

August 20, 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 August 20, 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

Students from Caruso and Shepard Middle Schools Destination Imagination teams led the Pledge of Allegiance. The students introduced themselves and spoke about their involvement with Destination Imagination. DI is a series of creative competitions. The two teams each took first place in their respective divisions. Co-leader Tom Dahlberg mentioned the students collaborated for six months. They had to do a lot of research to build things. Caruso came in first place two years in a row. Mayor Rosenthal presented both schools with street signs that will be placed at the entrances to the Village.

MINUTES OF PREVIOUS MEETING

Trustee Oppenheim moved to approve the minutes from the August 6, 2018, Board of Trustee meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

BILLS AND PAYROLL

Trustee Struthers moved to approve the Bills and Payroll dated August 20, 2018. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)
NAYS: None (0)

PUBLIC COMMENT

There were no Public Comments on non-agenda items.

Trustee Struthers moved to change the order of the agenda items. Trustee Oppenheim seconded the motion. The motion passed on a voice vote.

OLD BUSINESS

ORDINANCE AUTHORIZING ROOF An Ordinance authorizing roof signage for Aligned

SIGNAGE FOR ALIGNED MODERN HEALTH, 710 DEERFIELD ROAD – 1R Modern Health located at 710 Deerfield Road. First Reading. This will stand as a First Reading.

RESOLUTION R-18-15 GRANTING A VARIATION FROM SECTION 6-47(E) OF THE MUNICIPAL CODE FOR A SWIMMING POOL (1463 NORTHWOODS DRIVE) A Resolution granting a variation from Section 6-47 (E) of the Municipal Code for a swimming pool to be located at 1463 Northwoods Drive.

Trustee Shapiro moved to adopt the Resolution. Trustee Oppenheim seconded the motion. The

motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT THE ESTABLISHMENT OF A GODDARD SCHOOL AND AN AMENDMENT TO THE DEERFIELD PARK PLAZA SHOPPING CENTER PLANNED UNIT DEVELOPMENT AT 475 LAKE COOK ROAD (GODDARD SYSTEM INC. AND DEERFIELD PARK PLAZA) – 1R An Ordinance authorizing a Special Use to permit the establishment of a Goddard School and an Amendment to the Deerfield Park Plaza Shopping Center Planned Unit Development located at 475 Lake Cook Road. First Reading.

This will stand as a First Reading of the Ordinance.

RESOLUTION R-18-16 AUTHORIZING A DETACHED CANOPY STRUCTURE AT 99 S. WAUKEGAN ROAD. CHICK-FIL-A A Resolution authorizing a detached canopy structure for Chick-Fil-A located at 99 S. Waukegan Road.

Trustee Oppenheim moved to adopt the Resolution.

Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Struthers (4)

NAYS: Seiden, Shapiro (2)

ORDINANCE O-18-27 APPROVING A PURCHASE AND SALE AGREEMENT AND THE ACQUISITION OF REAL PROPERTY (645 OSTERMAN) An Ordinance approving a purchase and sale agreement and the acquisition of real property at 645 Osterman.

Trustee Jester moved to waive the First Reading of the Ordinance. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote.

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

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

REPORTS

REVIEW OF THE REPORT AND RECOMMENDATION OF THE PLAN COMMISSION CONCERNING A REQUEST FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) WITH NECESSARY EXEMPTIONS; A REZONING OF THE PROPERTIES FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-5 GENERAL RESIDENCE DISTRICT; AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO PERMIT A WORKFORCE HOUSING DEVELOPMENT AT 10 DEERFIELD ROAD; AND APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN (ZION LUTHERN EVANGELICAL CHURCH, BRINSHORE DEVELOPMENT LLC AND HOUSING OPPORTUNITY DEVELOPMENT CORPORATION)

Review of report and recommendation of the Plan Commission concerning a request for a residential Planned Unit Development with necessary exemptions; a rezoning of the properties from R-1 Single Family Residential to R-5 General Residence District; an Amendment to the Comprehensive Plan Future Land Use Map to permit a Workforce Housing Development to be located at 10 Deerfield Road; and approval of a Preliminary Development Plan.

Mayor Rosenthal noted the Board has read a lot of information and has done their homework on this recommendation.

Mr. Street reported the Plan Commission held a Public Hearing to consider the request for a preliminary residential development plan with amendments. If approved, the petitioners would appear before the Plan Commission for final approval and then before the Village Board. The Plan Commission voted 4-1 in favor of the request.

Richard Koenig, Executive Director of Housing Opportunity Development Corporation, introduced the proposed project. His organization is a not-for-profit organization that develops affordable housing throughout Illinois. He summarized the proposal, which would be comprised of a green certified building with housing, a parking lot, picnic areas and a natural landscape conservation area. There will be detention areas to control the water. The proposal is for 25 units in two buildings rather than the originally proposed 48 units in three buildings. The proposal has significantly less impact than their initial proposal. Mr. Koenig stated they have made a lot of changes to have less impact on the neighbors, including adding landscaping and moving the trash containers.

Mr. Koenig stated they are requesting R-5 zoning because of Village requirements. They are not asking for R-5 zoning due to density, lot coverage or height; rather, they need it for the multi-family designation.

Laura Schaeffer, Civil Engineer, stated they will extend the parking lot to the north and add a cul-de-sac. They will build up the building pads to get the buildings out of the flood plain and

will provide detention and separate it for the compensatory storage. Ms. Schaeffer noted the compensatory storage will be dry on a daily basis and will have native, prairie plantings.

Mark Parrucci, project architect, stated the units will be a combination of one-, two- and three-bedroom units. There will be a mix of one- and two-story units. The warm brick color was chosen to compliment the brick on the church. The building height will be 33 feet.

Scott Goldstein, principal with Teska Associates, provided an impact analysis. He looked at two questions. First, is there evidence that homes closer to existing affordable housing are valued less than properties further away as measured by recent sales. Second, is there evidence that for sale homes closer to existing affordable housing have lower assessed values than comparable homes further away from the sites.

Mr. Goldstein evaluated the home values of four areas and found that the average sale prices and assessed values were slightly higher when they were closer to the affordable housing. He noted that the affordable housing did not cause the higher values, but it did not have a negative impact.

Steve Friedland, attorney with Applegate & Thorne-Thomsen, reported that the proposal achieves the Village's Comprehensive Plan's goal of providing affordable housing, provides a long-term community asset, improves storm water management, provides impact fee payments, has negligible impact on traffic, does not have a fiscal impact and does not impact property values of neighboring properties.

Mr. Friedland stated the property is an eight-acre parcel that has never been part of the existing residential community. There is no pedestrian or vehicular flow that goes through the neighborhood. The site is very large and could accommodate a larger development. They are requesting R-5 as they are seeking multi-family zoning, but do not have the density allowed by R-5. This will be a Planned Unit Development, which requires a number of standards. He believes the 25 unit residential development will not be detrimental to or endanger the health of the community.

Mr. Friedland stated they are requesting a perimeter setback modification that would allow the existing service road and church building to be closer than 28 feet from the property line. The new improvements will not violate the setback requirements. They are also requesting an additional ground identification sign on Deerfield Road. The Zion Church currently has a sign on Deerfield Road.

They are also requesting an amendment to the Comprehensive Plan, as the property has been designated to remain as an institutional use. He requested the Village amend the Comprehensive Plan to allow a multi-family development. Mr. Friedland noted the Village is looking to add affordable housing. He believes this is a great opportunity to allow the Village to accomplish that goal.

Mayor Rosenthal inquired about the difference between affordable housing and workforce housing. Mr. Friedland stated affordable housing is a larger definition that relates to projects that

receive a government subsidy and are required to put restrictions on the income levels of the residents. The majority of affordable housing utilize federal low-income housing tax credits. Under this guideline, residents cannot earn more than 60 percent of the median income of the area. Deerfield is in the Chicago – Joliet – Naperville area. The current 60 percent median area income is \$50,760 per year for a four-person family. The median income is \$84,600.

Workforce housing is a subset that is used to talk about income restricted housing where the resident is in the workforce, but the housing is more than 30 percent of their income. At the 60 percent area median income, a family of four could not live in Deerfield. Mr. Friedland sees this development as a workforce housing development.

Mayor Rosenthal asked about the mix of units for the disabled. Mr. Koenig stated there would be three units for physical disabilities and five units that are adaptable. Mr. Friedland added this is a federal requirement, not a low income housing requirement.

Mayor Rosenthal asked about the church's interest. Mr. Koenig stated the church owns the property and looked for someone to develop the property. The church helped put the team together.

Mayor Rosenthal expressed concern about rezoning the property. She understands there is a need for affordable housing in the Village, but does not think there is a need for a 25-unit apartment building. Mayor Rosenthal noted the petitioner is willing to sign a covenant stating that should the not-for-profit affordable housing cease to exist, the zoning reverts back to R-1. Mr. Elrod noted the developer and their attorney volunteered to sign the covenant. Mr. Friedland stated one of the important components of this development is they will achieve the goal of affordable housing. The petitioner will work with the Village to create a covenant that would enforce the obligation of keeping the church as the owner of the property and the apartment building as the tenant. He welcomed the covenant as a condition of the Ordinance. Mr. Elrod stated the zoning would be changed from single-family to multi-family, but will be bound by and subject to the site plan. In addition, the covenant would run with the land in perpetuity and would provide that the occupants would fall within the definition of affordable or workforce housing. If the covenant is violated, the Village could entertain a petition to rezone the property back to R-1. If the church were to vacate the property, the covenant would still go with the land. Mr. Elrod noted the covenant would require a religious institution and two multi-family buildings on the land. No other use could go on that site. The covenant would restrict the use as well as the site plan.

Trustee Shapiro noted one school of thought is that affordable/workforce housing should be located closer to services. Mr. Koenig stated a Pace Bus stop is just outside and the building is one mile away from the downtown. It is a highly transportable community and the grocery stores are less than 1 mile away. Trustee Shapiro inquired about the possible additional needs for ambulatory and fire services. Mr. Koenig stated they work with social services within the area. People that need access to services get that access. Trustee Shapiro asked about the challenges facing similar developments. Mr. Koenig stated it is the typical operations of any

apartment building, getting good tenants and providing proper maintenance. There is nothing unusual.

Trustee Seiden inquired about how the disabled tenants will get to local places and the number of Deerfield residents that would qualify for low income housing. Mr. Koenig stated there are a number of people in the Deerfield community that would qualify based on their income. Trustee Seiden asked whether there are enough Deerfield residents that would want to go into affordable housing. Mr. Koenig noted they are not allowed to restrict the leasing to Deerfield residents. Mayor Rosenthal noted the property would be marketed to Deerfield residents first.

Trustee Struthers questioned whether there is a financial benefit to the church. Mr. Koenig stated they have applied for financing. The church is donating the land, which has some financial value to the church. On a long-term basis, they will pay a nominal amount, but it would not be a windfall for the church. Trustee Struthers noted disabled residents have difficulty in the winter. She believes some handicapped residents may have service animals. She would recommend a dog exercise area on the property. Mr. Koenig believes that is a good idea.

Ted Geisler, 610 Warwick, moved to Deerfield 35 years ago and joined Zion Lutheran Church. The congregation wanted to build affordable housing on the unused portion of their property back then. A few years ago, they approached a developer to work on affordable housing. Mr. Geisler understands people do not want to give up open space. They are not looking to add properties much larger than the neighboring properties. The homes will not add traffic. The key factor is that developing the property will add tax for the Village. He urged the Board to approve the project.

David Borosh has been a longtime member of the church. He thinks the process works. The size and scale of the project were reduced, based on feedback from the community.

Cynthia Borosh is currently on the church council. The church has been a good neighbor since 1956. Zion is the oldest continually running congregation on the north shore. She asked the Board to allow them to use their resources to provide affordable housing.

Howard Schickler, 750 Carriage Way, believes every side of this argument wants affordable housing, but not in my neighborhood. The opposition is driven by the impact of housing prices, traffic and flooding. He has seen repeated studies that address all of these issues. He asked the Trustees to look at the data and make the appropriate decision.

Evelyn Lewis, 1395 Montgomery Drive, questioned whether resident input matters. She questioned why this could not be a referendum for the Village to vote on. The residents should have a voice on how the community looks and acts.

Tom Shapiro, 630 Carriage Way, spoke on behalf of his wife, who is on the school board and was unable to attend due to a school board meeting. She is no longer in favor of the project because of what she believes are half-truths. The developers claim they spoke with the school superintendent, who is in support of the project. The superintendent never said he was in support

of the project. The board members are not all in favor of the project and many have not been contacted. The developer states the home values would not be impacted. The traffic studies were done during dates with little traffic. Anyone that lives down river from the property knows about the impacts.

Mayor Rosenthal noted District 109 stated they had no problem taking in new students. There is capacity to take in new students.

Lucas Hergelt, 909 Holmes Avenue, is a Deerfield resident and minister of a church in Deerfield. He would like to give strong support to the project. He believes it is morally imperative to create housing for those that work in service industries and professions. As a Deerfield resident, this is the type of diversity he would like to see in his community. There is strong community support for this project. People care about this and want to see this pass.

Sue Juhl, co-president Zion Church Council, sees this as a way to give back to the community. She feels this will help an underserved population.

Steve Jackson is a religious leader in Deerfield. He complimented the Zion Lutheran Church for coming up with this plan. He feels it is needed. Mr. Jackson believes the drainage will be improved. There is a need for this type of housing in Deerfield. The alternative of putting 20 houses would be awful.

Richard Sachs, 510 Brierhill, thanked the Board for spending countless hours on this petition. He feels for the residents of Heather Road. Doing good is only noble if you do not harm others. Longtime residents will suffer irreversible financial damage if the plan goes through. To accept the homes will not suffer financial hardship is ridiculous. He believes the Heather homeowners will lose 20 percent of their home values. The issue is about zoning and the Comprehensive Plan.

Russell Krochuck, 1640 Montgomery, strongly supports the Zion Woods development. He finds the proposal to be fair and modest. Mr. Krochuck noted the water drainage issue is currently a mess. The proposed drainage could benefit other residents in the Village. The property will be developed and he believes Deerfield needs more workforce housing. This development would be a start. He asked the Trustees to look toward the future.

Jerry Saltarelli, 935 Heather Road, believes the Zion Woods development is a good idea, but in the wrong place. The apartment buildings are not consistent in density, scale or character with the existing housing. The apartment buildings, lights, noise and parking change the property. Mr. Saltarelli believes the proposed development changes the character of the neighborhood. Passing this development shows that zoning in Deerfield cannot be trusted. He relied on the R-1 Zoning when he purchased his property. Any new developments in the Village will be re-developments. Other developers will site this as the trend in Deerfield. This will set a precedent. Affordable housing is a worthy goal, but not at the expense of Zoning that has been in place for 65 years.

Stuart Schechter, 930 Heather Road, stated Deerfield has had the opportunity to insert workforce housing into various R-5 areas in the Village. He questioned how the upkeep of the units will be maintained with the affordable rents.

Mayor Rosenthal noted there are many apartments in Deerfield that would qualify as affordable but not labeled as such.

Lucille Pirri is in support of the people that live on Heather Road. She does not believe the rezoning is compatible with the Comprehensive Plan

Jeff Rothbard, co-developer of the Elysian Way development, stated they were denied R-3 zoning by the Board. The current proposal is seeking 2.82 units per acre. He believes the petitioners have skewed the density by using the net acreage rather than the gross acreage. He noted they are only paying property tax on the improvements, so they are receiving tax breaks on the parcel due to piggy backing on the 501(c)3. He believes zoning policy should be applied uniformly.

Jan Marsden-Johnson has been a board member of 1 Deerfield Place for 20 years. Her church has been supportive of the project and works with Mr. Koenig. Their research is solid and they know what they are doing. They recently spent a lot of money renovating 1 Deerfield Place. She completely supports the development.

Chuck Whistler agrees with Ms. Marsden-Johnson.

Jonathan Dien, 915 Heather Road, is strongly opposed to the proposal because of the re-zoning. He understands the property behind his home could be redeveloped but thought it would be either institutional or single family homes. If this is passed, any institutional property that wants to be redeveloped can go against the Comprehensive Plan. He questioned how an R-5 parcel fits with single-family homes. He believes this becomes spot zoning, which would set a precedent. Mr. Dien noted the petitioner has not communicated with the Heather Road neighbors since January 2016. The neighbors had to look at websites to find out what is happening. It is difficult for residents to participate. He asked the Trustees to uphold the Comprehensive Plan and zoning.

Mayor Rosenthal noted the Board is diligent in communicating with residents.

Andy Stein, 970 Heather Road, has had a great experience in Deerfield. The proposal has caused great tension and concern because it does not keep with the current zoning or Comprehensive Plan. He is not against affordable housing, but questioned why the project could not be done within the R-5 Zoning. He questioned why the developer has not met with the neighbors since 2016. Mr. Stein asked the church why they are selling the property. This is creating a precedent. He asked the Trustees to make a decision based on zoning and the Comprehensive Plan.

Dr. Herb Natof, 900 Villas Court, Highland Park, supports low income housing. He is not concerned about the value of his home being diminished. He is concerned about the problem of

traffic on Deerfield Road. Dr. Natof heard people state there would be no impact, but he believes that is a fantasy. Deerfield Road curves and vehicles are not visible from his intersection. He invited the Trustees to visit Villas Court and see the issues.

Paul Hofman, 850 Villas Court, stated that the people that live on Villas Court are senior citizens. There is a need on to create a bigger gap in traffic on Deerfield Road. If the project goes forward, there has to be some concern about the traffic on Deerfield Road. In heavy rains, he gets a lot of water. He expressed concern whether the retention is sufficient enough and not make it worse for homeowners to the east. He asked for some retribution if there is a problem.

Tom Mann, 720 Carriage Way, has been a resident of Deerfield for 50 years. They moved to Deerfield because it offered single family dwellings and good schools. There were some very serious misstatements about home values. There was a recent study that 43 out of 48 home values depreciated between 21 and 28 percent when next to multi-family housing.

William Owen, 885 Heather, is a 42 year resident. He noted people can view things differently. He believes the proposed complex is out of character with the neighborhood. He thinks the zoning should be cut and dry unless there are extenuating circumstances. Mr. Owen questioned what the extraordinary circumstances warrant the property being re-zoned from R-1 to R-5. The Plan Commission discussed possible locations for workforce housing. It was not brought up in other developments.

Hillary Wolff is in favor of the development. She does not believe traffic will be an issue because many of these tenants will not have cars. Ms. Wolff noted there is a need by people that work in the Village. People may not move from Deerfield into these houses, but they work here. She believes changing the zoning makes the Village adaptable.

Evan Natler, 965 Heather Road, took the risk of purchasing his home. The people he purchased his home from took a loss to sell their home to him. He noted the retention pond will be near his backyard. He has three young children. Mr. Natler asked for some security to ensure the pond will be screened from his property. His home value will be decreased if this goes through. He believes in the integrity of the zoning.

Mitchel Dolins, 427 Brierhill, loves raising his family in Deerfield. As a Deerfield resident, he appreciates the need for affordable housing. He believes it is the right project in the wrong place. Mr. Dolins believes this project would be better served in the downtown, as it is closer to transportation. He believes it is unfair to burden certain residents.

Deb Singleton, 1135 Warrington, noted there is a need for affordable housing in Deerfield. The retention pond will only be wet during heavy rains. R-1 zoning does not protect residents from change. There is construction near her home with very little setback and no screening or privacy between properties. The residents near Zion Woods have had an impact on the proposed development while she has not had any say on properties near her home.

Joan Rosen, 826 Smoke Tree, believes in affordable housing. She questioned how the Trustees would feel if this were in their backyards. Ms. Rosen believes this development should be closer to the downtown.

Sharon Kessel has been a realtor in Deerfield for 38 years. She lives in King's Cove. Ms. Kessel was in an accident coming out of her subdivision. She believes the traffic created by this development will not be good for the Village. Ms. Kessel noted the common phrase is "not in my backyard" but noted the statistics were comparing new construction with multi-unit buildings but not workforce housing. Most buyers pay more for new construction. Ms. Kessel believes workforce housing is a good idea, but the traffic will negatively affect the Village.

Harriet Dart has been a resident for more than 50 years. R-1 zoning does not guarantee your neighborhood will not be altered, the trees will not come down and your home will not be dwarfed by new development. There has been a lot of work done on this plan to ensure it works for a lot of people. Residents have to put up with a lot, including the railroad noise, but they do it for the community. The property will be developed. Will it be 20 single family houses? Those people would have more cars and create traffic on Deerfield Road.

Yaniv Zilberman, 30 Standish Court, just purchased a home in King's Cove. He believe this will set a precedent and will change the fabric in Deerfield. He is in favor of affordable housing.

Mayor Rosenthal noted there has been a lot of conversation about detention ponds and compensatory storage. She asked Acting Director of Public Works and Engineering Bob Phillips to explain how the compensatory storage deals with the flood plain issue. Storm water detention is used to compensate when there are additional amounts of impervious coverage on the property. Some detention basins are underground. All developments have detention basins. Some are wet while others are dry. Dry detention basins take the run-off and hold it until after a storm subsides. It will only be wet for a short period of time. The proposed detention basin has a depth of 4 feet. Deerfield has a strict set of requirements for detention ponds.

Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission and approval of Preliminary Plan. Trustee Benton seconded the motion. Trustee Benton noted this is preliminary approval and would go back to Plan Commission.

Trustee Struthers has spent hours reading and studying the information and letters from residents. She has experienced the traffic on Deerfield Road. Trustee Struthers believes the zoning needs to be trusted. The Village has done a lot to protect the residential areas and existing homes. She understands what the residents are going through.

Trustee Benton has been part of this from the beginning. The property is difficult and has a lot of complications. The proposal is now back. The zoning in Deerfield is not etched in stone. Each year, the Plan Commission looks at the Comprehensive Plan and adjusts it accordingly. Otherwise, we would have no progress at all. The Plan Commission suggests adjustments to make this community amenable.

Trustee Shapiro thanked the residents for their participation. It is very important. Everyone showed respect. People will disagree, but allowing each other to be heard is very important. Trustee Shapiro believes the restrictive covenant is very important, as it showed him the restraints of the property going forward as well as the willingness of the developer to allow it to happen. It is also important to recognize the Zoning Ordinance is the rules. If you want a multi-family development, it has to be zoned R-5. The developer's bulk regulations are closer to R-1 and R-2. These regulations will be recorded and the property will be restricted to these regulations. Deerfield is a very good community. We are all fortunate to live in this community. We have the ability to make diversity better. He thinks it is important to appreciate that sometimes fear gets in the way.

Trustee Seiden was part of the task force that changed a number of Ordinances. He takes the zoning very seriously. People moved into their homes and looked at the zoning. They felt the Village would abide by the zoning. Trustee Seiden has never seen an R-1 changed to R-5. He takes his role as a Trustee very seriously. He was elected to represent all the people in Deerfield. Trustee Seiden has spoken to more than 150 people and has found no one in favor of the project. People are not against affordable housing, but do not want it in their backyard. He looks at this as land use, not affordable housing. He would be upset if it were in his backyard. He would like affordable housing as more structured housing in Deerfield.

Trustee Oppenheim supports the project. There were a lot of questions raised at the Plan Commission. The project has been fine-tuned and redeveloped so most of the questions have been answered. The screening, berm work and engineering of the site will be positive. She rejects the term spot zoning. Zoning is a dynamic system and needs to be adaptable. She is concerned that this is not the ideal site for affordable housing but this is the proposal and opportunity we have. It is an opportunity to improve the community. She does not believe this project will negatively impact the value of the neighboring homes, schools, park district and Village. It will be a positive for all. It is difficult to have change. Just because you are used to something does not mean you are entitled to it. She is confident the project will have minimal impact on the neighbors.

Trustee Jester reviewed the material carefully and believes it addresses his concerns. The Comprehensive Plan states Deerfield does not have a lot of land available for affordable housing. He sees this as an opportunity and is in favor of the plan.

Mayor Rosenthal noted this type of detention is in most neighborhoods and is not fenced. She understands the traffic concerns. The benefit versus non-benefit. We all see the benefit of affordable housing. There are many single parents in the community that cannot afford to stay in the community. This is geared toward them and those that need assistance in their living. The Comprehensive Plan speaks to the need for affordable housing. Her major concern is the rezoning. This has been taken care of with the covenant. She appreciates the Plan Commission and staff for their thorough report and the residents for their input.

AYES: Benton, Jester, Oppenheim, Shapiro (4)

NAYS: Seiden, Struthers (2)

CONSENT AGENDA

There were no items on the Consent Agenda.

NEW BUSINESS

There was no New Business.

DISCUSSION

NEXT MEETING

Labor Day holiday.

Mayor Rosenthal noted the next Board of Trustees Meeting would be on Tuesday in observation of the

TRUSTEE IN THE TOWN

Trustee Seiden noted the next Trustee in the Town is on September 1 at the Farmers Market.

ADJOURNMENT

Trustee Struthers seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:49 p.m.

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

The next regular Board of Trustees meeting will take place on Tuesday September 4, 2018 at 7:30 pm.

APPROVED:

Mayor

ATTEST:

Village Clerk