

June 4, 2018

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 June 4, 2018, at 7:30 p.m. The clerk called the roll and announced that the following were:

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

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

PLEDGE OF ALLEGIANCE

Members of the Deerfield High School 2018 IHSA Boys Gymnastics State Championship team led those in attendance in reciting the Pledge of Allegiance.

FARMERS MARKET POSTER

Farmers Market Chairman Nancy Anderson announced that Ethan Wolski is the winner of the 2018 Farmers Market Poster Contest. Ms. Anderson reported the Farmers Market will start a week from Saturday. Mr. Wolski submitted an eye-catching design.

PROCLAMATION

Mayor Rosenthal proclaimed June 1, 2018, as National Gun Violence Awareness Day in the Village of Deerfield. She encouraged all citizens to support Deerfield's efforts to prevent the tragic events of gun violence and to honor and value human lives.

Trustee Oppenheim moved to accept the Proclamation. Trustee Struthers seconded the motion. The motion passed unanimously on a voice vote.

Jenny Stadelmann thanked the Village for participating in the "Wear Orange" campaign honoring 96 Americans shot and killed every day and hundreds more impacted every day. This movement was started by students and is a movement of hope.

Phil Andrewss is so inspired by the mothers and students that have taken up this movement. He was shot during a home invasion in the area 30 years ago. He is a firearm expert with the FBI and takes great care in how he uses weapons. Mr. Andrews commended the Village for taking a stand on gun violence in the Village.

Senator Julie Morrison is very proud of the courage and leadership of the Village Board. She just came home from Springfield and was unable to gain enough support for a weapons ban this

session. Senator Morrison recognizes it will take a comprehensive approach to make a difference.

PRESENTATION

School Resource Officer Rheanna Hall has worked in the Village for 15 years and just completed her first year as the School Resource Officer at Deerfield High School. She is there for student and staff safety and to deter school violence. Officer Hall noted the school is pretty quiet, but has seen an increase in vaping. Fortunately, Deerfield does not have gangs or fights. Officer Hall's first year has been a learning experience. She acts as a mentor and teaches and listens to students. Trustee Benton reported the Optimist Club had Officer Hall as a speaker. She is a great representative of the Village. Trustee Struthers noted Officer Hall also spoke to the Rotary Club last week.

MINUTES OF PREVIOUS MEETING

Trustee Oppenheim moved to approve the minutes from the May 21, 2018, Board of Trustee meeting. Trustee Struthers seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Village Treasurer Eric Burk presented highlights from the April Treasurer's Report representing 33 percent of the fiscal year. Mr. Burk noted non-home rule sales tax increased slightly over last year. Water and sewer billing represent lower usage months. Hotel tax increased over the prior month but is consistent with the prior year. Building permit revenue is in line with the projections. Notable expenditures include engineering expenses and a new Public Works truck.

Mr. Burk noted that the new State budget reduces some cuts to municipalities implemented in last year's budget. The home rule sales tax administrative fee was reduced from 2 percent to 1.5 percent. The 10 percent reduction in the Local Government Distributive Fund was lowered to a 5 percent reduction.

BILLS AND PAYROLL

Trustee Struthers moved to approve the Bills and Payroll dated June 4, 2018. Trustee Shapiro seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, 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 RESIDENTIAL

At the April 12, 2018, Plan Commission meeting, the commissioners voted 4-2 to deny an 8-unit development as it did not fit into the neighborhood.

PLANNED UNIT DEVELOPMENT (PUD) WITH REQUESTED EXCEPTIONS; A REZONING OF 464 AND 502 ELM STREET FROM R-3 SINGLE FAMILY RESIDENTIAL TO R-5 GENERAL RESIDENTIAL DISTRICT AND AN AMENDMENT TO THE COMPREHENSIVE PLAN TO ALLOW THE REDEVELOPMENT OF 465 AND 502 ELM STREET PROPERTIES WITH EIGHT (8) SINGLE FAMILY HOMES (AVANTI CONSTRUCTION GROUP, INC.)

After the Public Hearing, the petitioners made changes to their plan including decreasing the number of units from 8 to 6 and increasing the east and west setbacks. The lot coverage was also reduced in the 6-unit plan. Staff recommended sending the revised proposal back to the Plan Commission for consideration.

Trustee Oppenheim moved to refer the revised, 6-unit proposal back to the Plan Commission. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

Len Bland, 506 Cambridge Circle, has been a resident of Deerfield for 28 years. In Houston, they have not implemented the type of Comprehensive Plan as they have in Deerfield. They have high rise hotels next to residential. Deerfield has been on the forefront of planning their community the right way. He encouraged the Board and Plan Commission to stick with what is in the Comprehensive Plan.

Bill Vaananen, 855 Brookside Lane, is a music teacher and has lived in Deerfield for 25 years. The neighbors are very close-knit and are focused on stopping the re-zoning. The Plan Commission voted this down two months ago, but the petitioner has postponed their hearing. There are 30 neighboring residents that are focused on stopping the rezoning. At the April 12, 2018 Plan Commission meeting, the developer stated the neighborhood was a decaying neighborhood. The homeowners are very proud and have residents of all ages that take care of their homes. The proposed development will affect the values of their homes as well as their lives.

Linda Vaananen believes that if the Board turned down the proposal, the petitioner would have to wait a year before presenting a new proposal. Ms. Vaananen does not believe the PUD belongs in the neighborhood and the proposed variances are excessive. This is not the right place for an R5 PUD. If an R3 can be changed to an R5 in the middle of a neighborhood, she questioned where the line gets drawn.

Mayor Rosenthal understands the passion and frustration. The Board has not reviewed the newest proposal; the Plan Commission will do that. The Board needs to be welcoming to both sides of the issue. Mr. Street noted the petitioner would not have been forced to wait 12 months, in the event the proposal was denied. The petitioner has made a significant change to the plan and they would be able to come back to the Board or Plan Commission. Trustee Seiden noted a disreputable builder could drag an item on and on, but he does not believe that is the case here.

Ian Vaananen discussed the greenery and wildlife in the area. He does not believe the land should be rezoned. The developer is only interested in making money.

Andrea Weisberg, Poplar Lane, noted the developer is from outside of Deerfield. She noted a tall building would cast shadows on her backyard.

Andrew Marwick 442 Kelburn, noted Coromandel did a wonderful job of making the development full of green space, ponds and trees. Coromandel is a 50 acre PUD. This proposed PUD is tiny and does not fit in with the community. He questioned what this development would do for Deerfield. He believes this is a waste of the neighbors' time, the Plan Commission's time and Board's time.

Pat Raugstad, 600 Elm Street, has not seen the revision. His son is a realtor and believes that if this development is built, it would severely impact the resale value of neighboring homes.

Wendy Oldman and Stan Oldman, 454 Elm Street, live in a home built in 1890. If this development goes through, they would be completely surrounded by multi-family homes. They will be severely impacted if this development is approved.

REPORT AND RECOMMENDATION
OF STAFF RE: REQUEST FOR A
CLASS E LIQUOR LICENSE FOR CITY
BARBECUE AT 365 LAKE COOK
ROAD

Management Analyst David Fitzgerald reported City Barbeque is currently open but not serving alcohol. The Police Department is currently reviewing their application. Mr. Street noted their other locations serve alcohol.

Trustee Oppenheim moved to accept the report and recommendation of staff. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION FOR A
FINDING OF SUBSTANTIAL
CONFORMANCE TO ALLOW TWO
ROOF DECKS AT DEERFIELD
VILLAGE CENTER

The Plan Commission held a workshop meeting on May 10, 2018, to consider a request for a finding of substantial conformance to allow two, 216-square-foot concrete paver roof decks for second floor tenants, not the general public. The Plan Commission voted 5-0 in favor of the request.

Trustee Struthers asked whether the office building would look into the apartments. Mr. Dress stated the setback was far and there were trees between the office building and the apartments. Trustee Struthers inquired whether the hours should be restricted to business hours. Mayor Rosenthal noted they would not make any restrictions unless there were complaints.

Trustee Shapiro moved to accept the report and recommendation of the Plan Commission. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote.

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION ON THE
REQUEST FOR AN AMENDMENT TO A
CLASS B SPECIAL USE TO PERMIT
THE RELOCATION OF BEER AND

The Plan Commission held a Public Hearing on May 10, 2018, to consider the request to permit the

WINE SALES AND ADD A CLASS A SPECIAL USE FOR MEDICAL AND LABORATORY FACILITIES IN THE 780 WAUKEGAN ROAD STORE (WALGREENS AT 780 WAUKEGAN ROAD IN THE SHOPS AT DEERFIELD SQUARE

relocation of beer and wine sales and to add a Class A Special Use for medical and laboratory facilities in the 780 Waukegan Road Walgreens store. The Plan Commission voted 6-0 in favor of the request.

Mayor Rosenthal questioned whether the photographs would remain. Amy Ciolek with Walgreens noted the historical store photographs in

the windows would be refreshed, but would remain. She stated the store would be remodeled and the beer and wine section would be located near the front of the store. The beauty area would also be near the front of the store. Ms. Ciolek indicated they would no longer be selling cigarettes in the store.

Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission. Trustee Benton seconded the motion.

Mr. Marwick thinks the interior changes will impact the traffic. The area in front of Walgreens is not pedestrian friendly and he thinks this is the opportunity to make this area more pedestrian friendly and safe.

The motion passed unanimously on a voice vote.

CONSENT AGENDA

ORDINANCE AUTHORIZING AN AMENDMENT TO A SIGN PLAN FOR TWO (2) NEW WALL SIGNS FOR ORACLE AT 1405 LAKE COOK ROAD – 1R

An Ordinance authorizing an amendment to a sign plan for two (2) new wall signs for Oracle located at 1405 Lake Cook Road. First Reading.

This will stand as a First Reading.

OLD BUSINESS

RECONSIDERATION OF THE RECOMMENDATION OF THE PLAN COMMISSION TO APPROVE AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD) TO PERMIT A NEW PARKING STRUCTURE AT 1717 DEERFIELD ROAD

The Plan Commission held a Public Hearing on April 22, 2018. The petitioner is requesting approval of a new parking package. The Plan Commission recommended the color and materials be changed to be more compatible and ensure the berm is in compliance with the landscaping plan. The Board voted to deny the Plan Commission's request but this matter was set for

reconsideration at tonight's meeting.

Moriah DiGrino, Attorney with DLA Piper reported the owner is requesting approval to build a new parking structure. The process takes into consideration that the neighbors have concerns about the property. The current owner took steps to make amends with the neighbors and address existing conditions.

Mike Adams, leasing agent, stated the average square foot per employee has dropped, which has increased the number of parking spaces needed per building. They will need 5 spaces per 1,000 square feet parking ratio, which is proposed. Ms. DiGrino noted there are parking structures that have been approved at 5 or 6 spaces per 1000 square feet. Nearly 90 percent of developers recorded that at least half of developers are requesting 5 spaces per 1000 square feet. Ownership is seeking amendment of the Special Use.

Michael O'Malley with Hudson Advisors, the owner's representative, stated they established a communication hotline for residents on May 4, as well as a building management contact. They also updated the landscape plan to address the neighbors' concerns. They engaged an arborist to review all the existing trees and replace trees. They will also add trees on the south elevation for screening. They will work with the Village on getting the appropriate approvals to make the changes. Trustee Struthers inquired about the timing for the landscaping if the petition is approved. Mr. O'Malley noted it would happen this year. Trustee Oppenheim noted the berm and plantings should be in before the construction. Ms. DiGrino noted the nonconformance with the original plan have been identified. They will implement phased approach so the plantings can thrive and survive. Ms. DiGrino indicated the new screening would happen in conjunction with the grading work. Trustee Seiden noted the current owners may not have been aware of the issues. He inquired what assurances the Village has that the things stated would be completed. Mr. O'Malley noted they will do what they said. There has been no direct outreach from the Village or neighbors since they owned the property. Some of the work will be completed regardless of tonight's outcome. Mayor Rosenthal noted the Village has their inspections to ensure the petitioner does what they say.

Brad Navarro with Walker Consultants discussed the proposed garage design. The garage is strategically placed on the property to provide easy access while meeting the setback requirements. There will be 53 surface spaces on the south, 448 spaces in the south garage and 209 in the north parking area for a total of 710 spaces. Currently, they have 209 spaces in the north parking area and 236 spaces in the south for 445 total spaces. The garage is designed to meet federal and local guidelines for ADA parking. The passive security of the garage includes openness, light from the outside of the garage, interior walls with openings, glazed stair towers and high quality LED lights. No light will spill over into adjacent properties. The active security includes code blue phones and closed circuit TV camera systems. Trustee Shapiro asked if the cameras would be monitored. Mr. O'Malley stated the system will be monitored live by a service. Trustee Seiden asked if there would be gates at the entrances to stop people from entering the garage. Mr. Navarro believes gates will not be effective. Trustee Seiden asked whether the lights would go off if people were in the garage. Mr. Navarro indicated the lights will be dimmed at night and brighten if someone enters the garage. Trustee Struthers noted that at the upper deck of the parking garage it is possible to see into the bedrooms of the nearby

homes. Trustee Oppenheim noted there is a 14 foot berm planted with evergreen trees that will eventually grow to 40 feet in height.

Mr. Smith with the Lakota Group showed the proposed screening. They propose two species with 28 total trees that will be staggered on the east elevation from Tennaqua Lane. The initial trees will be 10 feet in height and will grow to 40 feet in height over time. They propose additional impervious surface in the landscape islands that will add additional greenery, shade trees, shrubs and grasses.

Mei Zhu with Gewalt Hamilton reported the proposed garage will be situated in the footprint of the existing parking lot. They will introduce some green space on the southwest perimeter of the parking area. Trustee Struthers asked the capacity of retention vault. Ms. Chu stated the proposed underground retention vault would hold the same volume, but they are also reducing the pervious surface. Trustee Shapiro asked if the engineering plan would improve current conditions. Ms. Chu stated they are trying to improve the parkway areas. Trustee Struthers noted the plan would not take more water off Tennaqua Lane. Ms. Chu believes west of Tennaqua Lane and east of the residential are draining toward the flat road, which does not have sufficient storm water infrastructure. The road was constructed a long time ago with fewer standards than today. They are trying to improve their side of the road by regrading and repairing the ditch on their side of the road. The three structures and additional storm water piping will help with the drainage. The Village is looking to add improvements on the east side of the road. Trustee Oppenheim noted the improvements proposed on the west side will make improvements to the existing conditions.

Ms. DiGrino noted the proposed plans were made in conjunction with the Village engineering staff. At the request of the Plan Commission, the façade was changed to masonry. They spoke with a sound consultant to evaluate the impact of the garage and found the berm would help buffer the sound from the highway. Without the proposed garage the existing building will suffer from vacancies. They want to maintain the property to a high standard.

Greg Granger, 660 Constance Lane, is a 47-year resident. He is against building the parking structure believes it does not belong in his neighborhood. He asked whether there is a potential tenant. Originally, the property was part of Lake County and was annexed to Deerfield in 1984. The neighbors do not want the parking structure as it will impede traffic in the area and believe it will increase pollution in the Village. Unless they have a tenant that demands the parking, he would be against it. The developer does not have an interest in Deerfield or the residents.

Judy Sandler believes there is a common theme. Everyone cares about what the community and neighborhood looks like. She has lived in her home for 25 years and the building was previously in better condition. Wilmot and Caruso schools have more than 100 walkers. The increased traffic will be a safety threat to the students. Ms. Sandler questioned whether the building will be occupied regardless of whether the garage is built. They do not want a garage in the neighborhood.

Arnold Sandler believes the major issues are trust, compliance, enforcement and communication. The community has a problem. The landscape plan has not been fulfilled. They have tried to reach the building over the past years but there is no one to call. He believes the berm situation has cost him a tremendous amount of money due to drainage.

Joel Lewis, 716 Constance Lane, is against the garage and would like more security need to do a better job with security. He would like access limited to only people working in the building. He also would like the entire property brought up to current drainage code. They are asking for a PUD. If it were a new building, it would need to be brought up to current code. Mr. Lewis questioned what would happen with the current road, as it is not meant for construction traffic. Trustee Struthers noted the trucks would go through Tennaqua Lane, so it could be more impacted.

Dori Brownstein, 640 Constance, showed pictures of sidewalks noted how it is difficult for both motorists and pedestrians to see each other at Tennaqua Lane and Deerfield Road. Adding more traffic to the intersection will decrease safety. The proposed structure will impede their neighborhood. She asked the Trustees to vote against this as the structure is not wanted in a neighborhood with families

Ms. DiGrino noted the owner does not currently have a new tenant. The lack of approved parking is a disqualification for numerous tenants as they are unwilling to take the time or risk of the parking not being approved. The prior owner did not live up to Village expectations. The Village needs to move forward. Regarding the concern over the crosswalk; the traffic consultant believes there is confusing signage. There should not be any interaction between vehicles and the crosswalk. There are two signs; one says no turns and the other says no turns on red. They are proposing drainage improvements that will offset the drainage impacts of the proposed developments to help with existing drainage. The Village is studying improvements on the east side for Tennaqua. They are willing to work with the Village and facilitate with the Village.

Trustee Shapiro asked if there was any consideration to place mirrors in specific areas to help identify pedestrians or vehicles. Bill Grieves, Senior Traffic Consultant stated the lights have their own operation. The Tennaqua approach is confusing but the signs could be consolidated to provide better direction. Trustee Benton stated the foliage needs to be cut down for visibility.

Trustee Jester asked about the drainage on the east side of Tennaqua Lane. Deputy Director of Public Works and Engineering Bob Phillips believes the yard flooding comes from the houses that drain toward the street. There is nowhere for the storm water to go. The Village is looking at designing and building a system to tie into the storm water system.

Mayor Rosenthal is concerned about the property on many levels. One concern is an empty building with no tenants that is deteriorating. She spoke to Rob Nadler, who works in the field, to find the parking ratio for office buildings. The standard is currently 5 to 1000 square feet. She does not doubt the petitioner's need for that parking ratio to rent the building. An empty building is not good for the Village or the neighborhood.

Trustee Oppenheim moved approval of the petition and directed preparation of an Ordinance. Trustee Benton seconded the motion. He noted Deerfield has had the good fortune to have top companies. It adds to the great mix of residents and office people that benefit from the taxes.

The motion passed by the following vote:

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

NAYS: Struthers (1)

NEW BUSINESS

There was no New Business.

DISCUSSION

DOG WALK

Children's Advocacy Center.

Trustee Struthers reported there will be a dog walk on Saturday to benefit the Lake County

HIGHLAND PARK HOSPITAL

to a future meeting to introduce herself.

Mayor Rosenthal and Mr. Street met with the new President of Highland Park Hospital. She will come

COMED REPRESENTATIVE

improvements planned for the power system in the Village in the coming year.

Mayor Rosenthal met with the representative from Commonwealth Edison. ComEd has many

MEETING WITH PETER BENZINGER

under Presidents Carter, Ford and Reagan. He is against legalization of marijuana in Illinois.

Mayor Rosenthal met with Peter Benzinger, the former Chair of the Federal Drug Administration

HISTORICAL SOCIETY JUBILEE

The Historical Society Jubilee Committee met and Set a rain date for the event on September 30, 2018.

GOODBYE AND THANK YOU

Planner Jean Spagnoli. We wish both of them well in their retirement.

The Village said goodbye to Director of Public Works and Engineering Barbara Little and Village

CHAMBER OF COMMERCE LUNCH

Riverwoods and Bannockburn that was located at Takeda. They gave two Deerfield High

Mayor Rosenthal attended a DBR Chamber of Commerce luncheon with the mayors of

School students scholarships. Trustee Oppenheim asked if there was any news about the Takeda and Shire possible merger. Mayor Rosenthal spoke with Representative Brad Schneider and let it be known that she wants the headquarters to remain in Deerfield.

CONGRATULATIONS

Mr. Street announced Bob Phillips is the Acting Director of Public Works and Engineering.

Congratulations to Bob.

ADJOURNMENT

There being no further business or discussion, Trustee Benton moved to adjourn the meeting.

Trustee Shapiro seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:16 p.m.

The next regular Board of Trustees meeting will take place on Monday June 18, 2018, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk