

July 5, 2023

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on July 5, 2023, at 7:30 p.m. at Deerfield Village Hall. The clerk called the roll and announced that the following were

Present: Robert Benton  
Larry Berg  
Elaine Jacoby  
Rebekah Metts-Childers  
Mary Oppenheim  
William Seiden  
Dan Shapiro, Mayor

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

PLEDGE OF ALLEGIANCE

Attorney Esquire Hannah Saed led those in attendance in reciting the Pledge of Allegiance.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the June 20, 2023, Board of Trustees meeting.

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

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

TREASURER'S REPORT

In the absence of Mr. Burk, Mr. Street presented highlights from the May 2023 Treasurer's Report representing 42% of the fiscal year. Mr. Street noted the Village received the closeout of the excess liability pool with a credit of \$318,000.

BILLS AND PAYROLL

Trustee Seiden moved to approve the bills and payroll dated July 5, 2023. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

PUBLIC COMMENT

Andrew Marwick expressed concern that the Baxter-Bridge project is going to the Lake County Planning, Building and Development Department. He believes the current site is very attractive with ponds and mature vegetation and there are many better uses for the property. He asked the Village to take an official stance. Mr. Marwick believes warehouse/logistics facilities are an eyesore. The bulk and height will be substantially larger than any other site in Deerfield.

Darcy Marwick suggested Deerfield replace the fireworks display with a drone light show. She pointed out that many different groups are affected by fireworks including pets, veterans and those with certain disabilities. She also stated that other cities have implemented drone light shows, which would help reduce noise and air pollution.

Arnold Footle believes this year's fireworks display was good and very well organized. He believes the parade was not as good as in previous years. Mr. Footle thanked the Village for the festivities over the weekend.

### REPORTS

There were no Reports.

### CONSENT AGENDA

There were no items on the Consent Agenda.

### OLD BUSINESS

ORDINANCE O-23-15 AUTHORIZING AN AMENDMENT TO THE DEERFIELD PARK DISTRICT SPECIAL USE TO PERMIT PHASE 2 RENOVATIONS TO JEWETT PARK LOCATED AT 836 JEWETT PARK DRIVE Mr. Street reported the Park District worked with the neighboring property owner to add additional bushes for buffering and are requesting approval for the Phase 2 renovations. Trustee Metts-Childers is still concerned about the proximity of the children's area and the teen area. She encouraged the Village to pay attention to how families are receiving that and how the areas are being used. She thinks 90% of the plan is beautiful and Jewett Park will continue to be a pillar in the community.

Trustee Benton appreciates the ADA access, which will make it easier for people with health conditions or impairments to enjoy the park. Trustee Oppenheim noted all the plant materials were laid out in the packet. She pointed out that it will be a massive undertaking and extremely beautiful. She believes the additional screening will more than adequately protect the neighbor's privacy. Mayor Shapiro thanked the Park District for a great project. He asked the Park District to keep an eye on the proximity of the playground and teen area.

Mr. Marwick expressed concern about the ADA access and lack of parking for those with disabilities. He is not happy with the zigzag design of the ramp, when there are other access points that are more accessible. Mr. Marwick does not believe many older residents will want to go to a skate park.

Trustee Oppenheim moved to adopt the Ordinance amending the Deerfield Park District special use to permit Phase 2 renovations to Jewett Park. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

ORDINANCE AUTHORIZING AN  
AMENDMENT TO THE TENNAQUA  
SPECIAL USE TO ALLOW CHANGES  
TO THE TENNAQUA MASTER PLAN  
AND RENOVATIONS TO THE  
TENNAQUA CLUB AT 1 TENNAQUA  
LANE

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Mr. Street requested a motion to continue this agenda item until the July 17, 2023, Board of Trustees meeting.

Trustee Benton moved to continue this item until the July 17, 2023, Board of Trustees meeting. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

ORDINANCE O-23-16 AUTHORIZING  
AMENDMENTS TO THE DEERFIELD  
COMPREHENSIVE PLAN TO SECTION  
4-8 AND THE FUTURE LAND USE MAP  
FOR THE AREA SOUTH OF LAKE  
COOK ROAD LOCATED AT 0, 1411,  
1415, 1417, 1419, 1425, 1435 AND 1445  
LAKE COOK ROAD

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Assistant Village Manager Andrew Lichterman reported staff reviewed the proposed changes, including amending the Comprehensive Plan and future land use map, the Zoning Ordinance and the rezoning the property. He stated there is no specific proposal at this time, but the ordinance will set the Zoning district and establish the Zoning regulations.

Trustee Oppenheim noted this area includes the Embassy Suites, but they will not be affected by these changes. Mr. Lichterman confirmed they would be classified as a pre-existing conforming use.

Mr. Marwick expressed concern about the condition of the wooden fences along Lake Cook Road, which are unattractive. He reported that when Lake Cook Road was redone in Wheeling, attractive stone walls were installed. He suggested the County or Village install 10-foot concrete walls to provide the residents better protection. Mr. Marwick believes retail is over-saturated and there are too many health facilities in the area. He suggested the best use would be residential and noted the height could go higher than 75 feet because of the distance to Lake Cook Road.

Trustee Seiden moved to adopt the Ordinance authorizing amendments to the Deerfield Comprehensive Plan to section 4-8 and the future land use map for the area south of Lake Cook Road located at 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road. Trustee Benton seconded the motion.

Trustee Seiden noted the Trustees discussed this at the last meeting. Mr. Street added the Plan Commission had discussed this at length as well.

The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

<p><b>ORDINANCE O-23-17 AUTHORIZING AMENDMENTS TO THE DEERFIELD COMPREHENSIVE PLAN TO CREATE A NEW ENTERTAINMENT AND LIMITED RETAIL BUSINESS ZONING DISTRICT SOUTH OF LAKE COOK ROAD LOCATED AT 0, 1411, 1415, 1417, 1419, 1425, 1435 AND 1445 LAKE COOK ROAD</b></p> <hr/>	<p>An Ordinance authorizing amendments to the Deerfield Comprehensive Plan to create a new entertainment and limited retail business Zoning District south of Lake Cook Road.</p>
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Trustee Oppenheim moved to adopt the Ordinance authorizing amendments to the Deerfield Comprehensive Plan to create a new entertainment and limited retail business Zoning District south of Lake Cook Road located at 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

<p><b>ORDINANCE O-23-18 AUTHORIZING THE REZONING OF THE PROPERTIES LOCATED AT 0, 1411, 1415, 1417, 1419, 1425, 1435, AND 1445 LAKE COOK ROAD FROM I-1 OFFICE RESEARCH RESTRICTED INDUSTRIAL ZONING DISTRICT TO C-4 ENTERTAINMENT AND LIMITED RETAIL BUSINESS ZONING DISTRICT</b></p> <hr/>	<p>An Ordinance authorizing the rezoning of the properties located at 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road from I-1 office and research restricted industrial Zoning District to the C-4 entertainment and limited retail business Zoning District.</p>
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Trustee Oppenheim moved to adopt the Ordinance authorizing the rezoning of the properties located at 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road from an I-1 office research restricted industrial Zoning District to C-4 entertainment and limited retail business Zoning District. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

NEW BUSINESS

RESOLUTION R-23-32 APPROVING AN AGREEMENT FOR POLICE PEER SUPPORT AND MENTAL HEALTH NETWORK PARTICIPATION WITH VELAN SOLUTIONS, LLC Deputy Chief Budny reported the Police Department is seeking Board approval for police peer support and mental health network participation. Mr. Budny stated the Department has developed a comprehensive wellness plan designed to promote physical health, mental health, financial and emotional health. One of the key components is the mental health support. Mr. Budny noted the officer wellbeing program is designed to help officers both personally and professionally. Joining this peer support network is the next step for the overall wellbeing of our officers. Mr. Budny reported this program provides critical support so officers and staff are in a comfortable position to do their jobs. Mr. Budny noted the annual fee is based on the number of employees and will not exceed \$1,680 annually.

Trustee Oppenheim moved to adopt the Resolution approving an agreement for police peer support and mental health network participation with Velan Solutions, LLC, in an amount not to exceed \$1,680. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)  
NAYS: None (0)

RESOLUTION R-23-33 AUTHORIZING DOCUMENT SCANNING SERVICES Mr. Lichterman reported that on December 24, 2022, the Community Development file room was flooded. Mr. Lichterman reported staff is suggesting digitizing the documents, both damaged and undamaged. He noted staff recommends moving forward with Microsystems, Inc., in an amount not to exceed \$34,735. Trustee Oppenheim asked whether all documents would be digitized in the future. Mr. Lichterman reported every year the Village digitizes about \$10,000 worth of documents. He noted this document scanning represents the remainder of this year's document digitization.

Trustee Benton moved to approve a Resolution authorizing document scanning services. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)  
NAYS: None (0)

RESOLUTION R-23-34 APPROVING A TERMINATION AND RELEASE OF A RESTRICTIVE COVENANT FOR THE PROPERTIES LOCATED AT 828, 830, 832 AND 834 NORTHWOODS COURT Mr. Lichterman noted the subdivision is comprised of four properties with a front yard setback of 70 feet. He reported the homeowners have signed off to vacate the 70-foot front yard setback. Mr. Lichterman stated this Resolution would re-

IN DEERFIELD, ILLINOIS establish the front yard setback of 35 feet, which is the underlying R-1 single family setback.

Trustee Berg questioned whether all the properties are in conformance of the new setback. Mr. Lichterman reported most of the homes are setback further than 70 feet.

Trustee Jacoby moved to approve the Resolution approving a termination and release of a restrictive covenant for the properties located at 828, 830, 832 and 834 Northwoods Court. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

### DISCUSSION

#### DEERFIELD FAMILY DAYS

Mayor Shapiro noted the Village had a lot of discussions regarding whether the Family Days celebration should go on this year. Mayor Shapiro noted the police department and public works staff did a tremendous job. He stated that he is appreciative the Board's decision to move forward and that it was a great event. Mayor Shapiro thanked the sponsors, commission volunteers and staff. Trustee Benton noted Jeff Marks performed his responsibility to the Village despite a family tragedy.

#### ADJOURNMENT

There being no further business or discussion, Trustee Berg moved to adjourn the meeting. Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:17 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, July 17, 2023, at 7:30 p.m.

APPROVED:

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Mayor

ATTEST:

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Village Clerk