

March 21, 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 21, 2022, at 7:30 p.m. via Zoom. The clerk called the roll and announced that the following were:

Present: Dan Shapiro, Mayor  
Robert Benton  
Elaine Jacoby  
Mary Oppenheim  
William Seiden

Absent: Rebekah Metts-Childers

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

Larry Berg led those in attendance in reciting the Pledge of Allegiance.

MOMENT OF SILENCE

Those in attendance observed a moment of silence for Brian Wolkenberg, who was an active member of the Sustainability Commission and Go Green Deerfield.

APPOINTMENT

Mayor Shapiro appointed Larry Berg to fill the vacancy previously occupied by Tom Jester as Village Trustee.

Trustee Seiden moved to waive the 14-day notice requirement and consent to the appointment. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jacoby, Oppenheim, Seiden (4)  
NAYS: None (0)

Mr. Berg took the oath for the position of Trustee of the Village of Deerfield.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the March 7, 2022, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the bills and payroll dated March 21, 2022. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, 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

RESOLUTION R-22-22 ACCEPTING  
THE REPORT AND  
RECOMMENDATION OF THE PLAN  
COMMISSION ON THE REQUEST FOR  
A PRELIMINARY PLAT OF  
RESUBDIVISION FOR THE  
PROPERTIES LOCATED AT 130 AND  
140 KENMORE AVENUE

The Plan Commission held a Public Hearing on February 24, 2022 to consider the request for approval of a preliminary plat of re-subdivision of the properties at 130 and 140 Kenmore Avenue. The Plan Commission voted 6-0 in favor of the request

Trustee Oppenheim asked about the open tree removal issue. Mr. Street noted it is consistent with the Village's policy.

Trustee Benton moved to accept the report and recommendation of the Plan Commission and approve the resolution regarding a request for a preliminary plat of re-subdivision for the properties located at 130 and 140 Kenmore Avenue. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)

NAYS: None (0)

CONSENT AGENDA

ORDINANCE O-22-09 AMENDING  
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

An Ordinance authorizing an amendment to the Walgreens Planned Unit Development for a 14,240 square foot building addition to the 100 Wilmot Road Central Plant building.

ORDINANCE O-22-10 APPROVING THE  
2022 ZONING MAP

An Ordinance approving the 2022 Village of Deerfield Zoning Map.

RESOLUTION R-22-16 APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR HERITAGE WOODS AT 1101 AND 1121 LAKE COOK ROAD A Resolution approving the preliminary development plan for the proposed Heritage Woods Supportive Living Facility at 1101 and 1121 Lake Cook Road.

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

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-22-17 EXTENDING THE FINAL DEVELOPMENT PLAN FOR REVA DEVELOPMENT IN THE DEERBROOK MALL PLANNED UNIT DEVELOPMENT A Resolution extending the final development plan for the REVA Development in the Deerbrook Mall Planned Unit Development. This Resolution would extend the deadline to begin construction of the proposed development to April 5, 2023.

Assistant Village Manager Andrew Lichterman specified the final development plan was approved in 2019 and a one-year extension was granted in 2021.

Tait Pinnow, representing property ownership, clarified they request an extension due to the pandemic. They are working through the pandemic's impact on the center, but need more time. The residential development is challenging due to construction costs and inflation. Mr. Pinnow mentioned they are working on additional tenants for the retail and are working forward on the connecting road to the residential parcel.

Trustee Seiden moved to adopt the Resolution extending the final development plan for the REVA Development in the Deerbrook Mall Planned Unit Development. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

RESOLUTION R-22-18 EXTENDING THE FINAL DEVELOPMENT PLAN FOR 8 PARKWAY NORTH IN THE A Resolution extending the final development plan for 8 Parkway North in the Parkway North Center Planned Unit Development. The developer is

PARKWAY NORTH CENTER  
PLANNED UNIT DEVELOPMENT requesting a second two-year extension that would require them to begin construction on the property by May 15, 2024.

Mr. Lichterman reported the final development plans were approved in 2018 and two, two-year extensions were granted. The Resolution allows a one-year extension, but ownership is asking for a two-year extension.

Chris Noon and Tim Sweeney, Manager, Quadrangle Parkway Holdings LLC were present. Mr. Noon noted things are still slow in office occupancy but they expect businesses will want healthy and modern facilities. He reiterated they need more time. Mayor Shapiro noted the Village Zoning Ordinance allows for a one-year extension. Trustee Oppenheim pointed out the petitioner could ask for another one-year extension if necessary. Mr. Street noted Village staff is in meetings with the petitioners at least quarterly. Mayor Shapiro understands there are significant challenges with supply chain as well but hopes a one-year extension will be enough.

Trustee Benton moved to adopt the Resolution extending the final development plan for 8 Parkway North in the Parkway North Center Planned Unit Development. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

RESOLUTION R-22-19 TO AWARD  
WATER METER HEAD  
REPLACEMENT CONTRACT A Resolution awarding the contract for the water meter head replacement program to United Meters, Inc. in an amount not to exceed \$375,000.

Assistant to the Village Manager Justin Keenan reminded the Board this contract was originally approved for the northeast quadrant. Now, the Village wants to do the northeast, southeast and southwest quadrants as well as all commercial. The initial approval was for \$190,000 plus labor. This Resolution is for the labor.

Trustee Seiden questioned how close this is to the budget comparing the total water meters versus what was scheduled. Finance Director Eric Burk confirmed the two-year capital plan total has not changed. He will be back with a budget amendment for 2022. The Village has proceeds from the bond issue in house. The year and project scope are changing but the total two-year plan is not changing.

Trustee Oppenheim moved to award the water meter head replacement contract to United Meters, Inc. in an amount not to exceed \$375,000. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

RESOLUTION R-22-20 TO PURCHASE WATER METER EQUIPMENT A Resolution authorizing the purchase of water meters and associated supplies from Midwest Meter, Inc. up to the budgeted amount of \$825,000.

Mr. Keenan reported this contract is for purchasing the meters and equipment to complete the program. Midwest Meter is the only supplier of the Badger meters.

Trustee Seiden moved to waive the competitive bidding process and authorize the purchase of water meters and associated supplies from Midwest Meter Inc. up to the budgeted amount of \$825,000. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)  
NAYS: None (0)

RESOLUTION R-22-21 TO APPOINT SPECIAL COUNSEL RE: EMERGENCY WATER MAIN CONNECTION A Resolution to appoint special counsel regarding an emergency water main connection.

Director of Public Works and Engineering Bob Phillips stated the Village currently purchases drinking water from Highland Park. There are three water connections between the municipalities. The connections include a single water main that distributes water directly to our distribution system and two connections that pump water to underground reservoirs. The City of Highland Park has their own water treatment plant that is capable of providing ample water to the Village, and have demonstrated the ability to consistently provide this resource to the Village. In the event of an emergency shut down of the water plant, or possible contamination on the City of Highland Park side of the system, the Village would need to rely on reserve water to maintain system operations. It has been a long-standing recommendation of our water system consultant that the Village pursue emergency water connections with the Village of Northbrook in the event of a supply disruption.

In 2020, the Village of Deerfield and the Village of Northbrook installed a casing and water main beneath the Edens Spur. Though the connection is not live at this time, it was designed to provide an important link between the two systems that can be augmented for the purpose of an emergency supply. To complete the emergency connection, the two Villages must work together to design and construct additional infrastructure and have agreed to pursue an intergovernmental agreement that will identify the responsibility of each party. The Village of Northbrook and the Village of Deerfield currently utilize the services of the same attorney. This arrangement may lead to a conflict of interest with respect to any impending negotiations. As such, staff has prepared to engage special counsel, Donahue & Rose, P.C., to represent the Village of Deerfield on this matter.

Mr. Elrod noted he is stepping aside from Northbrook, Highland Park and Deerfield for this matter.

Trustee Oppenheim moved to adopt the Resolution to appoint special counsel regarding an emergency water main connection. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)

NAYS: None (0)

DISCUSSION

RESIGNATION

Mayor Shapiro reported former Trustee Tom Jester submitted his resignation a few weeks ago. Mr. Jester served as Trustee for 15 years. He also chaired the Northwest Quadrant Task Force and was instrumental in developing the Farmers Market. Mr. Jester has done a lot for the Village. Mayor Shapiro acknowledged what a terrific Trustee and public servant he has been.

NEXT MEETING

Mr. Street reported the next Board of Trustees Meeting will be Monday, April 4, 2022, at 7:30 p.m. in person in the Village Hall board room.

PUBLIC COMMENT

There were no additional Public Comments.

ADJOURNMENT

There being no further business or discussion, Trustee Benton moved to adjourn the meeting. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden (5)

NAYS: None (0)

The meeting was adjourned at 8:09 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, April 4, 2022, at 7:30 p.m.

APPROVED:

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Mayor

ATTEST:

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Village Clerk