

March 7, 2022

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Dan Shapiro on Monday, March 7, 2022, at 7:30 pm via Zoom. The clerk called the roll and announced that the following were:

Present: Dan Shapiro, Mayor
Robert Benton
Tom Jester
Rebekah Metts-Childers
Mary Oppenheim
William Seiden

Absent: Elaine Jacoby

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

PLEDGE OF ALLEGIANCE

Ben Shvartsman, 2022 IHSA State Wrestling Champion for Deerfield High School, led those in attendance in reciting the Pledge of Allegiance. Mayor Shapiro reported Mr. Shvartsman's record was 50-0 and broke the school's pin record with 33 pins. DHS finished second in State.

Mr. Shvartsman started wrestling three years ago. He thanked the coaches for their support. Mr. Street presented a street sign honoring Mr. Shvartsman's achievement. There will be street signs at the entrances to the Village.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the February 22, 2022, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

TREASURER'S REPORT

Village Treasurer Eric Burk presented highlights from the Treasurer's Report for January 2022 representing the first month of the fiscal year. He reported sales tax was mistakenly reduced by IDOR by approximately \$100,000. The amount will be corrected with our March receipts. Hotel tax reflects payments from five of six hotels whose occupancy continues to be negatively impacted by COVID-19. The sixth hotel paid shortly after month end. Food & beverage tax includes back taxes to bring a restaurant into compliance. Building permit revenue includes a large interior buildout which also resulted in a significant infrastructure impact fee in the IRF. Overall operating expenditures are below projection, as expected, due to timing of seasonal/once-a-year expenditures such as liability insurance, memberships and special events.

BILLS AND PAYROLL

Trustee Seiden moved to approve the bills and payroll dated March 7, 2022. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

PUBLIC COMMENT

There were no public comments via Zoom, in person or received via email prior to the meeting.

REPORTS

CONSIDERATION AND ACTION ON THE PLAN COMMISSION RECOMMENDATION ON THE REQUEST FOR AN AMENDMENT TO THE WALGREENS PLANNED UNIT DEVELOPMENT TO ALLOW A BUILDING ADDITION TO THE 100 WILMOT ROAD BUILDING AND NECESSARY SITE CHANGES AT THE WALGREENS CORPORATE CAMPUS LOCATED AT 100, 102, 104, 106, 108, 200, 300, 302 AND 304 WILMOT ROAD

The Plan Commission held a Public Hearing on February 10, 2022, to consider the request for an amendment to the Walgreens Planned Unit Development to allow a building addition to the 100 Wilmot Road building and necessary site changes at the Walgreens Corporate Campus. The Plan Commission voted 5-0 in favor of the request.

Eric Friedman, Senior Manager of the Architecture Team at Walgreens, shared a PowerPoint Presentation. The proposed 100 building addition is nearest to the Hyatt property and Tollway ramp.

The addition would be shielded from Wilmot Road by the other office buildings. The proposed addition is an innovation center, which serves as a mock retail location. The innovation center will be moved from Northbrook to the Wilmot Campus. Mr. Friedman noted the innovation center will not have windows or signage, like a retail location. The proposed addition is 14,240 square feet and the proposed remodel is 5,290 square feet. Mr. Friedman explained they found a brick very similar to the existing brick. The parking represents a loss of 53 stalls, but still represents an overall surplus of 213 stalls. Mr. Friedman confirmed the innovation center has a few employees and six net deliveries per day, so it will have a minimal impact. The traffic study shows a negligible change from the 2018 KLOA parking and traffic study for driveways and nearby intersections.

Trustee Benton congratulated Walgreens for the construction and vehicle parking coordination. Mr. Street asked about the longevity of the innovation center. Mr. Friedman stated the innovation center is for visualizing new fixtures into the existing stores. Therefore, he expects longevity for the site. Mr. Friedman believes this could last a decade or more as there is a modular wall system that can be modified. Mayor Shapiro asked about the length of construction. Mr. Friedman remarked they intend to have the center completed by the end of the year. Trustee Metts-Childers noted the innovation center expects approximately 40 visitors per

day. Mr. Friedman pointed out these are vendors that are also visiting the merchandising staff at the 200 Wilmot building. They are not additional visitors. If they find a need, they will designate visitor parking.

Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission and directed the Village Attorney to prepare the Ordinance. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

**CONSIDERATION AND ACTION ON
THE PLAN COMMISSION
RECOMMENDATION ON THE
REQUEST FOR A TEXT AMENDMENT
TO THE I-1 OFFICE RESEARCH AND
RESTRICTED INDUSTRIAL DISTRICT
TO ALLOW AN ASSISTED LIVING
FACILITY AS A SPECIAL USE IN THIS
DISTRICT; APPROVAL OF A SPECIAL
USE FOR THE PROPOSED ASSISTED
LIVING FACILITY AT 1101 AND 1121
LAKE COOK ROAD INCLUDING
NECESSARY EXCEPTIONS; AND AN
AMENDMENT TO THE DEERFIELD
BUSINESS CENTER PLANNED UNIT
DEVELOPMENT**

The Plan Commission held a Public Hearing on February 10, 2022, to consider the request of Heritage Woods Northwest LLC for a Text Amendment to the I-1 Office Research and Restricted Industrial District to allow an affordable assisted living facility as a Special Use in this district, approval of a Special Use for the proposed assisted living facility located at 1101 and 1121 Lake Cook Road, including necessary exceptions and an amendment to the Deerfield Business Center Planned Unit Development. The Plan Commission voted 5-0 in favor of the request.

Bernie Citron, Attorney with Thompson Coburn, Jane Sloss, Architect, Robert Helle, Project Principal and Dan Brinkman, Traffic Consultant were present. Mr. Helle stated they propose an

assisted living facility that is intended to serve the frail elderly in a residential environment that need 24-hour services including food service, bathing and dressing. Mr. Helle noted they can accept Medicaid for their services because they are an SLF that uses affordable housing financing. By using affordable housing financing and building 150 units, residents do not have to move out because of loss of income. Mr. Helle clarified they target residents earning \$52,000 or less that are over the age of 75.

Mr. Helle affirmed there will be 60 studio and 90 one-bedroom units. The community provides three meals per day, physical therapy, an outdoor courtyard, a library, a hair salon, an art center and living areas. The residents will have their own apartments, but staff encourages residents to participate in activities and meals for socialization. Mr. Helle noted they also have a bus dedicated to the community to take residents out for local activities and shopping.

There are a number of green aspects to the building. They plan to participate in the Village compost program and Lake County Shuttlebugs. Jane Sloss with WJW Architects presented the site and building plans. The two existing access points will remain. The proposed 120 parking spaces are 9' by 18' in lieu of 9' by 19'. Ms. Sloss noted they propose two ground signs and

have received preliminary approval from the Northbrook Fire Department. Ms. Sloss noted they propose keeping as much of the existing landscaping as possible and will increase the amount of open space. The gross building area is approximately 124,000 square feet and will have a dining room, bistro, fitness center and physical therapy center. The apartments include private bathrooms, sleeping areas, living areas and kitchenettes. The apartments will be on the second floor through fourth floor. The main entry will be on the east elevation. The material palette will be composed of brick and fiber cement siding and will not have a rear elevation. The height of the exterior walls varies from 43 to 47 feet. The pitched roof contributes to the residential feel of the building. The proposed building height is similar to the adjacent buildings, and is 57 feet to the highest portion of the roof, which is lower than many adjacent buildings but higher than the Village Code. Mr. Helle noted they would like to also add solar panels to the building, if possible.

Mr. Citron believes the number of parking spaces is appropriate for the use. The current office buildings provide 40 parking spaces for BJBE during off hours, but 20 spaces will be provided full time. The building is set 220 feet from the southern lane of Lake Cook Road, and is about 400 feet from the closest residential property. The traffic study showed this use will not have a negative impact on the existing uses as there has been a similar use for many years.

Trustee Benton questioned the responding emergency service provider. Mr. Citron responded the Northbrook Fire Protection District would have jurisdiction. Trustee Jester noted the 150 units are affordable housing. Mr. Helle asked if this would be legally binding in perpetuity. Mr. Helle explained it would be bound for at least 30 years. He noted assisted living facilities are excluded from the Affordable Housing Ordinance. Mr. Helle noted all of the apartments would qualify under the State requirement for affordable housing. Trustee Oppenheim is happy with the sustainability efforts presented. Trustee Seiden asked how this would fit in with the Village's affordable housing requirements. He asked why the building needs to be higher than the Village's Ordinance. Trustee Seiden asked why they are giving 20 parking spaces to BJBE. Mr. Helle stated that is part of getting support from the neighbors. They have excess parking while BJBE needs additional parking during business hours. Mr. Street noted the proposed affordable housing exceeds the Village's requirement. The Village will get credit for all 150 units for affordable housing. Trustee Metts-Childers asked about the fees to residents. Mr. Helle replied the current average around Deerfield is about \$7,300. The private pay residents will be paying about \$4,500 - \$5,000 per month. Mayor Shapiro asked if there was consideration to include memory care. Mr. Helle explained memory care is in its infancy in SLFs. Mayor Shapiro asked if the petitioners have received any feedback from the neighbors. Mr. Helle reported the neighbors have all been supportive of the project.

Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission and directed the Village Attorney to prepare the necessary Ordinances. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

CONSIDERATION AND ACTION ON
THE PLAN COMMISSION
RECOMMENDATION TO APPROVE
THE 2022 ZONING MAP

The Plan Commission held a Workshop Meeting on February 10, 2022, to review the 2022 Zoning Map. The Plan Commission voted 5-0 in favor of recommending approval, with three changes. The changes include rezoning 10 Deerfield Road from

R-1 single family to R-5 general district. Rezoning 525 Lake Cook Road from R-1 single family to C-2 outlying commercial district. Annexation of 0 Ryder Lane from Highland Park to R-1 single family in Deerfield.

Trustee Jester moved to accept the report and recommendation of the Plan Commission and direct the Village Attorney to prepare the Ordinance. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

CONSENT AGENDA

ORDINANCE O-22-08 AUTHORIZING
CLASS A SPECIAL USE FOR A
MEDICAL OFFICE LOCATED IN THE
740 WAUKEGAN ROAD (FORMER
COLDWELL BANKER FIRST FLOOR
SPACE) BUILDING IN THE SHOPS AT
DEERFIELD SQUARE

An Ordinance authorizing a Class A Special Use for a 2000 square foot medical facility offering medical grade skin services and skin care products in the 740 Waukegan Road building in the Shops at Deerfield Square.

RESOLUTION R-22-13 REALLOCATING
2022 VOLUME CAP TO THE VILLAGE
OF BUFFALO GROVE, ILLINOIS

A Resolution reallocating the 2022 volume cap to the Village of Buffalo Grove in Buffalo Grove, Illinois.

Trustee Oppenheim moved to accept the Consent Agenda. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-22-14 AUTHORIZING THE PURCHASE OF ONE FORD F-150 ALL ELECTRIC PICK-UP TRUCK Director of Public Works and Engineering Bob Phillips explained the Village's Greenhouse Gas Reduction Working Group has identified the Village auto fleet as a contributor to greenhouse gas emissions and has set the goal to incorporate fully electric vehicles in the fleet. The Village owns and maintains 55 vehicles, of which 15 are considered light-use and/or administrative. Replacement of all 15 light-use vehicles, by the year 2030, represents nearly 30% of the Village fleet going carbon neutral, and is a transportation goal of the GHG. To help achieve the goal of replacing light-use vehicles, staff is proposing to incorporate one F-150 all electric pick-up truck within the fleet.

Staff obtained two quotes, one from Highland Park Ford (\$36,395) and the second from the National Auto Fleet Group (\$42,164). Highland Park Ford, quoting the lowest price, has indicated that the vehicle can be available for October delivery if the order is placed in the near term. Village staff recommends that the Village Board waive the competitive bidding process and adopt the Resolution to Purchase One F-150 All Electric Pick-up Truck from Highland Park Ford.

Trustee Oppenheim moved to waive the competitive bidding process and authorize the purchase of one Ford F-150 all electric pick-up truck from Highland Park Ford in an amount not to exceed \$36,395. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

RESOLUTION R-22-15 AUTHORIZING AWARD OF CONTRACT FOR 2022 STREET LIGHT SYSTEM UPGRADES Assistant Director of Public Works and Engineering Tyler Dickinson reported the Village has budgeted \$50,000 for the upgrade and/or replacement of the Village's street light system assets. The existing system is aging and in need of replacement. Mr. Dickinson explained the scope of work for the upgrades include new street light wires, new street light poles when needed, and new street light luminaires. This year, the Village has targeted the replacement of roughly 3,000 linear feet of street light wire, in conduit, in the northeast quadrant. The new conduit would be installed by way of horizontal direction drilling, which is a trenchless technology and will minimize roadway and parkway impacts.

As the Village does not have the capabilities to install the conduit in this fashion, two proposals have been solicited from contractors to perform the work. North Shore Boring had the lowest proposal price at \$36,342; however, the department would like to request authorization to increase North Shore Boring's contract up to \$43,000. Increasing the contract amount would allow the Village to capitalize on the favorable bid price and improve other needed areas within the northeast quadrant.

Trustee Metts-Childers asked why the department is asking for \$43,000 when \$50,000 has been budgeted. Mr. Dickinson answered they have some buffer for material costs and unforeseen circumstances.

Trustee Oppenheim moved to waive the competitive bidding process and award the contract for the 2022 street light system upgrades to North Shore Boring in an amount not to exceed \$43,000. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

DISCUSSION

MAYOR SHAPIRO

Deerfield's positivity rate and numbers and data regarding COVID-19 are going down. Thank you to everyone for working so hard and keep up the good work.

COMMITTEE OF THE WHOLE

The next Committee of the Whole meeting will be on March 15 from 3-5:30.

UKRAINE

Mayor Shapiro offered prayers and thoughts for all of the innocent lives lost in Ukraine.

TRUSTEE OPPENHEIM

Trustee Oppenheim provided an update from the Greenhouse Gas Ad Hoc Working Group.

They have been meeting twice a month since October. The overall goal is to put together a recommendation to get up to 45% lower emissions by 2030 and 100% carbon neutral by 2050. The group is looking at the key focus areas of: energy (electricity), transportation, waste and ecosystem (trees, water, land). They have yet to look at food. The working group is considering how to measure and determine what needs to be done to reduce greenhouse gases and will put together policies and multiple initiatives to educate residents and support them. The group also discussed how to increase outreach to the business community as they account for about 70% of electricity use. Group members will be looking at creating guidelines for a future sustainability plan. Trustee Oppenheim thanked staff and the working group members.

TRUSTEE BENTON

NW Municipal Conference Transportation Committee are charged with working with

communities to propose, plan, draft and administer projects and coordinating with government agencies (IDOT, CMPC, RTA, etc.). The Transportation Committee meets monthly and follows the agencies with their initiatives. Deerfield has been active in the NW Municipal Conference. He brings their plans to the Village to determine if the Village can be part of or if the Village has any work they can assist with.

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PUBLIC COMMENT

There were no additional Public Comments.

ADJOURNMENT

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

Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

The meeting was adjourned at 9:00 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, March 21, 2022 at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk