

June 15, 2026

The regular meeting of the Board of Trustees of the Village of Deerfield was reconvened on June 15, 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
Elaine Jacoby
Mary Oppenheim

Absent: Jesse Greenberg

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

PLEDGE OF ALLEGIANCE

Commander Greg Hury led those in attendance in the Pledge of Allegiance.

PROCLAMATION

Mayor Shapiro proclaimed June 19, 2026 as Juneteenth in the Village of Deerfield.

Trustee Berg moved to accept the Proclamation. Trustee Jacoby seconded the motion. The motion passed unanimously on a voice vote.

RECOGNITION

Mayor Shapiro recognized Commander Greg Hury for 25 years of service. Deputy Chief Fry reported Commander Hury has played an active role in several critical areas in the department. His willingness to learn shows his dedication, hard work and versatility.

Commander Hury thanked the Board and department for their support and opportunity. He started in 2000 as an intern and got hired in 2001. His first day in uniform was September 11, 2001. Commander Hury believes being a police officer means you possess the courage to make community safety your responsibility. Deputy Chief Fry presented Commander Hury with a token of appreciation. Mayor Shapiro thanked Commander Hury for his dedication and service.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the May 1, 2026, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Village Treasurer Eric Burk presented highlights from the May 2026 treasurer's report representing 42 percent of the fiscal year. Net sales tax typically decreases in May since receipts are related to February sales. Year to date sales tax continues to exceed the prior two years due to the

increased cost of goods and internet sales. State income tax increased as expected due to tax returns being filed and paid in April. Electric utility tax was collected shortly after month end. Vehicle license sales began in May. Notable expenditures in May include construction & engineering costs, annual general liability insurance, debt service payments and 3 payrolls.

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the bills and payroll dated June 15, 2026. Trustee Benton

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

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

NAYS: None (0)

PUBLIC COMMENT

Arnold Footle reported there has been some miscommunication about potholes being filled.

Mayor Shapiro asked someone from Public Works to contact him.

REPORTS

There were no Reports.

CONSENT AGENDA

RESOLUTION R-26-39 AUTHORIZING THE PURCHASE OF A NEW UNMARKED POLICE VEHICLE

A Resolution authorizing the replacement of a 2014 Ford Taurus with a 2026 Volkswagon Tiguan at a cost not to exceed \$36,000 and additional expenses not to exceed \$9000 for the purchase and

installation of squad equipment through the VERF.

RESOLUTION R-26-40 APPROVING THE 2026 SRO AGREEMENT WITH DISTRICT 113

A Resolution approving an updated agreement with School District 113 for reciprocal reporting and a School Resource Officer.

RESOLUTION R-26-41 APPROVING THE LAKE COUNTY HEALTH DEPARTMENT ANIMAL CONTROL AGREEMENT

A Resolution approving an Intergovernmental Agreement between the Village of Deerfield and the Lake County Board of Health to provide supplemental animal care and control services to the Village of Deerfield.

Trustee Berg moved to accept the Consent Agenda and adopt the Resolutions. Trustee Goldstone seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

OLD BUSINESS

ORDINANCE O-26-15 AUTHORIZING A ZONING VARIATION FROM ARTICLE 2.02-D.1 SECTION 1 OF THE DEERFIELD ZONING ORDINANCE TO ALLOW THE PRINCIPAL STRUCTURE TO BE LOCATED AT 27.69 FEET AT 821 WOODWARD AVENUE IN LIEU OF THE 31 FOOT AVERAGE SETBACK An Ordinance authorizing a variation from Article 2.02-D.1 of the Deerfield Zoning Ordinance to allow the principal structure to be located 27.69 feet in the front yard setback in lieu of the 31.00 foot average setback of the established street as required for the property located at 821 Woodward Avenue.

Trustee Benton moved to adopt the Ordinance authorizing a variation from Article 2.02-D.1 of the Deerfield Zoning Ordinance to allow the principal structure to be located 27.69 feet in the front yard setback in lieu of the 31.00-foot average setback of the established street as required. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

PUBLIC HEARING ON A FINDING OF SUBSTANTIAL CONFORMANCE FOR A FINAL DEVELOPMENT PLAN FOR THE 112-UNIT RESIDENTIAL PLANNED UNIT DEVELOPMENT, APPROVAL OF A FINAL PLAT OF SUBDIVISION FOR THE 155 N. PFINGSTEN ROAD PROPERTY A Public Hearing on a Finding of Substantial Conformance for the final development plan for the 112-unit residential PUD, approval of a final plat of subdivision for the 155 N. Pfingsten Road property.

Trustee Berg moved to open the Public Hearing. Trustee Jacoby seconded the motion. The motion passed by the following vote:

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

Mr. Schuster reported there was still some engineering questions that need to get worked out. Out of an abundance of caution, the Village wanted to ensure any changes were transparent and any comments and concerns are heard. The engineering questions for the Primrose property have been answered, so the Public Hearing is no longer needed; however, the Village wanted any questions to be addressed.

Dan Nakahara, Planner II, reported that at the December 1, 2025, Board of Trustees meeting, the Trustees accepted the Plan Commission's recommendation for a final development plan for the property located at 155 North Pfingsten Road. The final development plan cited two lots; a reuse

of the three-story office building into a 112-unit residential PUD and a Primrose childcare center and preschool.

Since the December 1, 2025, meeting, there have been three minor changes including the relocation of two high-speed EV charging stations and the addition of four high-speed EV charging stations in the new location, an address change to the monument sign and a trash enclosure for Primrose on the north side of the building. Mayor Shapiro noted the Board's charge for the Public Hearing is to determine whether the final plan is in substantial conformance.

Debbie Freeberg, President of the Fountains HOA, explained the entrance to their subdivision is directly related to this project. She expressed concern about the current bumper-to-bumper traffic getting into the subdivision caused by Pflingsten Road cut-thru traffic and then adding 255 parking spaces for the apartments plus hundreds of vehicles for the daycare center. They attended the Plan Commission meetings and expressed concern about the traffic, but the Plan Commission voted for the project. Ms. Freeberg received a notice stating Primrose was not going to happen, but it is now back. The biggest concerns are traffic flow and safety with vehicles speeding up and down the hill. Ms. Freeberg would like it to disappear. Mayor Shapiro noted the Plan Commission reviewed the proposal and it then came to the Board. The Plan Commission and Board looked closely at the reports, traffic situation and crosswalks. This is not the time to relitigate the petition; rather, to determine if the plan is in substantial conformance.

Trustee Oppenheim moved to close the Public Hearing. Trustee Jacoby seconded the motion, The motion passed unanimously on a voice vote.

The Trustees believe the development plan is in substantial compliance with what was previously presented, including the three minor changes.

Trustee Oppenheim moved to approve the final plat of subdivision for the 155 North Pflingsten Road property and approval of the final plat. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ORDINANCE O-26-16 APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD FOR THE PROPERTY LOCATED AT 155 N. PFINGSTEN ROAD An Ordinance approving an amendment to the future land use plan of the Comprehensive Plan of the Village of Deerfield for the property located at 155 N. Pflingsten Road.

Trustee Oppenheim moved to approve an Ordinance amending the future land use plan of the Comprehensive Plan of the Village of Deerfield for the property located at 155 N. Pflingsten Road. Trustee Berg seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ORDINANCE O-26-17 REZONING THE PROPERTY LOCATED AT 155 N. PFINGSTEN ROAD TO THE R-5 GENERAL RESIDENCE DISTRICT An Ordinance rezoning the property located at 155 North Pfingsten Road to the R-5 General Residential District.

Trustee Oppenheim moved to approve an Ordinance rezoning the property located at 155 N. Pfingsten Road to the R-5 General Residence District. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-26-42 APPROVING A PRELIMINARY AND FINAL PLAT OF SUBDIVISION A Resolution approving a preliminary and final plat of resubdivision.

Trustee Jacoby moved to adopt a Resolution approving a preliminary and final plat of resubdivision. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ORDINANCE O-26-18 AMENDING SECTION 9.02-A OF "THE VILLAGE OF DEERFIELD ZONING ORDINANCE 1978", AS AMENDED, TO ALLOW SIGNAGE FOR A DAY CARE CENTER AND NURSERY SCHOOL USE IN THE R-5 GENERAL RESIDENCE DISTRICT An Ordinance amending Section 9.02-A of the Village of Deerfield Zoning Ordinance 1978, as amended, to allow signage for a daycare center and nursery school use in the R-5 General Residence District.

Trustee Jacoby moved to approve an Ordinance amending Section 9.02-A of the Village of Deerfield Zoning Ordinance 1978, as amended, to allow signage for a day care center and nursery school use in the R-5 General Residence District. Trustee Berg seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ORDINANCE O-26-19 APPROVING A SPECIAL USE PERMIT FOR A An Ordinance approving a Special Use Permit for a Residential Planned Unit Development in the R-5

RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE R-5 DISTRICT, A SPECIAL USE PERMIT FOR A CHILDREN'S DAY CARE CENTER AND NURSERY SCHOOL USE IN THE R-5 DISTRICT, A FINAL PLANNED UNIT DEVELOPMENT PLAN, AND CERTAIN EXCEPTIONS WITHIN A PLANNED UNIT DEVELOPMENT

District, a Special Use Permit for a children's day care center and nursery school use in the R-5 District, a final Planned Unit Development plan, and certain exceptions within a Planned Unit Development.

Trustee Oppenheim moved to approve an Ordinance approving a Special Use Permit for a residential Planned Unit Development in the R-5 District, a Special Use Permit for a children's day care center and nursery school use in the R-5 district, a final Planned Unit Development plan, and certain exceptions within a Planned Unit Development. Trustee Jacoby seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-26-42 APPROVING A SUBDIVISION AND DEVELOPMENT AGREEMENTS

A Resolution approving a subdivision and development agreements.

Trustee Jacoby moved to adopt a Resolution approving a subdivision and development agreement. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Trustee Benton believes this makes the community more welcoming and business-friendly.

NEW BUSINESS

RESOLUTION R-26-43 AWARDING THE CONTRACT FOR 2026 STREET LIGHT SYSTEM UPGRADES

Assistant Director of Public Works & Engineering Tyler Dickinson reported the department has budgeted \$75,000 for the upgrade and/or replacement of the Village's street light system assets. The Village's current system is aging and there are locations that are in need of replacement. The scope of work for the upgrades includes new street light wires installed in conduit and new street light poles and/or street light luminaires when needed. The goal is to upgrade the aging system throughout the Village over time.

This year, the Village has targeted the installation of 4,300 linear feet of new street light wire, placed in conduit, in the southwest quadrant around the intersections of Central Avenue and

Indian Hill and Birchwood Avenue and Dartmouth Lane. The new conduit would be installed by way of horizontal direction drilling, which is a trenchless technology and will minimize roadway and parkway impacts. Once installed, the Street Division will perform the remaining electrical work associated with the installation of new wires and any upgrades needed to the poles or lighting fixtures.

Two proposals were solicited and received. The lowest proposal price was from North Shore Boring at \$60,270. The remaining portion of the budget will be used for light poles, fixtures and wire for the project.

Trustee Oppenheim moved to accept the Resolution awarding the contract for the 2026 street light system upgrades to North Shore Boring in an amount not to exceed \$60,270. Trustee Jacoby seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-26-44 APPROVING
THE PURCHASE OF WATER METERS
FROM MIDWEST METER INC.

Mr. Dickinson reported the Village has been purchasing Badger water meters and equipment from Midwest Meter Inc. for about 15 years. Staff Budgeted \$100,000 this year for the purchase of new water meters. Many of these purchases by the Village will be sold to developers during the process of building new homes or residential developments. Staff also facilitates large meter inspections annually to determine the accuracy of large commercial meters. The meter inspections have historically resulted in replacement of several commercial meters, which are significantly more expensive than a residential meter. The cost of commercial meter replacement is borne by the Village, and is part of the annual budget.

Trustee Benton moved to waive the competitive bidding and approve the Resolution to purchase water meters and associated supplies from Midwest Meter Inc. on an as-needed basis in an amount not to exceed the budgeted amount of \$100,000. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

DISCUSSION.

FARMER'S MARKET

Last weekend started the Farmer's Market season in the Village. It was a beautiful day. Mayor Shapiro thanked Trustee Greenberg and Trustee Oppenheim for answering questions at Trustee in the Town.

RIBBON CUTTING

Today was the ribbon cutting for Celadon's

Deerfield Supportive Living. There were a lot of people and they have done a wonderful job bringing this to Deerfield. There is a backlog of applicants for their vetting process.

FOOD TRUCK WEDNESDAY

The first Food Truck Wednesday was last week. There were thousands in attendance and it was a wonderful event. Mayor Shapiro thanked everyone who participated and helped with the event.

RIBBON CUTTING

The solar array ribbon cutting will take place on June 26, 2026, at 2 p.m. at the Wastewater Reclamation Facility.

FAMILY DAYS

Family Days is quickly approaching. Mayor Shapiro reminded residents to sign up for the 5K Rotary Race and pie eating contest.

CLOSED SESSION

Trustee Berg moved to enter into Closed Session pursuant to ILCS 10/2 Sections 2(c)(5) and 2(c)(6). Trustee Goldstone seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

ADJOURNMENT

There being no further business or discussion, Trustee Berg moved to adjourn the meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:56 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, July 6, 2026, at 7:30 pm.

APPROVED:

Mayor

ATTEST:

Village Clerk