

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:

Mayo

ATTEST:

Village Clerk