

**AGENDA FOR THE BOARD OF TRUSTEES**  
**Monday, April 20, 2026, 7:30 P.M.**  
**Livestream available at Channel 10 and [Village website](#)**

Call to Order  
Roll Call  
Pledge of Allegiance  
Presentation – Deerfield High School Boys Basketball Team  
Proclamation – Telecommunicators Week  
Proclamation – Arbor Day  
Appointments – Matt White and Josh Connell to Greenhouse Gas Reduction Working Group  
Minutes of Previous Meeting  
Treasurer’s Report  
Bills and Payroll  
Public Comment

**REPORTS**

**CONSENT AGENDA**

- 26-41-1A      Ordinance Amending Section 5.02-C of “The Village of Deerfield Zoning Ordinance 1978,” As Amended, To Allow 7,000 Square Foot Nail Salons as a Special Use in the C-2 Outlying Commercial District
- 26-41-1B      Ordinance Authorizing a Special Use in the C-2 Outlying Commercial District for a Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center
- 25-45            Ordinance Amending the Intergovernmental Agreement Establishing the Solid Waste Agency of Lake County, Illinois

**OLD BUSINESS**

**NEW BUSINESS**

- 26-43            Resolution Approving the First Amendment to the Concession Agreement with KaVe Café LLC for the Lease and Operation of a Concession Stand at the Downtown Train Station
- 26-44            Ordinance Amending the Municipal Code of the Village of Deerfield, as Amended, to Adopt Elevator Safety Rules

Items for Discussion by Mayor and Board of Trustees  
Reports of the Village Manager  
Adjournment

## ***PROCLAMATION***

**WHEREAS**, thousands of Americans dial 9-1-1 for help in emergencies every day; and

**WHEREAS**, the men and women who answer these calls for help can often make the difference between life and death for persons in need; and

**WHEREAS**, our 9-1-1 telecommunicators are among more than 500,000 telecommunications specialists who work to protect and to promote public safety; and

**WHEREAS**, Deerfield's Public Safety telecommunicators are more than calm and reassuring voices at the other end the phone. They are knowledgeable and highly trained individuals who work closely with other police, fire, and medical personnel. Because emergencies can strike at any time, we rely on the vigilance and the preparedness of these individuals 24 hours a day, 365 days a year; and

**WHEREAS**, our Village enjoys the highest standards of public health and safety, and we owe a great debt to the men and women who, by applying their expertise in telecommunications, help to make that achievement possible. During this special observance, we acknowledge that debt and extend a heartfelt thanks to each of them:

**NOW, THEREFORE, I, DANIEL SHAPIRO**, Mayor of the Village of Deerfield, do hereby proclaim the week of April 12<sup>th</sup> – 18<sup>th</sup>, 2026, as **NATIONAL TELECOMMUNICATORS WEEK** in Deerfield in honor of the men and women whose diligence and professionalism keep our Village and its citizens safe.

**PROCLAIMED:** This 20<sup>th</sup> day of April, 2026.

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DANIEL SHAPIRO, Mayor

# PROCLAMATION

## *Arbor Day 2026*

**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

**WHEREAS**, trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal.

**NOW, THEREFORE**, I, Mayor Daniel Shapiro, on behalf of the Village of Deerfield, do hereby proclaim Friday, April 24, 2026 as Arbor Day in the Village of Deerfield and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

**FURTHER**, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

**PROCLAIMED** this 20<sup>th</sup> day of April 2026.

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Daniel C. Shapiro, Mayor

April 6, 2026

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on April 6, 2026, at 7:30 p.m. at Deerfield Village Hall. The clerk called the roll and announced that the following were

Present: Dan Shapiro, Mayor  
Robert Benton  
Larry Berg  
Jennifer Goldstone  
Jesse Greenberg  
Elaine Jacoby  
Mary Oppenheim

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

PLEDGE OF ALLEGIANCE

Mayor Shapiro led in attendance in the Pledge of Allegiance.

PROMOTION

Mayor Shapiro swore in Sergeant Bryan Foster to the role of Commander. Deputy Chief Fry reported Sergeant Foster has been with the Department since 2011. He has served in many specialty positions. He was promoted to Sergeant in 2022.

Commander Foster thanked the Village and department for the opportunity and believing in his leadership abilities. He thanked his parents for their guidance and support and his wife and children for everything. Retired Commander Mazariegos has been a mentor and friend to him.

PROMOTION

Mayor Shapiro swore in Officer Mike Ranieri to the role of Sergeant. Deputy Chief Fry reported Officer Ranieri has served the Department since 2014 and has held numerous positions. He received two awards for outstanding investigation work and has served in the investigations unit as a detective.

Sergeant Ranieri thanked the Village and department for the opportunity and support.

MAYOR'S MESSAGE

Mayor Shapiro recommended creation of a recommending a Deerfield Restaurant Advisory Task Force to be chaired by Trustee Berg, with the goal of bringing together key stakeholders to assess the needs of Deerfield's restaurant community and develop practical recommendations for strengthening the local dining sector. The task force would include representatives from the Village Board, restaurant operators, commercial property owners, the DBR Chamber of Commerce, residents with restaurant expertise and Village staff, and would focus on identifying business and leasing challenges, reviewing restaurant turnover and recruitment trends, evaluating how marketing and promotion strategies are changing and determining what role the Village can

play in supporting existing restaurants and attracting new ones. The task force is expected to complete its work within four to five months and return to the Village Board with findings and recommendations.

The Trustees were in favor of this Task Force.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the March 16, 2026, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

BILLS AND PAYROLL

Trustee Berg moved to approve the bills and payroll dated April 6, 2026. Trustee Greenberg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

PUBLIC COMMENT

Tamra Jenkins, Director of Arts Festivals for District 113, is the producer of the program Arts Alive which was founded in 2024. There are activities for the students as well as a very exciting event for the community. It is a free, family-friendly community art expo featuring 30 professional artists and DHS AP students. There will be hands-on art opportunities for attendees of all ages. There are pop-up performances, a dance party and the Northlight Theater Company will perform. The event is Saturday, April 25, 2026, from 1 to 3:30 p.m. at Deerfield High School.

REPORTS

CONSIDERATION AND ACTION ON  
THE PLAN COMMISSION  
RECOMMENDATION ON THE  
REQUEST FOR A TEXT AMENDMENT  
TO THE DEERFIELD ZONING  
ORDINANCE TO ALLOW A NAIL  
SALON OVER 2,100 SF AS A SPECIAL  
USE IN THE C-2 OUTLYING  
COMMERCIAL DISTRICT AND  
APPROVAL OF A SPECIAL USE FOR  
A GLOSS NAIL BAR AT 92 S.  
WAUKEGAN ROAD IN THE  
DEERBROOK SHOPPING CENTER

The Plan Commission held a Public Hearing on February 26, 2026, to consider the request for a Text Amendment to the C-2 Outlying Commercial Zoning District to allow a nail salon over 2,100 square feet as a Special Use and approval of the nail salon Special Use for a 6,858 square foot Gloss Nail Bar to be located at 92 S. Waukegan Road in the Deerbrook Shopping Center.

The vacant space between Jewel Osco and Marshalls is approximately 21 feet wide at the entrance and 220 feet deep. The petitioner anticipates using 20 parking spaces during slow periods and up to 40 parking spaces during peak summer times and during holidays. The Plan Commission voted 5-0 in favor of the requests.

Trustee Benton moved to accept the Report and Recommendation of the Plan Commission for a Text Amendment to the Deerfield Zoning Ordinance to allow a nail salon over 2,100 square feet as a Special Use in the C-2 outlying commercial district and approval of a Special Use for Gloss Nail Bar at 92 S. Waukegan Road in the Deerbrook Shopping Center. Trustee Goldstone seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

### CONSENT AGENDA

There were no items on the Consent Agenda.

### OLD BUSINESS

There was no Old Business.

### NEW BUSINESS

#### DISCUSSION OF GOVERNOR PRITZKER'S BUILDING UP ILLINOIS DEVELOPMENTS (BUILD) LEGISLATIVE AGENDA

As part of Governor Pritzker's State of the State Address and the State Budget Address in February, Governor Pritzker outlined a significant housing initiative that is a broad preemption of local municipal authority for and use and zoning known

as the BUILD effort.

Village Attorney Schuster reported that BUILD proposes statewide zoning standards, including minimum lot sizes, mandates increased residential density allowances, legalizes accessory dwelling units, limits parking requirements and creates a statewide formula for impact fees.

There are several housing challenges in Illinois, including the rising housing costs statewide, limited housing supply, slow pace of construction and zoning and regulatory barriers. The goals of the BUILD agenda include increasing housing production statewide, lower construction costs and regulatory barriers expanding the varieties of housing types, streamlining permitting and development processes, improving housing affordability for working families and preempting municipal home rule authority.

The proposed legislation would legislate:

Accessory Dwelling Units - would be allowed for all single-family homes, this would increase small-scale housing supply, provide additional rental income opportunities and create affordable

housing in existing neighborhoods. Making rules for additional dwelling units would be prohibited.

Parking Requirement Reform – prohibits requiring more than 0.5 parking spaces per multi-family unit, prohibits requiring more than 1 parking space per single-family homes and cannot impose parking requirements on conversions of non-residential uses to residential uses.

Building Code Reform – allows single-stairway, multi-family buildings in certain cases.

Missing Middle Housing – increase housing options between single-family homes and large apartment buildings which would include duplexes, townhomes, triplexes, four-flats, small apartment buildings and cottage clusters. Under the legislation, a lot less than 2,500 square feet would allow 1 unit, a lot between 2,500 and 5,000 square feet would allow four units, a lot between 5,001 and 7,500 square feet would allow six units and a lot over 7,500 square feet would allow eight units. Almost all lots in Deerfield are at least 7,500 square feet. The maximum permitted lot coverage of at least 70 percent and most type of design standards cannot be imposed. The minimum setbacks cannot exceed 10 feet from the front or back and 5 feet from the sides, maximum height restrictions of less than 35 feet cannot be imposed.

Impact Mitigation Fees – BUILD would permit municipalities to charge impact fees only according to a single formula created by the State and prohibits land dedication requirements not currently adopted and requires cash alternatives to be available.

Mayor Shapiro explained there would be a greater impact on the restrictions but the level of service in Deerfield is much greater than other areas. Mr. Schuster does not believe the Village should delay their discussion of impact fees based on the legislation.

Third-Party Plan Review and Inspection sets mandatory review times for municipal staff including 15 business days for single- and two-family homes, 30 business days for multi-family, mixed use and commercial projects, 10 business days for subsequent reviews and private review of development plans. If deadlines are missed applicants may use their own third-party reviewers. This cuts off the municipality's ability to review and would put a huge burden on staff. The current time to review plans in the summer can be up to eight weeks based on the complexity of the project. This will become an enforcement nightmare because a private review may not be code compliant.

Ultimately, this has some support, including from the Governor. Most people do not know the impact on local governments and the physical layout of communities.

Mayor Shapiro encouraged the Board to attend Bob Morgan's town hall on April 30, 2026. Trustee Greenberg suggested contacting Governor Pritzker. Mr. Schuster discussed adopting a Resolution as well. Trustee Greenberg asked for a list of options. The timing of a Resolution is also important. The Village will reach out to the Northwest Municipal Conference, the Illinois Municipal League and the legislative committee. The intent for Mayor Shapiro to respond to the proposal to State Senator Morrison and State Representative Morgan was affirmed.

DISCUSSION

GARBAGE CHANGE

were about 30 bins out today.

The garbage change in the northeast quadrant went from Monday to Wednesday, starting today. There

CLOSED SESSION

Trustee Goldstone moved to go into Closed Session pursuant to ILCS 120/2 Sections 2(c)(5) and 2(c)(6). Trustee Berg seconded the motion. The motion passed by the following vote:

Trustee Goldstone moved to go into Closed Session pursuant to ILCS 120/2 Sections 2(c)(5) and

AYES: Benton, Berg, Goldstone, Greenberg, Jacoby, Oppenheim (6)

NAYS: None (0)

The meeting adjourned to Closed Session at 8:57 p.m.

ADJOURNMENT

Trustee Benton seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:22 p.m.

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

The next regular Board of Trustees meeting is scheduled to take place on Monday, April 20, 2026, at 7:30 pm.

APPROVED:

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Mayo

ATTEST:

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Village Clerk

**TREASURER'S REPORT**  
**March 31, 2026**

HIGHLIGHT REPORT  
March 31, 2026

**SALES TAX (non home-rule)\***

SALES MONTH	RECEIPT MONTH	2024 ACTUAL	2025 ACTUAL	2026 ACTUAL	% CHANGE PRIOR YR. PERIOD	TOTAL 12 MONTHS RUNNING	% CHANGE ANNUAL TOTALS
						4,460,934	
October	January	367,199	384,506	477,793	24.3%	4,483,923	0.5%
November	February	361,263	360,439	471,614	30.8%	4,530,372	1.0%
<b>December</b>	<b>March</b>	<b>353,065</b>	<b>610,694</b>	<b>614,540</b>	<b>0.6%</b>	4,575,722	1.0%
January	April	292,667	315,656		7.9%	4,688,907	2.5%
February	May	269,903	316,352		17.2%	4,741,623	1.1%
March	June	304,331	349,681		14.9%	4,832,063	1.9%
April	July	319,943	433,128		35.4%	4,893,212	1.3%
May	August	414,750	467,466		12.7%	4,994,518	2.1%
June	September	364,812	455,252		24.8%	5,121,667	2.5%
July	October	405,703	466,852		15.1%	5,214,954	1.8%
August	November	361,443	462,749		28.0%	5,326,129	2.1%
September	December	371,743	498,892		34.2%	5,329,975	0.1%
<b>TOTAL</b>		<b>4,186,822</b>	<b>5,121,667</b>	<b>1,563,947</b>			<b>18.0%</b>
YTD Subtotal		<u>1,081,527</u>	<u>1,355,639</u>	<u>1,563,947</u>			

\*excludes all Walgreen's National activity

**MAJOR REVENUE SOURCES**

Revenue Items	March	Fiscal YTD	Projected YTD	Variance	FY Budget	Current FY Projection
Sales Tax (non-HR)	650,632	1,644,770	1,400,625	244,145	5,602,500	5,602,500
Home Rule Sales Tax	499,863	1,217,176	1,175,500	41,676	4,702,000	4,702,000
Water Sales	394,164	1,210,514	1,606,500	(395,986)	6,426,000	6,426,000
Interest*	269,873	671,930	295,250	376,680	1,181,000	1,181,000
Sewer Use Charge	241,828	747,386	937,250	(189,864)	3,749,000	3,749,000
Hotel Tax	116,089	355,808	475,000	(119,192)	1,900,000	1,900,000
Electric Utility Tax	177,226	337,862	250,000	87,862	1,000,000	1,000,000
State Income Tax	195,030	853,037	750,000	103,037	3,000,000	3,200,000
Food & Beverage Tax	73,298	210,011	187,500	22,511	750,000	750,000
Building Permits	298,472	477,366	325,000	152,366	1,300,000	1,300,000

\*All budgeted funds (excluding police pension)

**OPERATING FUNDS (GENERAL, WATER, SEWER, GARAGE) SUMMARY**

Revenues	3,405,782	8,523,078	8,751,239	(228,161)	40,973,770	40,973,770
Expenditures	2,826,652	8,152,927	9,737,369	(1,584,442)	43,396,925	43,396,925

**REVENUES AND EXPENDITURES**

Sales tax continues to exceed the prior two years due to increase cost of goods and internet sales. The current month and the same period of last year include non-recurring revenue. Water and sewer billings reflect lower usage months which is typical this time of years. Electric utility tax includes two receipts in March. Building permit revenue includes regular monthly activity along with two large commercial permits. Other general fund revenue includes dispatch services and sinking fund excess. Notable expenditures in March include sinking fund excess transfer required by the 2011 B bond ordinance, authorized net payment to Bannockburn related to sanitary sewage and construction & engineering costs. Overall operating expenditures remain below projection due to timing of seasonal/once-a-year expenditures.

**CASH AND INVESTMENTS**

As of March, 2026, 100% of available cash was invested at an estimated average annualized interest rate of 3.82 compared to an average rate of 3.61% for the 90-day Treasury bill.

**CASH POSITION ANALYSIS**

March 31, 2026

**TOTAL CASH AND INVESTMENTS**

	<b>CURRENT MONTH</b>	<b>PRIOR MONTH</b>	<b>CHANGE</b>	<b>EXPLANATION</b>
<b>OPERATING FUNDS</b>				
GENERAL	33,231,629	31,938,742	1,292,887	Prop tax, Permits, Dispatch, Sinking fund
WATER	1,399,302	1,417,975	(18,673)	
SEWER	1,074,241	1,093,821	(19,580)	
REFUSE	1,168,780	1,230,584	(61,804)	
PARKING LOTS	(170,250)	(171,623)	1,373	
GARAGE	58,239	56,775	1,464	
VEH & EQUIP	7,315,122	7,198,837	116,285	
DEBT SERVICE	615,587	538,325	77,262	Prop tax
<b>TOTAL ALL OPERATING</b>	<b>44,692,650</b>	<b>43,303,436</b>	<b>1,389,214</b>	
<b>CAPITAL FUNDS</b>				
INFRASTRUCT REPLACE.	3,852,797	4,160,111	(307,314)	
BOND PROCEEDS	4,471,597	4,456,051	15,546	
TIF #3 (DOWNTOWN)	589,834	601,530	(11,696)	
MOTOR FUEL TAX	564,143	488,940	75,203	
<b>TOTAL ALL CAPITAL</b>	<b>9,478,371</b>	<b>9,706,632</b>	<b>(228,261)</b>	
<b>TOTAL CAP. AND OPER.</b>	<b>54,171,021</b>	<b>53,010,068</b>	<b>1,160,953</b>	
<b>OTHER FUNDS</b>				
POLICE PENSION	73,974,565	77,663,168	(3,688,603)	Mkt val change
CONSOLIDATED JETSB (911)	3,881,043	4,009,174	(128,131)	
2011 B SINKING FUND *	10,166,008	10,529,659	(363,651)	Sinking fund excess transfer

\* Restricted for payment of 2011B bonds in 2028

**Village of Deerfield**  
**Expenditure Report - March 31, 2026 - 25% of Year**

FUND/DEPARTMENT (function)	March Expenditures	Projected Y-T-D	Actual Y-T-D	Variance	Budget 2026	% of Budget	Prior Year %
10 GENERAL FUND							
Finance	263,431	1,172,149	626,172	545,977	5,858,147	10.7%	11.9%
Administration	200,792	853,931	662,668	191,263	3,415,724	19.4%	23.1%
Comm. Development	164,729	592,254	491,353	100,901	2,369,017	20.7%	21.9%
Engineering	87,307	388,179	216,736	171,443	1,552,717	14.0%	16.6%
Street	242,148	874,463	925,260	(50,798)	3,497,850	26.5%	22.9%
Police	877,605	3,036,110	2,734,659	301,451	13,744,441	19.9%	18.2%
TOTAL GENERAL	1,836,012	6,917,087	5,656,848	1,260,239	30,437,896	18.6%	17.9%
54 SEWER							
Administration	223,970	193,456	325,664	(132,209)	2,451,720	13.3%	5.2%
Cleaning & Maint.	42,387	99,250	116,122	(16,872)	397,000	29.2%	25.5%
Construction	28,311	116,725	71,149	45,576	466,900	15.2%	18.1%
Treatment Plant	164,436	611,143	445,331	165,812	2,444,571	18.2%	21.1%
TOTAL SEWER	459,104	1,020,573	958,266	62,307	5,760,191	16.6%	14.1%
50 WATER							
Administration	55,500	220,200	177,285	42,915	880,798	20.1%	18.5%
Main & Hydrant Maint.	107,452	216,575	246,272	(29,697)	866,300	28.4%	29.6%
Distribution	328,025	1,158,823	996,704	162,119	4,635,290	21.5%	17.1%
Meter Maintenance	8,514	75,250	10,848	64,402	301,000	3.6%	8.2%
TOTAL WATER	499,491	1,670,847	1,431,109	239,738	6,683,388	21.4%	18.2%
70 GARAGE	32,045	128,863	106,704	22,159	515,450	20.7%	19.9%
TOTAL PUBLIC WORKS	1,232,788	3,694,745	3,421,339	273,406	16,456,879	20.8%	17.8%
58 REFUSE	130,005	508,713	387,201	121,512	2,034,850	19.0%	27.7%
60 PARKING LOT (village)	4,381	24,225	13,696	10,529	96,900	14.1%	16.1%
60 PARKING LOT (combined)	4,207	30,300	14,151	16,149	121,200	11.7%	10.5%
25 TIF #3 (Downtown)	1,619	85,000	2,014,176	(1,929,176)	340,000	592.4%	0.0%
22 INFRAS. REPLACE.	218,271	1,265,000	291,440	973,560	5,060,000	5.8%	10.4%
14 MFT	0	200,000	0	200,000	800,000	0.0%	0.0%
80 POLICE PENSION	327,732	1,005,500	992,590	12,910	4,022,000	24.7%	23.9%
21 VEH/EQUIP REPLACE.	0	458,478	111,365	347,113	1,833,910	6.1%	9.0%
35/36 DEBT SERVICE	323,639	50,888	323,847	(272,959)	5,053,931	6.4%	0.0%

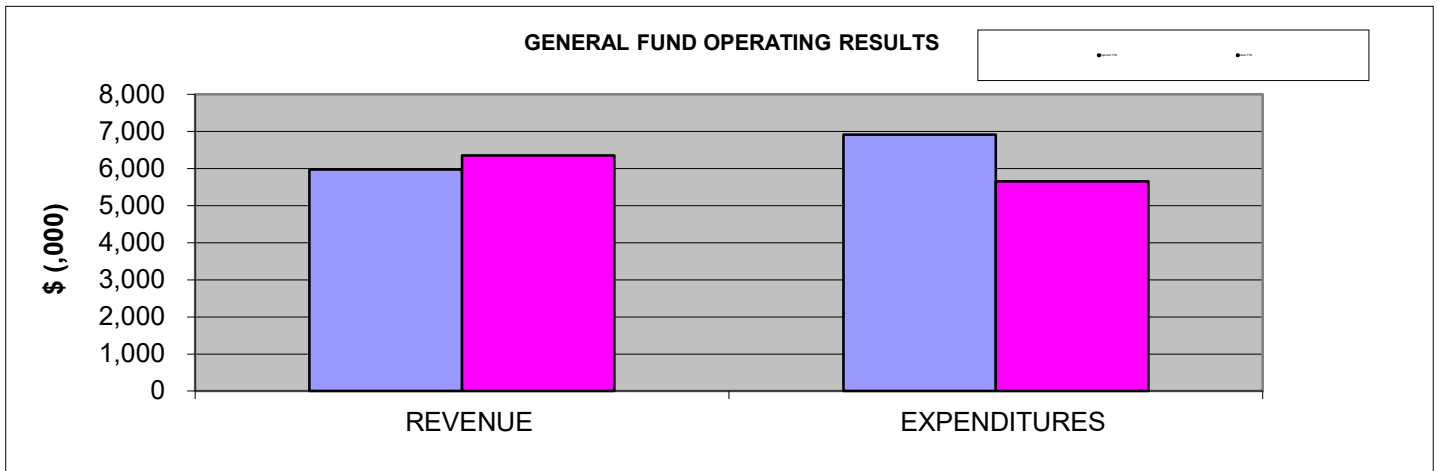
**Village of Deerfield  
Revenues vs Expenditures**

**March 31, 2026**

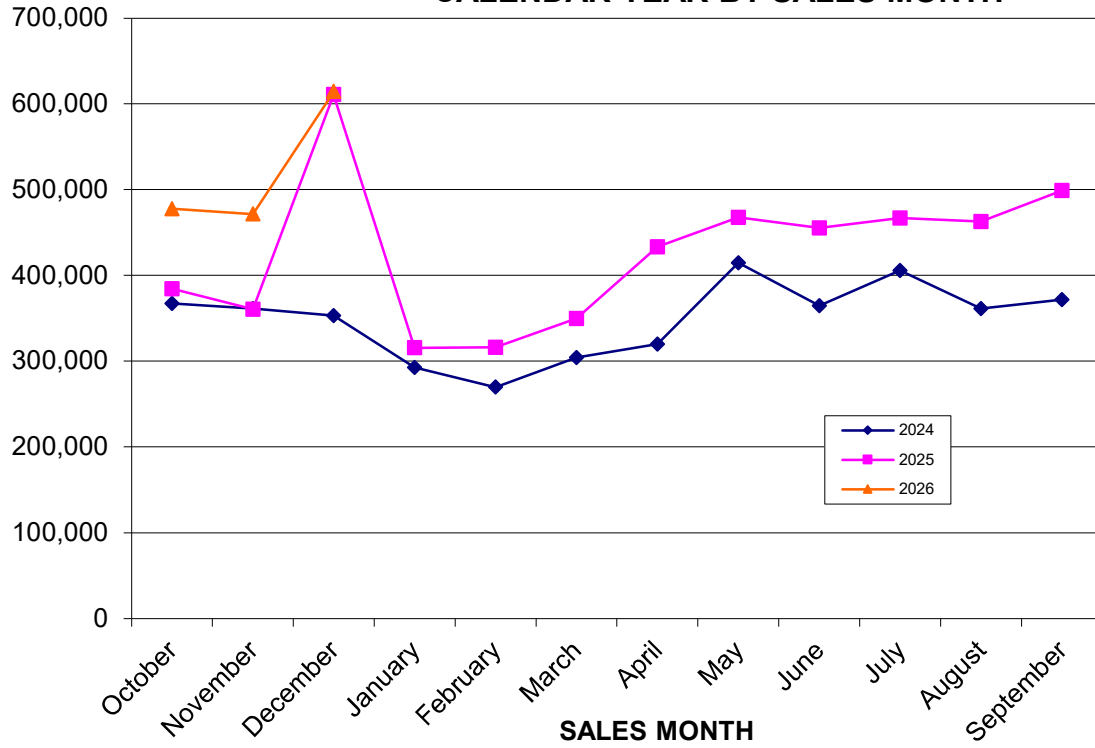
(Amounts x 1,000)

<b>FUND:</b>	<b>2026</b>		<b>2025</b>	
	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>ACTUAL</b>	<b>ACTUAL</b>
	<b>Month</b>	<b>Y-T-D</b>	<b>Y-T-D</b>	<b>Y-T-D</b>
<b>10 GENERAL</b>				
Revenues:				
Property Taxes	88	150	150	246
St Income Tax	195	800	853	822
Sales Tax (non HR)	651	1,401	1,645	1,599
Electricity Tax	177	250	338	276
Telecomm Tax	102	238	295	149
HR Sales Tax	375	881	913	756
Hotel Tax	116	475	355	401
Interest Earnings	134	188	339	394
Fees & Fines	8	46	30	37
Vehicle Licenses	0	1	1	2
Building Permits	298	325	477	437
Other Rev	549	1,222	956	728
REVENUE	2,693	5,976	6,352	5,847
EXPENDITURES	1,836	6,917	5,657	5,430
Contribution to				
Fund Balance	857	(941)	695	
<b>54 SEWER</b>				
REVENUES	248	958	764	730
EXPENDITURES	459	1,021	958	771
Contribution to				
Fund Balance	(211)	(63)	(194)	
<b>50 WATER</b>				
REVENUES	431	1,693	1,297	1,234
EXPENDITURES	499	1,671	1,431	1,216
Contribution to				
Fund Balance	(68)	22	(134)	
<b>70 GARAGE</b>				
REVENUES	34	124	110	113
EXPENDITURES	32	129	107	100
Contribution to				
Fund Balance	2	(5)	3	
<b>22/23 INFRASTRUCTURE REPLACEMENT (Including bond proceeds)</b>				
REVENUES	253	6,176	7,040	573
EXPENDITURES	218	1,265	291	582
Contribution to				
Fund Balance	35	4,911	6,749	
<b>14 MFT</b>				
REVENUES	75	220	293	224
EXPENDITURES	0	200	0	0
Contribution to				
Fund Balance	75	20	293	
<b>80 POLICE PENSION</b>				
REVENUES	(3,361)	440	674	443
EXPENDITURES	328	1,006	993	956
Contribution to				
Fund Balance	(3,689)	(566)	(319)	

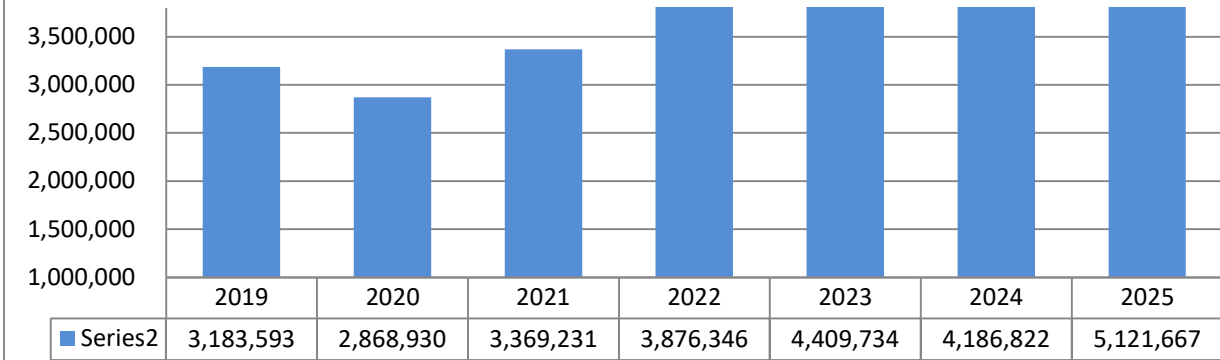
FUND:	ACTUAL Month	2026 PROJECTED Y-T-D	ACTUAL Y-T-D	2025 ACTUAL Y-T-D
<b>58 REFUSE</b>				
REVENUES	67	209	188	170
EXPENDITURES	130	509	387	494
Contribution to Fund Balance	(63)	(301)	(199)	
<b>35/36 DEBT SERVICE</b>				
REVENUES	37	1,013	169	404
EXPENDITURES	324	51	324	1
Contribution to Fund Balance	(287)	962	(155)	
<b>60 PARKING</b>				
REVENUES	10	40	37	33
EXPENDITURES	9	55	28	28
Contribution to Fund Balance	1	(15)	9	
<b>25 TIF #3 (Downtown)</b>				
REVENUES	2	2,269	2,205	3
EXPENDITURES	2	85	2,014	0
Contribution to Fund Balance	0	2,184	191	
<b>21 VEH/EQUIP REPLACE</b>				
REVENUES	115	284	338	352
EXPENDITURES	0	458	111	153
Contribution to Fund Balance	115	(174)	227	



**SALES TAX RECEIPTS - REGULAR 1%  
CALENDAR YEAR BY SALES MONTH**



**SALES TAX RECEIPTS - REGULAR 1%  
CALENDAR YEAR RECEIPT MONTH**





VILLAGE OF DEERFIELD

# **BILLS**

FOR THE

**Monday, April 20, 2026**

VILLAGE BOARD MEETING

# Invoices for Prelist 042026

Vendor Name	Invoice Number	Description	Amount
1ST AYD CORPORATION	PSI863223	SUPPLIES	\$968.48
			Vendor Total:
24/7 PLUMBING SEWER & WATER INC	SEWR-25-5/6465	465 MALLARD LN/DEPOSIT REFUND	\$1,000.00
			Vendor Total:
ADVANCED TREECARE	45169	SPRAY FUNGICIDE	\$168.00
			Vendor Total:
AEP ENERGY	3013128904-040826	A/C 3013128904 03/04/26 THRU 04/03/26	\$964.66
	3013128915-032726	A/C 3013128915 02/25/26 THRU 03/26/26	\$99.99
	Vendor Total:	\$1,064.65	
AETNA TRUCK PARTS, INC.	753061	STOCK	\$138.48
			Vendor Total:
AMAZON CAPITAL SERVICES	1G1Q-TRMT-C3TG	PATROL PRINTER TONER	\$273.98
	13RT-LLF3-RRW7	PATROL SUPPLIES	\$15.60
	1VP3-9N9K-LM14	SUPPLIES/ACCESSORIES	\$136.72
	Vendor Total:	\$426.30	
AMERICAN CHARGE SERVICE	205789N	SUBSIDIZED TAXI PROGRAM	\$330.00
			Vendor Total:
AMERICAN LEGAL PUBLISHING CORP	50048	MUNICIPAL CODE WEBSITE UPDATES	\$726.00
			Vendor Total:
ASSOCIATED TECHNICAL SERVICES LTD	42027	AS-NEEDED LEAK DETECTION SERVICES	\$1,000.00
			Vendor Total:
ATLAS BOBCAT INC	H11455	WRF BOBCAT	\$445.54
			Vendor Total:
BADE PAPER PRODUCTS INC	113014	PAPER TOWELS/PAPER CUPS	\$279.11
			Vendor Total:

BADGER METER INC	80232275	METER READING FEE	\$2,152.76
			Vendor Total: \$2,152.76
BAKER TILLY VIRCHOW KRAUSE LLP	BT3565905	PROGRESS BILLING / FY25 AUDIT	\$22,500.00
			Vendor Total: \$22,500.00
BERLAND'S INC	94018	BITS FOR ROTO HAMMER	\$91.95
	94042	FLASH LIGHTS	\$299.98
	94034	MISC. TOOLS	\$268.86
			Vendor Total: \$660.79
BREX SOLUTIONS INC	INV-7394	SUBSIDIZED TAXI PROGRAM	\$1,095.00
			Vendor Total: \$1,095.00
BURRIS EQUIPMENT CO.	PS1039723-2	PARTS	\$18.26
	PS1042818-1	STRING TRIMMER LINE	\$56.99
			Vendor Total: \$75.25
CINTAS	9366567927	APPAREL - LENZ	\$149.88
			Vendor Total: \$149.88
CIORBA GROUP INC	0034268	5 & 8 PARKWAY NORTH PHASE III ENGINEERING SERVICES	\$9,640.00
	0034301	ANNUAL BRIDGE INSPECTIONS	\$1,500.00
	0034240	ARBOR VITAE & APPLETREE LN INFRASTRUCTURE IMPRV	\$4,537.65
			Vendor Total: \$15,677.65
CITY OF HIGHLAND PARK	009530-040126	WATER PURCHASES: MARCH 2026	\$5,070.19
	009155-040126	WATER PURCHASES: MARCH 2026	\$213,247.01
	009161-040126	WATER PURCHASES: MARCH 2026	\$167.41
	020587-040126	WATER PURCHASES: MARCH 2026	\$97,696.86
			Vendor Total: \$316,181.47
COMCAST	0010692-040526	CABLE TV SRVC: 04/16/26 – 05/15/26	\$106.00
	0459766-031426	TRN STN INTERNET SRVC: 03/18/26 – 04/17/26	\$167.85
	0517878-032326	WRF INTERNET SRVC: 03/27/26 - 04/26/26	\$238.65
			Vendor Total: \$512.50
COMED	1523179000-040126	A/C 1523179000 297 RIVER RD LIFT STATION	\$553.88
	7281177868-032626	A/C 7281177868 03/02/26 THRU 03/26/26	\$36.76

COMED			Vendor Total:	\$590.64
CONSTELLATION NEWENERGY INC	6595732910-032726	A/C 6595732910 02/25/26 THRU 03/26/26		\$639.03
	0954407596-032726	A/C 0954407596 02/25/26 THRU 03/26/26		\$2,136.63
	3932722831-032726	A/C 3932722831 02/25/26 THRU 03/26/26		\$1,945.10
	3982158955-032726	A/C 3982158955 02/25/26 THRU 03/26/26		\$2,737.39
	8017052837-032626	A/C 8017052837 02/24/26 THRU 03/25/26		\$17,976.71
			Vendor Total:	\$25,434.86
CONTINENTAL RESOURCES INC	91188737	CLOUD STORAGE SUBSCRIPTION RENEWAL		\$5,870.00
			Vendor Total:	\$5,870.00
CONTINENTAL WEATHER SERVICE	197023	WEATHER FORECASTING - APRIL 2026		\$150.00
			Vendor Total:	\$150.00
CORNWALL, LYNN	DPHS-25-218/9169	1034 ELMWOOD AVE/DEPOSIT REFUND		\$500.00
			Vendor Total:	\$500.00
CRAFTWOOD LUMBER CO	337764	MAILBOX PARTS		\$202.84
			Vendor Total:	\$202.84
DAVE'S NORTH SHORE TOWING INC	3621	TOWED VEHICLE		\$480.00
			Vendor Total:	\$480.00
DAVID ETERNO	10941	ADJUDICATION MARCH HEARING OFFICER		\$350.00
			Vendor Total:	\$350.00
DEERFIELD PARENT NETWORK	042026	PARENT NETWORK GRANT		\$2,000.00
			Vendor Total:	\$2,000.00
DEERFIELD PUBLIC SCHOOLS DIST 109	1128	ANNUAL ENROLLMENT ANALYSIS		\$7,000.00
			Vendor Total:	\$7,000.00
DRUM, JILL	A65595/847733	1313 HOLLY LN/DEPOSIT REFUND		\$1,000.00
			Vendor Total:	\$1,000.00
ELEVATOR INSPECTION SERVICES	00373876	ELEVATOR INSPECTIONS		\$184.00
	00373874	ELEVATOR INSPECTIONS		\$80.00
	00366704	ELEVATOR INSPECTIONS		\$575.00
	00373738	ELEVATOR INSPECTIONS		\$160.00
	00364009	ELEVATOR INSPECTIONS		\$322.00
			Vendor Total:	\$1,321.00

FANKE JR, KRIS	04062640179	SCAN TOOL UPDATE	\$697.24
		Vendor Total:	\$697.24
G & O THERMAL SUPPLY	3116483-00	HVAC MOTORS	\$2,160.00
		Vendor Total:	\$2,160.00
GALLS LLC	034591073	APPAREL: HARDT	\$86.99
	034502631	APPAREL: LORUSSO	\$127.39
	034594950	APPAREL: SALATO	\$245.25
	034551439	APPAREL: TYUNAITIS	\$200.98
	034558213	APPAREL: TYUNAITIS	\$91.95
		Vendor Total:	\$752.56
GARCIA, AVERY	947691	REFUND HONOR A HERO BANNER	\$25.00
		Vendor Total:	\$25.00
GB SPRINKLER SYSTEMS INC	88735	SPRINKLER REPAIR AND MAINTENANCE	\$370.00
	91453	SPRINKLER REPAIR AND MAINTENANCE	\$12,825.00
		Vendor Total:	\$13,195.00
GEWALT-HAMILTON ASSOCIATES INC	4382.110-14	1101 LAKE COOK RD DEVELOPMENT - CONSTR. OVERSIGHT	\$540.00
	4382.116-11	ENGINEERING SERVICES - 1411-1435 LAKE COOK RD DEMO	\$276.00
	4382.115-17	LAKE COOK CROSSING CONSTRUCTION - OVERSIGHT	\$1,080.00
		Vendor Total:	\$1,896.00
GMIS INTERNATIONAL	300010060	GMIS DUES	\$225.00
		Vendor Total:	\$225.00
GRAINGER INC	9870167898	APPAREL - BUSSCHER	\$141.81
		Vendor Total:	\$141.81
GREATER COOK COUNTY	2026-BUDNY	DUES: BUDNY	\$30.00
	2026-FRY	DUES: FRY	\$30.00
	2026-SLIOZIS	DUES: SLIOZIS	\$30.00
		Vendor Total:	\$90.00
GREENER CLEANER	INV-1123	PD BLANKET CLEANING	\$71.64
		Vendor Total:	\$71.64

HANSEN, JEFFERY	102207745	ICC CERTIFICATE RENEWAL - HANSEN	\$105.00
			Vendor Total: \$105.00
HBK WATER METER SERVICE, INC	260160	WATER METER TESTING	\$10,610.50
			Vendor Total: \$10,610.50
HEARTLAND BUSINESS SYSTEMS LLC	872017-H	MFA SUBSCRIPTION RENEWAL	\$4,102.50
			Vendor Total: \$4,102.50
HIGHLAND PARK FORD	216658	U1 REPAIR	\$712.93
			Vendor Total: \$712.93
HOME DEPOT CREDIT SERVICES	5520493	2 RPLC SUMP PUMPS	\$1,039.00
	3620270	CLEANING SUPPLIES	\$99.24
	6624937	FITTING	\$4.77
	9221117	POTTING SOIL	\$564.33
	4520667	RANGE SUPPLIES	\$67.40
	0024876	SHOP SUPPLIES	\$16.67
	7621152	SUPPLIES	\$141.84
	4520675	WATER	\$98.78
	4072937	WATER TANK	\$65.37
	8060432	WEED BLOCK & CAULK	\$117.70
			Vendor Total: \$2,215.10
ILLINOIS DEPT OF TRANSPORTATION	127454	GREENWOOD AVENUE CONSTRUCTION	\$175,859.20
			Vendor Total: \$175,859.20
IMS INFRASTRUCTURE MNGMNT SRVCS LP	260331-32	PAVEMENT CONDITION SURVEY 2026	\$5,300.00
			Vendor Total: \$5,300.00
INVOICE CLOUD	4200-2026_3	ONLINE U/B PORTAL	\$2,937.31
			Vendor Total: \$2,937.31
J BLANTON PLUMBING	SEWR-26-11/9930	1116 CHESTNUT ST/DEPOSIT REFUND	\$1,000.00
	SEWR-26-13/9960	1313 HOLLY LN/DEPOSIT REFUND	\$1,000.00
			Vendor Total: \$2,000.00
JG UNIFORMS, INC	160159	APPAREL: BLAU	\$127.00
	159883	APPAREL: BLAU	\$11.00

JG UNIFORMS, INC	160157	APPAREL: CAPPELEN	\$284.15
	159802	APPAREL: FOSTER	\$21.00
	159640	APPAREL: FOSTER	\$161.00
	159605	APPAREL: FOSTER	\$50.00
	159801	APPAREL: RANIERI	\$21.00
	160158	APPAREL: TYUNAITIS	\$208.20
	Vendor Total:		
JORDAN FOX	022726-032526	GAS	\$225.51
	Vendor Total:		
KAUFMANN, JASON	1157	BRICK REPAIR	\$2,012.22
	1156	ENTRANCE FEATURES REHAB	\$1,600.00
	Vendor Total:		
KEYTH TECHNOLOGIES INC	902624	DEERFIELD TRAIN STATION	\$244.66
	Vendor Total:		
KSR HOME IMPROVEMENT INC	RCP-24-5/5870	954 OSTERMAN AVE/DEPOSTI REFUND	\$18,200.00
	Vendor Total:		
LAKE COUNTY CLERK	261021	FILING CERTIFICATES	\$1.50
	Vendor Total:		
LAKE COUNTY MUNICIPAL LEAGUE	031626	LAKE CO MUNICIPAL LEAGUE DUES	\$2,135.29
	Vendor Total:		
LAW ENFORCEMENT SYSTEMS INC	226779	PARKING TICKET SLEEVES	\$183.00
	Vendor Total:		
LECHNER SERVICES	3636480	MATS: PW/ENG	\$111.45
	3636488	MATS: VH	\$66.60
	3636487	PD FLOOR MATS	\$82.06
	3631407	PD FLOOR MATS	\$82.06
	Vendor Total:		
LEVATA US LLC	INV7777031	IT INVENTORY LABELING EQUIP/SUPPLIES	\$140.08
	INV7788435	IT INVENTORY LABELING EQUIP/SUPPLIES	\$150.02
	INV7775734	IT INVENTORY LABELING EQUIP/SUPPLIES	\$949.67
	Vendor Total:		

LIONHEART CRITICAL PWR SPECIALISTS	79694	VILLAGE HALL GENERATOR MAINTENANCE	\$550.00
		Vendor Total:	\$550.00
LITTLE TOMMY'S PLUMBING SHOP	i32371	RPZ REPAIR	\$957.00
		Vendor Total:	\$957.00
LRS HOLDINGS LLC	0007110335	REFUSE SERVICE: MARCH 2026	\$121,531.62
		Vendor Total:	\$121,531.62
LT ARTISTIC FRAMING INC	032526	RETIREMENT PLAQUE	\$375.00
		Vendor Total:	\$375.00
LUCAS LANDSCAPING AND DESIGN	17331	MULCH / LOGS HAUL OUT	\$3,270.00
		Vendor Total:	\$3,270.00
LYNN PEAVEY COMPANY	425985	EVIDENCE SUPPLIES	\$288.43
		Vendor Total:	\$288.43
M & A PARTS INC	32001	RANGE EQUIPMENT	\$275.00
		Vendor Total:	\$275.00
MANDELL, JONATHAN	RIR-25-32/7120	68 ELLENDALE RD/DEPOSIT REFUND	\$1,000.00
		Vendor Total:	\$1,000.00
MARTENSON TURF PRODUCTS INC	103951	GRASS SEED	\$795.00
		Vendor Total:	\$795.00
MATRIX IMAGING SOLUTIONS LLC	3P108509	INSERTS: 2026 ART FESTIVAL	\$352.64
	3P108511	INSERTS: 2026 COMMERCIAL SPONSORSHIP	\$130.20
	3P108510	INSERTS: 2026 FAMILY DAYS	\$631.80
	DP2601594	UB STMTS/LATE NOTICES & MAILING INSERTS: MAR 2026	\$1,670.77
		Vendor Total:	\$2,785.41
MENONI & MOCOJNI, INC.	0081285-00	ADHESIVE	\$94.80
	0081138-00	LIMESTONE CAPS FOR PLANTERS	\$510.95
	0081437-00-B	PUBLIC WORKS EXCAVATION HAUL OUT	\$3,875.00
	0081437-00	STONE	\$959.40
	0081375-00	STRAW BLANKET	\$75.60
		Vendor Total:	\$5,515.75

METAL OPTIONS EXCHANGE CORP	1039810	RAILING REPAIR	\$2,137.76
		Vendor Total:	\$2,137.76
METROPOLITAN MAYORS CAUCUS	2025-5330	2025-2026 CAUCUS DUES	\$863.82
		Vendor Total:	\$863.82
MID AMERICAN WATER OF WAUCONDA INC	291347W	PURCHASE MISC. WATER SYSTEM MATERIAL	\$1,189.00
		Vendor Total:	\$1,189.00
MIDWEST LEADERSHIP INSTITUTE	437	STAFF TRAINING	\$3,875.00
		Vendor Total:	\$3,875.00
MIDWEST METER INC	0187202-IN	COMMERCIAL METER HEADS 6"	\$362.98
		Vendor Total:	\$362.98
MIDWEST TIME RECORDER INC	204131	AOD - MARCH	\$347.05
		Vendor Total:	\$347.05
MILIEU DESIGN LLC	192262	LANDSCAPE MAINTENANCE CONTRACT 2026	\$5,550.63
	192261	VH 2026 LANDSCAPE MAINTENANCE CONTRACT	\$1,712.00
		Vendor Total:	\$7,262.63
MOLL, VALERIE	040726	REIMB: PLAQUES	\$659.97
		Vendor Total:	\$659.97
MOSCA DESIGN, INC.	46220	STARS AND STRIPES LIGHT FEATURES	\$4,813.37
		Vendor Total:	\$4,813.37
MURAKISHI, MICHIO	20260021	TIF & IMPACT FEE CONSULTATIONS	\$1,948.87
		Vendor Total:	\$1,948.87
MURRIN, MICHAEL	MAR2026	PLUMBING INSPECTIONS (79) - MARCH 2026	\$5,530.00
		Vendor Total:	\$5,530.00
NAPA AUTO PARTS - HIGHLAND PARK	229439	FUEL	\$122.94
	229487	OIL	\$12.00
	229442	PARTS CLEANER	\$167.44
	229443	PARTS CLEANER	\$104.49
		Vendor Total:	\$406.87
NAPA AUTO PARTS - WHEELING	440439	STUMP TRAILER LIGHTS	\$65.82
		Vendor Total:	\$65.82

ODP BUSINESS SOLUTIONS LLC	462132091001	CREDIT FOR SUPPLIES NOT SHIPPED	(\$4.99)
	463253869001	OFFICE SUPPLIES	\$43.48
	463253869002	OFFICE SUPPLIES	\$8.18
	463236110001	OFFICE SUPPLIES	\$23.49
	463037576001	OFFICE SUPPLIES	\$15.67
	462580858001	PD OFFICE SUPPLIES	\$116.60
	462585783001	PD OFFICE SUPPLIES	\$75.04
	462585789001	PD OFFICE SUPPLIES	\$19.64
		Vendor Total:	\$297.11
O'LEARY'S CONTRACTORS EQUIPMENT	557872	WHEEL KIT	\$265.32
			Vendor Total:
PACE ANALYTICAL SERVICES LLC	267208793	LEAD AND COPPER TESTING FOR 2026	\$140.00
			Vendor Total:
PARENT PETROLEUM	1807863	HYDRAULIC FLUID	\$3,588.95
	1807865	VEHICLE OIL	\$4,012.47
	1807901	VEHICLE TRANSMISSION OIL	\$2,860.26
			Vendor Total:
PERMA-SEAL BASEMENT SYSTEMS INC	GDFW-26-2/9866	1410 BERKLEY CT/DEPOSIT REFUND	\$894.44
			Vendor Total:
PETERSON AND MATZ INC	1062	PUMP RE-BUILD KIT	\$201.60
			Vendor Total:
PHILLIPS, ROBERT W.	56846	BUSSCHER RETIREMENT CAKE	\$167.92
			Vendor Total:
POWER SOLUTIONS INTERNATIONAL INC	836994	VEHICLE #702 PARTS	\$754.03
			Vendor Total:
QUILL CORPORATION	48391759	OFFICE SUPPLIES	\$16.12
			Vendor Total:
RED'S GARDEN CENTER INC	447080	PURCHASE GENERAL PLANTING MATERIAL	\$400.05
	447108	PURCHASE GENERAL PLANTING MATERIAL	\$29.90
			Vendor Total:
RONDOUT SERVICE CENTER LLC	20580	SAFETY LANE EXC 2 TRAILER	\$36.00

RONDOUT SERVICE CENTER LLC	20067-1	SAFETY LANES	\$282.50
			Vendor Total: \$318.50
RYAN LLC	930008	TIF END OF YEAR REPORTING	\$3,750.00
			Vendor Total: \$3,750.00
RYDIN SIGN & DECAL	PS-INV138232	2026-2027 VEHICLE STICKERS	\$3,020.68
			Vendor Total: \$3,020.68
SE INC	26-4722	BROKEN WINDOW REPAIR	\$625.00
	26-4725	GENERAL MAINTENANCE & OPERATIONS SUPPORT	\$900.00
	26-4716	GENERAL MAINTENANCE & OPERATIONS SUPPORT	\$909.66
	26-4731	VILLAGE HALL & PD CLEANING	\$6,846.67
			Vendor Total: \$9,281.33
STEFFANIE PISULA	04032026	POSTER FOR FOOD TRUCK WEDNESDAYS	\$300.00
			Vendor Total: \$300.00
STEINER, CARRIE	29567-2103	EAP BENEFIT REIMB: V2103 / MARCH 2026	\$260.00
	29568-V2502	EAP BENEFIT REIMB: V2502 / MARCH 2026	\$130.00
			Vendor Total: \$390.00
SWALCO	1	2026 O&M FEE	\$9,295.00
			Vendor Total: \$9,295.00
SYNAGRO-WWT INC	66925	ANNUAL BIOSOLIDS HAULING CONTRACT - WRF	\$30,944.16
			Vendor Total: \$30,944.16
TEKLAB INC	344448	OUTSIDE LAB	\$218.90
			Vendor Total: \$218.90
THE MCKNIGHT GROUP LLC	040626-V2002	EAP BENEFIT REIMB: V2002 / MARCH 2026	\$560.00
	040626-V2308	EAP BENEFIT REIMB: V2308 / MARCH 2026	\$140.00
	040626-V2402	EAP BENEFIT REIMB: V2402 / MARCH 2026	\$140.00
	040626-V2501	EAP BENEFIT REIMB: V2501 / MARCH 2026	\$140.00
			Vendor Total: \$980.00
THE MULCH CENTER	INV115926	DIRT FOR RESTORATION	\$700.00
			Vendor Total: \$700.00
TOMMY POLLINA LANDSCAPE CO	GDFW-25-78/10195	1480 COUNTRY LN/TREE MITIGATION REFUND	\$2,718.75
			Vendor Total: \$2,718.75

TOTAL PARKING SOLUTIONS INC	107642	METRA PARKING MACHINE PAPER	\$755.00
		Vendor Total:	\$755.00
TWNSHP HS DIST 113 FOUND INC	042026	D113 FOUNDATION GRANT	\$1,000.00
		Vendor Total:	\$1,000.00
TYLER TECHNOLOGIES INC / MUNIS	130-163371	PROSECUTION SERVICES	\$434.00
		Vendor Total:	\$434.00
ULINE	206198092	VILLAGE HALL SUPPLIES	\$670.75
	206089802	WOMEN'S LOCKER ROOM BENCH	\$466.47
		Vendor Total:	\$1,137.22
UNITED DISPATCH LLC	80948	SUBSIDIZED TAXI PROGRAM	\$2,730.00
		Vendor Total:	\$2,730.00
USGS NATIONAL CENTER MS 270	90174241	USGS MAINTENANCE	\$3,600.00
		Vendor Total:	\$3,600.00
VERIZON COMMUNICATIONS INC	611000087672	CELL SRVC / GPS: 03/01/26 – 03/31/26	\$18.95
		Vendor Total:	\$18.95
VERIZON WIRELESS	6139044641	CELL SRVC / DATA DEVICES: 02/21/26 – 03/20/26	\$4,039.27
	6139044640	MONTHLY CELLULAR TELECOM: 02/21/26 – 03/20/26	\$1,858.21
		Vendor Total:	\$5,897.48
WAREHOUSE DIRECT WRKPLC SOLUTIONS	IN625532	FOLDING MACHINE REPAIR	\$205.85
	IN631710	SHREDDER MAINTENANCE	\$274.00
		Vendor Total:	\$479.85
WATSON CONSOLES	000102973	EQUIPMENT	\$244.75
		Vendor Total:	\$244.75
WAUKEGAN ROOFING CO INC	2249136	TRAIN STATION GUTTER	\$520.38
		Vendor Total:	\$520.38
WEISS, MATT	041026	REIMBURSEMENT	\$53.80

WEISS, MATT	040826	REIMBURSEMENT	\$54.58
		Vendor Total:	\$108.38
<b>Invoices Grand Total</b>		<b>042026 Invoices Total:</b>	<b>\$919,893.31</b>

# Pre-Paid Checks for Prelist 042026

Vendor Name	Invoice Number	Description	Amount
2300 CARLSON LLC	A65701/844351	560 WAUKEGAN RD/DEPOSIT REFUND	\$14,180.00
	Vendor Total:		\$14,180.00
LABOR RELATIONS INFORMATION SYSTEM	42133	ANNUAL SUBSCRIPTION	\$175.00
	Vendor Total:		\$175.00
PML COUNSELING AND CONSULTING LLC	V2305/082923	EAP: V2305 / 7/18/23	\$100.00
	Vendor Total:		\$100.00
SCHROEDER, BRAD	122324	APPAREL REIMBURSEMENT	\$372.59
	032525	TRAVEL REIMBURSEMENT	\$213.47
	Vendor Total:		\$586.06
<b>Pre-Paid Checks Grand Total</b>		<b>042026 Pre-Paid Checks Total:</b>	<b>\$15,041.06</b>

# Pre-Paid Wire Transactions for Prelist 042026

Vendor Name	Invoice Number	Description	Amount
DEERFIELD POLICE PENSION	POLPEN041726	POLPEN CONTRIBS 04/17/26	\$23,640.12
			Vendor Total:
FEDERAL TAXES	PR041726	FICA/MC/FIT 04/17/26 PR	\$119,991.03
			Vendor Total:
ICMA	MSQRROTH041726	MSQR ROTH 04/17/26	\$7,160.05
	MSQRRHS041726	MSQR RHS 04/17/26 PR	\$11,724.91
	MSQRREG041726	MSQR 457 REG&ROTH 04/17/26 PR	\$26,576.40
	Vendor Total:		\$45,461.36
ILLINOIS DEPT OF REVENUE	PR041726	SIT 04/17/26 PR	\$23,690.85
			Vendor Total:
IPBC	MARCH 2026	MEDICAL/DENTAL/LIFE INSURANCE: MAR 2026	\$437,435.65
			Vendor Total:
<b>Wire Grand Total</b>		<b>042026 Pre-Paid Wire Transactions Total:</b>	<b>\$650,219.01</b>

# Journal Entry Transactions for Prelist 042026

Vendor Name	Description	Amount
IMRF	IMRF XFR/VILLAGE & LIBRARY/MAR 26	\$130,411.51
	Vendor Total:	\$130,411.51
US BANK	TRUST FEES/SINK ACCT/MAR 26	\$104.87
	TRUST FEES/VILL ACCT/MAR 26	\$193.65
	Vendor Total:	\$298.52
ILLINOIS NATIONAL BANK	BANK ANALYSIS FEE/1190/MAR 26	\$19.21
	Vendor Total:	\$19.21

**042026 Journal Entry Transactions Total: \$130,411.51**

To the Finance Director:

The payment of the previously listed accounts has been approved by the Village of Deerfield Board of Trustees at their meeting held on Monday, April 20, 2026, and you are hereby authorized to pay them from the appropriate funds.

---

Treasurer of the Village of Deerfield

**REQUEST FOR BOARD ACTION**

26-41-1A

**Agenda Item:** \_\_\_\_\_

**Subject:** Ordinance Amending Section 5.02-C of “The Village of Deerfield Zoning Ordinance 1978,”  
\_\_\_\_\_  
As Amended, To Allow 7,000 Square Foot Nail Salons as a Special Use in the C-2  
\_\_\_\_\_  
Outlying Commercial District  
\_\_\_\_\_  
\_\_\_\_\_

**Action Requested:** Approval  
\_\_\_\_\_  
Plan Commission

**Originated By:** \_\_\_\_\_  
Mayor and Village Board of Trustees

**Referred To:** \_\_\_\_\_

**Summary of Background and Reason for Request**

The ordinance amends Section 5.02-C of the Deerfield Zoning Ordinance to allow a 7,000 square foot nail salon as a Special Use in the C-2 Outlying Commercial District.

**Reports and Documents Attached:**  
Ordinance

April 20, 2026

**Date Referred to Board:** \_\_\_\_\_

**Action Taken:** \_\_\_\_\_

**VILLAGE OF DEERFIELD**

**ORDINANCE NO. 2026-\_\_\_**

**AN ORDINANCE AMENDING SECTION 5.02-C OF “THE VILLAGE OF DEERFIELD ZONING ORDINANCE 1978,” AS AMENDED, TO ALLOW 7,000 SQUARE FOOT NAIL SALONS AS A SPECIAL USE IN THE C-2 OUTLYING COMMERCIAL DISTRICT**

**WHEREAS**, the Village of Deerfield is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

**WHEREAS**, Core Acquisitions, LLC, an Illinois limited liability company (“*Owner*”), is the record owner of the property located at 92 S. Waukegan Road, in Deerfield, Illinois (“*Property*”); and

**WHEREAS**, Gloss Nail Bar - Deerfield, LLC, an Illinois limited liability company (“*Applicant*”) is the proposed tenant of the Property; and

**WHEREAS**, the Property is located in the C-2 Outlying Commercial District (“*C-2 District*”); and

**WHEREAS**, the Applicant desires to use the Property for a 6,858 square foot nail salon; and

**WHEREAS**, nail salons of more than 2,100 square feet of gross floor area are not currently allowed in the in C-2 District; and

**WHEREAS**, the Applicant has applied for an amendment to Section 5.02-C, of “The Village of Deerfield Zoning Ordinance 1978,” as amended (“*Zoning Ordinance*”) to allow nail salons of up to 7,000 square feet of gross floor area in the C-2 District as a special use (“*Proposed Amendment*”); and

**WHEREAS**, a public hearing by the Plan Commission to consider the Proposed Amendment to the Zoning Ordinance was duly advertised on February 5, 2026, in the *Deerfield Review*, and was held on February 26, 2026; and

**WHEREAS**, on February 26, 2026, the Plan Commission approved findings of fact in support of the Proposed Amendment, in accordance with and pursuant to Section 13.10 of the Zoning Ordinance, and voted to recommend approval of the Proposed Amendment by the Village Board; and

**WHEREAS**, the Village Board has considered the standards for amendments set forth in Section 13.10 of the Zoning Ordinance; and

**WHEREAS**, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to adopt the Proposed Amendment of the Zoning Ordinance pursuant to this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF DEERFIELD, LAKE AND COOK COUNTY, ILLINOIS**, as follows:

**SECTION ONE. RECITALS.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct are hereby adopted as part of this Ordinance.

**SECTION TWO. AMENDMENT TO ARTICLE 5.02-C OF THE ZONING ORDINANCE.** Subsection 5.02-C, titled “Special Uses,” of Section 5.02, titled “C-2 Outlying Commercial District,” of Article 5, titled “Commercial Districts,” of the Zoning Ordinance is hereby amended and shall read as follows:

**“5.02-C           Special Uses**

The following special uses are permitted in the C-2 Outlying Commercial District when authorized in accordance with the provisions of Article 13, Administration and Enforcement.

\*           \*           \*

2. Service Uses

- a. Automobile Service Stations on a lot not less than 40,000 square feet in area.
- b. Automobile Laundries or Car Wash Establishments on a lot not less than 60,000 square feet in area, provided that sufficient on-site standing space is provided for cars awaiting entry to the washing operations and sufficient on-site space is provided for cars exiting from the washing operations.
- c. Banks, Savings and Loan Associations and other Financial Institutions, with or without a drive-through facility.
- d. Undertaking and Funeral Establishments.
- e. Animal Hospital or Veterinary Services, indoor only.
- f. Drive through facility operated in connection with dry- cleaning and laundry establishments.
- g. Pet Grooming Facility
- h. Child Care Facility

i. Governmental Road Testing Facility, for vehicle inspections and drivers road tests, provided that only automobile driving road tests shall be conducted.

j. Drive-through automatic teller machine when operated in connection with a bank, savings and loan or other financial institution.

k. Domestic pet services including kenneling, dog day care, overnight boarding and obedience training. An outdoor exercise area may be provided when approved as part of the facility.

l. Grocery parcel pick-up centers including drive-through lanes.

m. ~~Nail salons of not more than 2,100 square feet of gross floor area providing manicures and pedicures, which may include ancillary service such as massage and waxing service.~~ **Nail salons, the square footage of which shall not exceed the greater of (i) 2,100 square feet or (ii) 2% of the total building square footage, provided that with respect to clause (ii), in no event shall the total square feet exceed 7,000 square feet. Nail salon services may include manicure and pedicure services and ancillary services, such as massage and waxing services.**

n. Dry Cleaning Establishments of 2,751 square feet and over, provided that the dry cleaning establishment is established and operated as a green dry cleaner.

\* \* \*

**SECTION THREE. SEVERABILITY.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

**SECTION FOUR. PUBLICATION.** The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

**SECTION FIVE. EFFECTIVE DATE.** This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

ATTEST:

---

Daniel C. Shapiro, Mayor

---

Kent S. Street, Village Clerk

**REQUEST FOR BOARD ACTION**

26-41-1B

**Agenda Item:** \_\_\_\_\_

**Subject:** Ordinance Authorizing a Special Use Permit for a Nail Salon in the C-2 Outlying  
Commercial District at 92 S. Waukegan Road – Gloss Nail Bar – Deerfield LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Action Requested:** Approval  
\_\_\_\_\_  
Plan Commission

**Originated By:** \_\_\_\_\_  
Mayor and Village Board of Trustees

**Referred To:** \_\_\_\_\_

**Summary of Background and Reason for Request**

The ordinance authorizes a 6,858 square foot nail salon as a Special Use for Gloss Nail Bar to be located at 92 S. Waukegan Road, in the Deerbrook Shopping Center.

**Reports and Documents Attached:**

Ordinance

April 20, 2026

**Date Referred to Board:** \_\_\_\_\_

**Action Taken:** \_\_\_\_\_

VILLAGE OF DEERFIELD

ORDINANCE NO. 2026-\_\_\_\_\_

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR  
A NAIL SALON IN THE  
C-2 OUTLYING COMMERCIAL DISTRICT

(92 S. Waukegan Road – Gloss Nail Bar – Deerfield, LLC)

WHEREAS, Core Acquisitions, LLC, an Illinois limited liability company (“**Owner**”), is the record owner of that certain parcel of real property commonly known as 92 S. Waukegan Road, Deerfield, Cook County, Illinois (“**Property**”) and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, Gloss Nail Bar – Deerfield, LLC, an Illinois limited liability company (“**Applicant**”), is the proposed tenant of the Property; and

WHEREAS, the Property is located within the C-2 Outlying Commercial District of the Village (“**C-2 District**”); and

WHEREAS, the Applicant desires to use the Property for a 6,858 square foot nail salon (“**Facility**”); and

WHEREAS, pursuant to Section 5.02-C.2 of the “Deerfield Zoning Ordinance 1978,” as amended (“**Zoning Ordinance**”), nail salons may be operated in the C-2 District only upon the issuance of a special use permit; and

WHEREAS, pursuant to Section 13.11 of the Zoning Ordinance, the Applicant has filed an application with the Village for a special use permit to allow for the establishment of the Facility (“**Special Use Permit**”); and

WHEREAS, a public hearing by the Plan Commission to consider the Special Use Permit was duly advertised on February 5, 2026, in the *Deerfield Review*, and was held on February 26, 2026; and

WHEREAS, on February 26, 2026, the Plan Commission adopted Findings of Fact, recommending that the Village Board approve the Special Use Permit; and

WHEREAS, the Village Board has determined that the application for the Special Use Permit complies with the required standards for special use permits set forth in Article 13 of the Zoning Ordinance; and

WHEREAS, consistent with the Plan Commission recommendations, the Village Board has determined that it will serve and be in the best interests of the Village and its residents to approve the Special Use Permit for the Property, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Board.

**SECTION TWO: APPROVAL OF SPECIAL USE PERMIT.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Three of this Ordinance, the Village Board hereby approves the Special Use Permit to allow for the Facility on the Property, in accordance with, and pursuant to, Article 13 and Section 5.02-C of the Zoning Ordinance and the home rule powers of the Village.

**SECTION THREE: CONDITIONS.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Ordinance, or any other rights the Owner or Applicant may have, the approvals granted in Section Two of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. **Compliance with Plans.** The redevelopment, use, operation, and maintenance of the Property must comply with the “Signage Plan” prepared by Signs Now, undated and consisting of six sheets, attached in **Exhibit B** and, by this reference, made a part of this Ordinance, except for minor changes approved by the Village Principal Planner in accordance with all applicable Village standards.
- B. **Compliance with Regulations.** The redevelopment, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances, as such codes and ordinances have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

**SECTION FOUR: RECORDATION; BINDING EFFECT.** A copy of this Ordinance shall be recorded against the Property with the Cook County Clerk’s Office. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon the Owner, the Applicant, and each of their heirs, representatives, successors, and assigns.

**SECTION FIVE: FAILURE TO COMPLY WITH CONDITIONS.** Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section Two of this Ordinance (“**Approvals**”) may, at the sole discretion of the Village Board, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board may not so revoke the Approvals unless it first provides the Owner and Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Board. In the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. Notwithstanding the foregoing or anything else contained in this Ordinance, neither the Owner nor the Applicant’s failure to comply with this Ordinance, nor anything else contained herein, shall affect or restrict the Owner or the Applicant’s rights to use the Property as otherwise permitted by the Zoning Ordinance.

**SECTION SIX: AMENDMENTS.** Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for the granting of special use permits.

**SECTION SEVEN: EFFECTIVE DATE.**

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village Board by a majority vote in the manner required by law;
  2. Publication in pamphlet form in the manner required by law;
  3. The filing by the Owner and Applicant with the Village Clerk of a fully executed Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and
  4. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the Cook County Clerk's Office.
- B. In the event the Owner or Applicant do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village Board will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

---

Daniel C. Shapiro, Mayor

ATTEST:

---

Kent S. Street, Village Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

The location is commonly known as 92 S. Waukegan Road, in Deerbrook Shopping Center which property is located at the southwest corner of Waukegan Road and Lake Cook Road in Deerfield, Illinois, and is legally described as follows: 50-250 S. Waukegan Road, Deerfield, Illinois. PINs: 04-04-200-005-0000, 04-04-200-007-0000, 04-04-200-008-0000, 04-04-200-013-0000, 04-04-200-014-0000, 04-04-200-016-0000, 04-04-200-017-0000, 04-04-200-021-0000, 04-04-200-022-0000, 04-04-200-023-0000, 04-04-200-024-0000, 04-04-202-024-0000, 04-04-202-025-0000, 04-04-202-026-0000, 04-04-202-027-0000, 04-04-202-028-0000, and 04-04-202-029-0000.

Property Address: 92 S. Waukegan Road, Deerfield, Illinois 60015

**EXHIBIT B**  
**SIGNAGE PLANS**

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Proof date: 02/18/2026

Version #: 5

Page: 1/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:  
- Fabricate & install channel letters

SIGN TYPE:  
- Face-lit channel letters

SIGN FONTS:  
- Custom designed logotype

QUANTITY:  
- 1 set

OVERALL SIZE (HxW):  
- 48"x156"

LETTER BODY DEPTH:  
- 3"

MOUNTING TYPE:  
- Flush, fasteners through backs

LIGHTING TYPE:  
- White LED

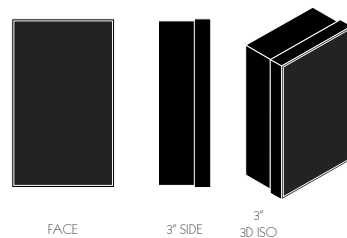
TRIM CAP COLOR/SIZE:  
- 1", Black

RETURNS (SIDES) COLOR:  
■ Black

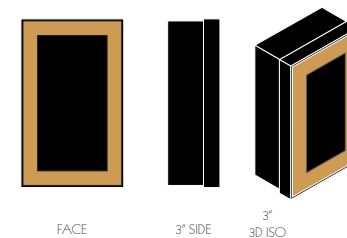
FACE COLORS:  
■ #2447 acrylic with day/night black perforated overlay  
■ #2447 acrylic with Oracal 8800-091 Gold Translucent overlay with opaque black graphics



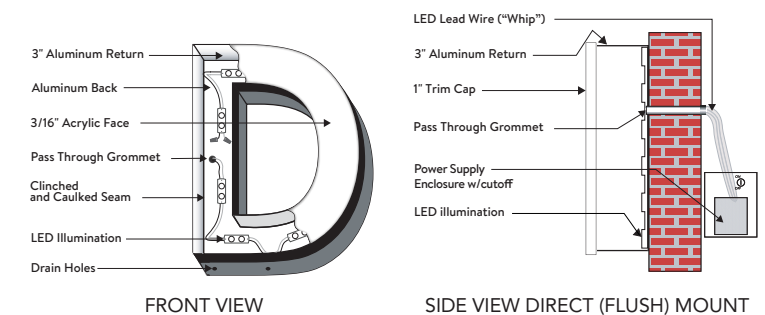
3" DEEP, FACE-LIT CHANNEL LETTER  
TRIMCAP: 1" BLACK  
BODY: BLACK  
FACE: 2447 WHITE WITH PERFORATED BLACK OVERLAY



3" DEEP, FACE-LIT CHANNEL LETTER  
TRIMCAP: 1" BLACK  
BODY: BLACK  
FACE: 2447 ACRYLIC WITH "GOLD NUGGET" OVERLAYS & BLACK OPAQUE GFX



### FACE LIT CHANNEL LETTERS -3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:  
Number of circuits: 1  
Voltage: 120 -or- 277 VAC  
Amperage: 4.8@120VAC -or- 2.8@277VAC  
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package  
Client: Think Hitto  
Address: 94 S Waukegan Rd., Deerfield, IL 60015  
Job #: 96210

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Proof date: 02/18/2026

Version #: 5

Page: 2/6

Production cannot begin until  
this form is completed and  
returned to Signs Now

### Installation rendering with wall measurements:

LEASE LENGTH:  
- 21'-11"

HEIGHT TO ROOF DECK:  
- 21'-10"

Sign to be centered  
within the sign band



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:  
Number of circuits: 1  
Voltage: 120 -or- 277 VAC  
Amperage: 4.8@120VAC -or- 2.8@277VAC  
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 3/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:

- Fabricate & install channel letters

SIGN TYPE:

- Face-lit channel letters

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 1 set

OVERALL SIZE (HxW):

- 42"x104"

LETTER BODY DEPTH:

- 3"

MOUNTING TYPE:

- Flush, fasteners through backs

LIGHTING TYPE:

- White LED

TRIM CAP COLOR/SIZE:

- 1", Black

RETURNS (SIDES) COLOR:

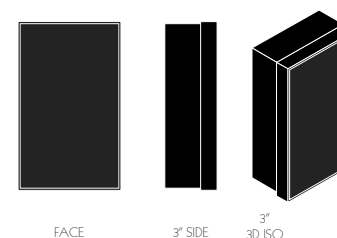
■ Black

FACE COLORS:

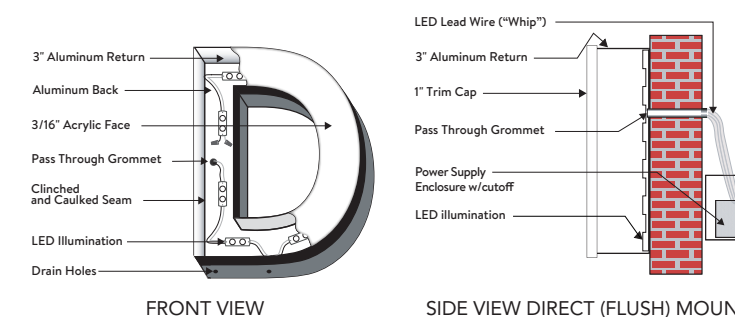
■ #2447 acrylic with day/night black perforated overlay



3" DEEP, FACE-LIT CHANNEL LETTER  
 TRIMCAP: 1" BLACK  
 BODY: BLACK  
 FACE: 2447 WHITE WITH PERFORATED  
 BLACK OVERLAY



FACE LIT CHANNEL LETTERS  
 -3" DIRECT MOUNT-



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS: Number of circuits: 1  
 Voltage: 120 -or- 277 VAC  
 Amperage: 3.6@120VAC -or- 2.1@277VAC  
 Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Thinh Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026 Version #: 5

Page: 4/6

Production cannot begin until this form is completed and returned to Signs Now

Installation rendering with wall measurements:

HEIGHT TO ROOF DECK:  
- 21'-10"

ROOF LINE  
21'-10"

Sign to be centered within the sign band



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.

ELECTRICAL SVC. REQUIREMENTS:  
Number of circuits: 1  
Voltage: 120 -or- 277 VAC  
Amperage: 4.8@120VAC -or- 2.8@277VAC  
Notes: Does not include timer or photocell unless otherwise spec'd



SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSED ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



www.SignsNowRockford.com

700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package

Client: Think Hitto

Address: 94 S Waukegan Rd., Deerfield, IL 60015

Job #: 96210

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Proof date: 02/18/2026

Version #: 5

Page: 5/6

Production cannot begin until this form is completed and returned to Signs Now

SCOPE OF WORK:

- Fabricate & install tenant panels

SIGN TYPE:

- CNC cut, push-thru acrylic panels

SIGN FONTS:

- Custom designed logotype

QUANTITY:

- 2pcs

PANEL MATERIAL:

- .080 aluminum

GRAPHICS MATERIAL:

- Translucent acrylic (3/4" protruding)

OVERALL SIZE (HxW):

- 29.75"x90"

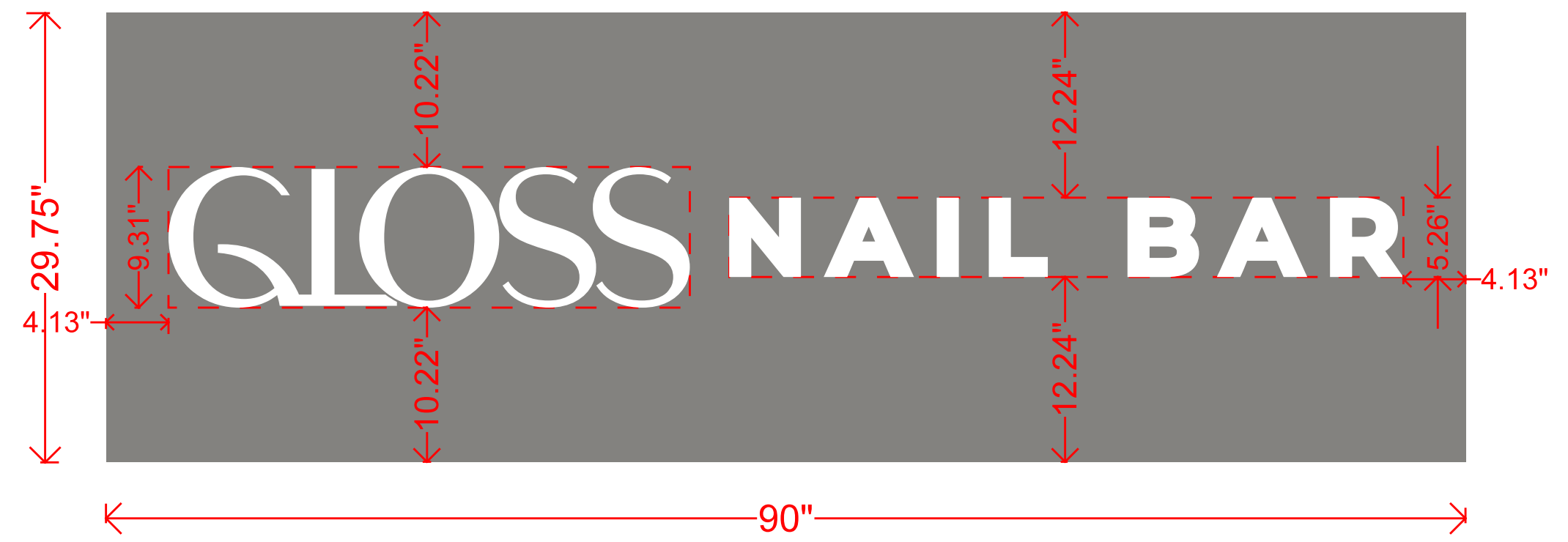
MOUNTING TYPE:

- Color matched button head screws

FACE COLORS:

Matthews #13914 "Greysbank"

#7328 Pure white translucent  
(same as "FLOOR & DECOR" lettering)



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requested, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.



www.SignsNowRockford.com  
700 20th St., Rockford, IL 61104 (815)398-8371

Project Name: Gloss Nail Bar Ext. Sign Package  
Client: Thinh Hitto  
Address: 94 S Waukegan Rd., Deerfield, IL 60015  
Job #: 96210

Approved by:

Date:

Proof date: 02/18/2026

Version #: 5

Page: 6/6

Production cannot begin until  
this form is completed and  
returned to Signs Now

Installation rendering:



Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

Alterations: Requests for changes to the production proof are allowed; however, excessive alterations may require the project to be requoted, and numerous change requests may result in the addition of a design fee. Any changes made after proof approval will incur a fee.



[www.SignsNowRockford.com](http://www.SignsNowRockford.com)  
700 20th St., Rockford, IL 61104 (815)398-8371

## **EXHIBIT C**

### **UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The Village of Deerfield, Illinois (“**Village**”):

**WHEREAS**, Core Acquisitions, LLC, an Illinois limited liability company (“**Owner**”), is the record owner of that certain parcel of real property commonly known as 92 S. Waukegan Road, Deerfield, Cook County, Illinois (“**Property**”) and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

**WHEREAS**, Gloss Nail Bar – Deerfield, LLC, an Illinois limited liability company (“**Applicant**”), is the proposed tenant of the Property; and

**WHEREAS**, the Property is located within the C-2 Outlying Commercial District of the Village (“**C-2 District**”); and

**WHEREAS**, the Applicant desires to use the Property for a 6,858 square foot nail salon (“**Facility**”); and

**WHEREAS**, pursuant to Section 5.02-C.2 of the “Deerfield Zoning Ordinance 1978,” as amended (“**Zoning Ordinance**”), nail salons may be operated in the C-2 District only upon the issuance of a special use permit; and

**WHEREAS**, pursuant to Section 13.11 of the Zoning Ordinance, the Applicant has filed an application with the Village for a special use permit to allow for the establishment of the Facility (“**Special Use Permit**”); and

**WHEREAS**, Ordinance No. \_\_\_\_\_, adopted by the Village Board on \_\_\_\_\_, 2026 (“**Ordinance**”), approved the Special Use Permit; and

**WHEREAS**, Section 7.A.3 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and Applicant have filed, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

**NOW, THEREFORE**, the Owner and Applicant hereby agree and covenant as follows:

1. The Owner and Applicant hereby unconditionally agree to, accept, consent to, and will abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and Applicant acknowledge and agree that the Village is not and

will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting the Special Use Permit or adoption of the Ordinance, and that the Village's approval of the Special Use Permit does not, and will not, in any way, be deemed to insure the Owner and Applicant against damage or injury of any kind and at any time.

4. The Owner and Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Special Use Permit for the Property.

Dated: \_\_\_\_\_, 2026.

ATTEST:

Core Acquisitions, LLC, an Illinois limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

Gloss Nail Bar – Deerfield, LLC, an Illinois limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

**REQUEST FOR BOARD ACTION**

**Agenda Item: 26-45**

**Subject:** Ordinance Amending the Intergovernmental Agreement Establishing the Solid Waste Agency of Lake County, Illinois

**Action Requested:** Approval

**Originated By:** Village Manager's Office

**Referred To:** Mayor and Village Board of Trustees

**Summary of Background and Reason for Request**

The Village of Deerfield is a member of the Solid Waste Agency of Lake County (SWALCO), which was established through an intergovernmental agreement in 1991. From time to time, SWALCO updates its governing agreement to improve administrative efficiency, enhance representation, and modernize operational procedures.

The proposed ordinance approves amendments to the SWALCO Intergovernmental Agreement that were recommended and adopted by the Agency's Board of Directors. These amendments include:

- Expanding the size of the Executive Committee from nine (9) to ten (10) members to enhance representation and governance;
- Broadening the eligibility criteria for Alternate Directors to allow greater flexibility for member communities in appointing representatives;
- Modifying officer roles by requiring the Chairman of the Board to also serve as Secretary and Treasurer; and
- Revising the amendment process to allow changes to the Agreement upon approval by two-thirds (2/3) of member agencies, rather than requiring unanimous consent, thereby improving administrative efficiency and responsiveness.

These amendments are administrative in nature and are intended to improve SWALCO's governance structure and operational effectiveness. Approval of this ordinance will allow the Village to remain compliant with the updated Agreement and continue its participation in SWALCO programs and initiatives.

Assistant Village Manager Justin Keenan will be present at the meeting to answer any questions.

**Report and Documentation:**

1. Ordinance

**Date Referred to Board:** April 20, 2026

**Action Taken:** \_\_\_\_\_

**VILLAGE OF DEERFIELD**

**ORDINANCE NO. 2026-\_\_\_\_\_**

**AN ORDINANCE AMENDING  
THE INTERGOVERNMENTAL AGREEMENT ESTABLISHING  
THE SOLID WASTE AGENCY OF LAKE COUNTY, ILLINOIS**

**WHEREAS**, the Village of Deerfield ("**Village**") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, Section 5 of the Intergovernmental Cooperation Act, 5 ILCS 220/5, provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

**WHEREAS**, the Solid Waste Agency of Lake County, Illinois ("**Agency**") was formed on or about February 21, 1991, by intergovernmental agreement ("**Agreement**"); and

**WHEREAS**, the Village, having duly adopted an Ordinance approving the Agreement and joining the Agency, has been and remains a member in good standing of the Agency; and

**WHEREAS**, the Agency has determined that there is a need to amend the Agreement to expand the size of the Executive Committee, expand the scope of persons that are eligible to serve as an "Alternate Director" on behalf of an individual Member, require the Chairman of the Board to serve as the Secretary and Treasurer of the Board of Directors, and to modify the process required to amend the Agreement, as those terms are defined in the Agreement (collectively, "**Amendments**"); and

**WHEREAS**, by its original terms, the Agreement provides that any amendment to the Agreement requires the written agreement of every Member of the Agency pursuant to authority granted by a duly enacted Ordinance of each Member; and

**WHEREAS**, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village, as a Member of the Agency, to approve the Amendments to the Agreement;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS**, as follows:

**SECTION ONE:**     **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Board.

**SECTION TWO: APPROVAL OF AMENDMENTS TO AGREEMENT.** The Board of Trustees hereby approves the Amendments to the Agreement in substantially the form attached to this Ordinance as **Exhibit A**.

**SECTION THREE: REPEALER.** Any ordinances, or portions of ordinances, that conflict with this Ordinance are hereby amended to conform to this Ordinance. To the extent such provisions cannot be amended to conform to this Ordinance, they are repealed to the extent of the inconsistency.

**SECTION FOUR: EFFECTIVE DATE.** This Ordinance will be in full force from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

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Daniel C. Shapiro, Mayor

ATTEST:

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Kent S. Street, Village Clerk

## EXHIBIT A

### AMENDMENTS

Sections 8.3, 8.5, 8.9 and 11 of the Agreement establishing the Solid Waste Agency of Lake County, Illinois are hereby amended and shall read as follows (additional language marked by **bold and underline**; deleted language marked by ~~striketrough~~):

Section 8.3. Governance – Any Member may appoint one or more persons to serve as the Alternate Director. Any such appointee shall meet the qualifications for office as a Director established in paragraph 8.2, except in the case where a Member is unable to appoint such an appointee because it is impracticable because of size or time commitments. In that case a Member may appoint an Alternate Director who was its immediate past mayor or village president or is ~~a full time employee in an executive level position~~ **an employee** with the Member. ~~An executive level position is generally intended to mean a person who is a department head or equivalent.~~ The Alternate Director may attend any meeting of the Board of Directors and may vote as a Director in the absence of the Director from that Member or if there is a vacancy in the position of Director from that Member. The term of the Alternate Director shall be the same as the term of the Director from the appointing Members, Except as provided in paragraph 8.4, a person serving as the Alternate Director shall serve until his or her term expires and thereafter until the successor is appointed.

Section 8.5. Governance – The Board of Directors shall elect one Director to serve as Chairman and another Director to serve as Vice-Chairman. The Chairman shall preside at all meetings of the Board of Directors **and shall serve as the Secretary and Treasurer of the Board of Directors.** The Vice-Chairman shall preside over meetings of the Board of Directors in the Chairman's absence. The Board of Directors shall elect other persons, who need not be Directors, ~~to the positions of Secretary and Treasurer and may elect other persons, who need not be Directors,~~ to such other offices as the Board shall determine.

Section 8.9. Governance - There is established an Executive Committee of the Agency. The Executive Committee shall consist of ~~nine~~ **ten (10)** Directors. The Executive Committee shall be selected by vote of the Board of Directors of the Agency. The Executive Committee shall include the Director from the County of Lake **and the Chairman of the Board of Directors** as permanent members, and two (2) persons who are Directors from Members in good standing, having a population of more than 30,000 persons. Population shall be determined on the basis of the most recent federal census as reported in the Illinois County and Municipalities, dated June 1, 1989, or as thereafter updated, and published by the Secretary of State of the State of Illinois. The remaining six (6) persons shall be elected from the remaining Directors of Members in good standing, without regard to population.

Section 11. Amendment – This Agreement may be amended by written agreement of **two-thirds (2/3) of all** Members, authorized by ordinances adopted by their respective corporate authorities **within 90 days of a proposed amendment being approved by the Board of Directors,** certified copies of which shall be filed with the Secretary of the Agency. Promptly upon their being any amendment to this Agreement, the Secretary of the Agency shall cause a copy of this amendment to be filed in the office of the Secretary of State, Index Division.

## **REQUEST FOR BOARD ACTION**

**Agenda Item:** 26-43

**Subject:** Resolution Approving the First Amendment to the Concession Agreement with KaVe Café LLC for the Lease and Operation of a Concession Stand at the Downtown Train Station

**Action Requested:** Approval

**Originated By:** Village Managers Office

**Referred To:** Village President and Board of Trustees

### **Summary of Background and Reason for Request**

On December 1, 2025, the Village Board approved an agreement for KaVe Café to lease and operate the Downtown Metra Train Station café following the closure of the previous vendor after one year of operation. Deerfield residents Pawan and Sangeeta Sharma, owners of KaVe Café LLC, opened the business in mid-January 2026. Due to lower-than-anticipated commuter traffic resulting in decreased foot traffic, as well as increased costs of goods, the owners have requested that the Board consider amending the agreement to reduce the lease rate.

Staff believes that KaVe Café LLC provides a valuable service to the commuting public and recommends that the Board review the ownership's request to reduce the monthly rent from \$500 to \$250 due to decreased foot traffic and increased operating costs. Village staff, along with the owners of KaVe Café LLC, will be available to answer any questions.

### **Reports and Documents Attached:**

KaVe Café Letter

Resolution

First Amendment to Concession Agreement

**Date Referred to Board:** April 20, 2026

**Action Taken:** \_\_\_\_\_

April 15<sup>th</sup>, 2026

Village of Deerfield  
Attn: Village Board Members

Dear Members of the Village Board,

We are writing to respectfully request a reconsideration of the current rental rate for our space at the Deerfield Metra station.

Our intent in opening KaVe Café was not only to operate a business, but to contribute meaningfully to the local community, particularly as part of our post-retirement goals. We have greatly valued the opportunity to serve residents and commuters and remain committed to maintaining a welcoming and community-oriented presence.

However, several ongoing factors have significantly impacted the sustainability of operations. The shift toward hybrid work schedules has led to a noticeable decline in daily commuter traffic, particularly on Mondays and Fridays. In addition, seasonal variations and holiday periods further reduce foot traffic, creating inconsistent revenue patterns. These challenges have been compounded by rising material and supply costs, which continue to place pressure on overall operating expenses.

Given these circumstances, the current rental rate has become increasingly difficult to sustain. A reduction in rent would provide much-needed support and allow us to continue operating while serving the Deerfield community in a meaningful way.

We respectfully ask the Village Board to consider a reassessment of the rental terms with these factors in mind. We are requesting our rent to be reduced to \$250 per month. We remain committed to working collaboratively and are open to further discussion at your convenience.

Thank you for your time and consideration.

Sincerely,  
Pawan and Sangeeta Sharma

VILLAGE OF DEERFIELD

RESOLUTION NO. 2026-\_\_\_\_\_

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CONCESSION AGREEMENT WITH KAVE CAFE LLC FOR THE LEASE AND OPERATION OF A CONCESSION STAND AT THE DOWNTOWN TRAIN STATION**

WHEREAS, the Village of Deerfield (“*Village*”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, on December 1, 2025, the Village Board adopted Resolution No. \_\_\_\_\_, approving a concession agreement with KaVe Cafe LLC (“*Vendor*”) for Vendor’s lease of a portion of the premises commonly known as the Downtown Train Station, located at 860 Deerfield Road, for the sale to commuters of coffee, soft drinks, muffins, sweet rolls, candies, newspapers, and other similar items (“*Agreement*”); and

WHEREAS, pursuant to Section 21 of the Agreement, the parties may amend the Agreement in accordance with the procedures set forth in the Agreement; and

WHEREAS, due to lower-than-anticipated commuter traffic resulting in decreased foot traffic, as well as increased costs of goods, the Village and the Vendor desire to amend the Agreement to reduce the lease rate (“*First Amendment*”); and

WHEREAS, the Village Board has determined that entering into the First Agreement with the Vendor will serve and be in the best interest of the Village and its residents;

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS**, as follows:

**SECTION 1: RECITALS.** The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

**SECTION 2: APPROVAL OF FIRST AMENDMENT.** The Village Board hereby approves the First Amendment in substantially the form attached to this Resolution as **Exhibit A**, and in a final form approved by the Village Attorney.

**SECTION 3: AUTHORIZATION TO EXECUTE FIRST AMENDMENT.** The Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the First Amendment upon receipt by the Village Clerk of at least one original copy of the First Amendment executed by the Vendor; provided, however, that if the executed copy of the First Amendment is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Mayor and Board of Trustees, be null and void.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

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Daniel C. Shapiro, Mayor

ATTEST:

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Kent S. Street, Village Clerk

**EXHIBIT A**  
**FIRST AMENDMENT**

## FIRST AMENDMENT TO CONCESSION AGREEMENT

This **FIRST AMENDMENT TO CONCESSION AGREEMENT** (*“First Amendment”*) is entered into on \_\_\_\_\_, 2026 by and between **THE VILLAGE OF DEERFIELD**, an Illinois home rule municipality (*“Village”*), and **KAVE CAFE LLC**, an Illinois limited liability company (*“Vendor”*) (individually, the Village and the Vendor are each a *“Party”* and, collectively, the Village and the Vendor are referred to as the *“Parties”*).

**WHEREAS**, the Village and the Vendor entered into that certain “Concession Agreement” dated December 1, 2025 (*“Agreement”*) outlining the Parties’ rights and responsibilities with respect to the Vendor’s lease of a portion of the premises commonly known as the Downtown Train Station, located at 860 Deerfield Road, for the sale to commuters of coffee, soft drinks, muffins, sweet rolls, candies, newspapers, and other similar items; and

**WHEREAS**, pursuant to the Agreement, the concession fee was originally set at \$500 per month for the initial term of the Agreement, through January 1, 2027 (*“Initial Term”*); and

**WHEREAS**, due to lower-than-anticipated commuter traffic resulting in decreased foot traffic, as well as increased costs of goods, the Village and the Vendor desire to amend the Agreement to reduce the concession fee for the Initial Term; and

**WHEREAS**, the Parties desire to amend the Agreement to reduce the concession fee for the Initial Term from \$500 per month to \$250 per month;

**NOW, THEREFORE**, in consideration of the mutual agreements herein set forth, the mutual agreements set forth in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties have agreed, and hereby agree that the Agreement is amended as follows:

1. **Recitals Incorporated**. The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.
2. **Defined Terms**. All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of this First Amendment. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Agreement.
3. **Concession Fee**. The Agreement is hereby amended to reflect a new concession fee of \$250 per month for the Initial Term of the Agreement.
4. **Agreement In Full Force and Effect**. Except as modified by this First Amendment, all of the terms, conditions, agreements, covenants, representations, warranties and indemnities contained in the Agreement remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have executed this First Amendment as of the day and year first above written.

**ACCEPTED AND AGREED TO:**

VILLAGE OF DEERFIELD

KAVE CAFÉ LLC

\_\_\_\_\_  
Name:

Title:

Date:\_\_\_\_\_

\_\_\_\_\_  
Name:

Title:

Date:\_\_\_\_\_

**REQUEST FOR BOARD ACTION**

**Agenda Item: 26-44**

**Subject:** Ordinance Amending the Municipal Code to Adopt Elevator Safety Rules

**Action Requested:** Approval

**Originated By:** Village Manager's Office

**Referred To:** Mayor and Village Board of Trustees

**Summary of Background and Reason for Request**

The Village of Deerfield currently operates in accordance with the Illinois Elevator Safety Act (225 ILCS 312/1). As this is a State statute, the Village does not presently have the authority to enforce its provisions through the local adjudication process.

The proposed Ordinance formally adopts the Illinois Elevator Safety Act into the Village's Municipal Code. This adoption will provide staff with the authority to pursue unresolved elevator-related violations through adjudication when necessary. The Ordinance adopts the Act in its entirety and does not introduce any additional amendments or local modifications.

Assistant Village Manager Justin Keenan will be present at the April 20, 2026 meeting to answer questions.

**Report and Documentation:**

1. Ordinance

**Date Referred to Board:** April 20, 2026

**Action Taken:** \_\_\_\_\_

VILLAGE OF DEERFIELD

ORDINANCE NO. 2026-\_\_\_\_\_

AN ORDINANCE AMENDING  
“THE MUNICIPAL CODE OF THE VILLAGE OF DEERFIELD, ILLINOIS, 1975,”  
AS AMENDED, TO ADOPT ELEVATOR SAFETY RULES

WHEREAS, the Village of Deerfield is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution and the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens; and

WHEREAS, Chapter 6 of “The Municipal Code of the Village of Deerfield, Illinois, 1975,” as amended (“*Village Code*”), sets forth certain regulations and restrictions known as the “Deerfield Building Code” (“*Building Code*”) to insure the public safety, health and welfare as affected by building construction and to secure safety to life and property from all hazards incident to the occupancy of buildings, structures or premises; and

WHEREAS, the Building Code adopts by reference, with various modifications, certain state and model codes; and

WHEREAS, in accordance with the Illinois Elevator Safety Act, 225 ILCS 312/1 *et seq.* (“*Elevator Safety Act*”), the State has promulgated regulations concerning the installation and operation of elevators throughout the State, codified at 41 Ill. Admin. Code. § 1000 *et seq.* (“*Elevator Safety Rules*”); and

WHEREAS, pursuant to Section 140 of the Elevator Safety Act, the Village may not regulate elevator safety in a manner less restrictive than the Elevator Safety Rules; and

WHEREAS, to ensure that the Village is following current industry standards and practices, and complying with State law, the Village Board desires to amend the Building Code to adopt by reference the standards set forth in the Elevator Safety Rules; and

WHEREAS, the Village Board has determined that it will serve and be in the best interests of the Village and its residents to amend the Building Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

**SECTION TWO: ADOPTION OF ELEVATOR SAFETY RULES.** Chapter 6, titled “Building,” of the Village Code is hereby amended further to add a new Article 2, which Article 2 reads as follows:

Additions are bold and double-underlined; deletions are struck through.

“Article 2. ~~[RESERVED]~~ Elevator Safety Rules

Sec. 6-20. ~~[RESERVED]~~ Elevator Safety Rules Adopted:

For the purpose of establishing the minimum regulations governing elevator safety, the Illinois Elevator Safety Rules, as adopted and published in 41 Ill. Admin. Code Part 1000, pursuant to the Illinois Elevator Safety Act, 225 ILCS 312/1 et seq., are hereby adopted, and by this reference, incorporated as if fully set forth herein.

Sec. 6-21. ~~[RESERVED]~~ Required Inspections:

All elevators, manlifts and moving stairways in the Village must be inspected by the Village prior to placement into service, and must be reinspected at annual intervals after placement into service.

Sec. 6-22. ~~[RESERVED]~~ Conflicts:

In the event of a conflict between any provision of this Article and any provision of the Illinois Elevator Safety Rules, or between any provision of this Article and any provision of this Code, the stricter provision will govern.”

**SECTION THREE: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as required by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

---

Daniel C. Shapiro, Mayor

ATTEST:

---

Kent S. Street, Village Clerk

**Additions are bold and double-underlined**; ~~deletions are struck through.~~