest Municipal Conference Legislative Brunch. The Mayor and Board attended and it was worthwhile.

Trustee Struthers noted a number of mayors spoke and the common thread was that the Municipalities need more money from the State. There were also some questions about the State income tax. Rep. Morgan wanted the Trustees to suggest ways to raise income for the State. The Villages want the State to figure out how to pay its bills. Mayor Rosenthal noted this event was more optimistic than previous meetings.

RIBBON CUTTING

There was a ribbon cutting at the new Office Depot store. The store is very nice and convenient.

EXECUTIVE SESSION

Mr. Street reported there is a request to go into Closed Session per sections 2(c)(1) and 2(c)(11) of the Illinois Open Meetings Act.

Trustee Struthers moved to go into Closed Session. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote.

The meeting went into Closed Session at 8:27 p.m.

The meeting adjourned from Closed Session at 8:45 p.m.

Trustee Struthers moved adjourn the meeting. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote. The meeting adjourned at 8:46 p.m.

The next regular Board of Trustees meeting will take place on Tuesday, February 19, 2019, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk