

August 15, 2011

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Rosenthal in the Council Chambers of the Village Hall on August 15, 2011 at 7:37 p.m. The Clerk called the roll and announced that the following were:

Present: Harriet Rosenthal, Mayor
Robert Benton
Thomas Jester
Mary Oppenheim
William Seiden
Barbara Struthers

Absent was: Alan Farkas

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

PLEDGE OF ALLEGIANCE

Officer Chris Fry and his family led those in attendance in reciting the Pledge of Allegiance.

MINUTES OF PREVIOUS MEETING

Trustee Oppenheim made a motion to approve the minutes from the August 1, 2011 Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed unanimously as amended.

BILLS & PAYROLL

Trustee Seiden made a motion to approve the Bills and Payroll dated August 15, 2011. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

TREASURER'S REPORT

Finance Director, Bob Fialkowski presented highlights from the Treasurer's Report representing the first quarter of the year. The April sales tax was up, but that still does not take the Lake Cook Road construction into account. Hotel tax grew as well indicating that business travel has picked up. The expenditures were a little abnormal this month since there were three pay periods and there was a lot of overtime due to the storms. The auditors are on-site and Mr. Fialkowski does not foresee any problems. Trustee Struthers asked if the recent power outages had an effect on the electric utility tax. Mr. Fialkowski explained the lower usage would not be known until a later date. He noted the number of hot days resulted in an increase of electricity usage. Trustee Seiden noted that the sales tax is up over the past three months.

MANPOWER APPOINTMENTS

Mayor Rosenthal nominated John Heuberger as ex-officio member of the Board of Police

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Commissioners and Jennifer Davis to Manpower Commission. Trustee Seiden made a motion to approve the appointments. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

SWEARING IN OF SERGEANT CHRIS FRY Chief Sliozis stated that Officer Fry holds a B.S. degree from Winona University. He started at the Deerfield Police Department in 1997. He has served as an evidence technician at the Lake County Major Crimes Task Force. He has received numerous honorable mentions and a commendation from the department.

Mr. Street administered the oath of office to Sergeant Fry.

Mayor Rosenthal, the Board of Trustees and the audience applauded Sergeant Fry and wished him well in his new position.

PUBLIC COMMENT David Jordan, 1020 Hazel, stated there is an abandoned house at 1128 Hazel. The weeds are growing high. He stopped by the house one day and saw a man conducting an appraisal. There are fungi growing inside the house and he felt the house should be demolished. Mr. Jordan hopes that the Village can do something to expedite the condemnation of the house. Mayor Rosenthal stated the Village has pursued demolition on several houses. Mr. Coblentz has a list of properties that he is working on with staff and they will investigate the possibility of adding this to their list of nuisance properties. Mayor Rosenthal thanked Mr. Jordan for bringing this to the Board's attention.

REPORTS

REPORT AND RECOMMENDATION OF THE BOARD OF ZONING APPEALS RE: REQUEST FOR RELIEF FROM ARTICLE 2.02-3, PARAGRAPH 1 (ESTABLISHED SETBACKS) OF THE DEERFIELD ZONING ORDINANCE SULLIVAN, 711 DIMMEYDALE DRIVE The Board of Zoning Appeals held a Public Hearing on June 21, 2011 to consider the request from the Sullivans, 711 Dimmeydale Drive, for relief from article 2.02-3 paragraph 1 of the Deerfield Zoning Ordinance. Mr. Street reported they propose the construction of two columns over the front entry to support the roof with a 31.5 foot front yard set back in lieu of the 35 foot required setback. The Board of Zoning Appeals voted 5-0 in favor of sending a favorable recommendation to the Board. Trustee Jester made a motion to accept the report and recommendation. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE:
REQUEST FOR APPROVAL OF A ONE-
ON-ONE LEARNING AND TUTORING
CENTER (LINDAMOOD-BELL)

The Plan Commission held a Public Hearing on July 28, 2011 to consider the request for a one-on-one learning and tutoring center for Lindamood-Bell on the second floor in Deerfield Square. The Plan Commission voted 6-0 in favor of sending a positive recommendation to the Board.

REPORT AND RECOMMENDATION
OF THE VILLAGE CENTER
DEVELOPMENT COMMISSION RE:
REQUEST FOR APPROVAL OF A ONE-
ON-ONE LEARNING AND TUTORING
CENTER (LINDAMOOD-BELL)

The Village Center Development Commission held a workshop meeting on August 3, 2011 to consider the request for a one-on-one learning and tutoring center for Lindamood-Bell in Deerfield Square. The Village Center Development Commission voted 5-0 in favor of sending a positive recommendation to the Board.

Trustee Seiden made a motion to accept the reports and recommendations of the Plan Commission and Village Center Development Commission. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)
NAYS: None (0)

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE
REQUEST FOR AN AMENDMENT TO
A SPECIAL USE FOR THE DEERFIELD
PUBLIC LIBRARY RENOVATIONS

The Plan Commission held a Public Hearing to consider a request for an amendment to a Special Use for the Deerfield Public Library renovations. The modifications include a four foot high fence in lieu of a seven foot high fence and elimination of the screening at Jewett Park. The Plan Commission voted 6-0 in favor of the recommendation. They requested the Board consider a shared parking agreement between the Village, the Library, the Park District and the Presbyterian Church.

REPORT AND RECOMMENDATION
OF THE VILLAGE CENTER
DEVELOPMENT COMMISSION RE
REQUEST FOR AN AMENDMENT TO
A SPECIAL USE FOR THE DEERFIELD
PUBLIC LIBRARY RENOVATIONS

The Village Center Development Commission held a workshop meeting on August 3, 2011 to consider the request for an amendment to a Special Use for the Deerfield Public Library renovations. The Village Center Development Commission voted 5-0 in favor of sending a favorable recommendation to the Board. In response to an inquiry from Trustee

Seiden, Mr. Street noted the Appearance Review Commission also considered the petition and made favorable comments.

Ken Abosh, Library Board President, stated they need to overcome the limitations of a 40-year-old facility while living up to the expectations of the community. The Library has held two public open houses and attended two Farmer's Markets and has received favorable comments from the community.

Brian Meade, Project Architect from PSA Dewberry, Design Director, presented highlights from the site analysis and the proposed site plan. He noted the Waukegan Road curb cut will shift to the north causing a counter clockwise traffic loop. This will improve the pedestrian movement through the site. The proposed new addition is about 3250 square feet on the east, 7500 square feet on the west addition and 1170 square foot penthouse addition. They have two, new sunken light courts which bring natural daylight into the facility.

Mr. Meade presented the improvements to the landscaping, including matching the Village streetscape, screening and brick pavers along Waukegan Road. They will have low plantings, which will not require irrigation and will accommodate snow plowing. The tree demolition plan shows the four largest trees are equal to 74" caliber. They will mitigate those trees on a 1:1 basis.

Mr. Meade showed two different lighting proposals. He noted that some of the light will leak northward on the first proposal. The alternative plan more equally distributes the light and has a .2' candle. The alternative proposal meets Village requirements and is being requested.

Ben Ehring, Civil Engineer, noted the site design was determined based on the site constraints. It was graded to meet all ADA compliance issues. The utilities will be reused as much as possible and the storm sewers will be extended so they will not interfere with pedestrians. Vehicles, including fire and delivery trucks, will be able to maneuver properly throughout the site.

Tim Doron, Traffic Engineer with Gewalt Hamilton, believes the new traffic circulation will be safer for pedestrians and drop-offs. The drive aisle widths conform to standards and are approved by the fire department.

The parking lot currently has 77 parking spaces on site, including 2 ADA spaces. The proposed site plan has 65 parking spaces. The new parking plan meets code, which requires 51 spaces. Mr. Doron's studies found that during peak demand, the parking campus was 75% occupied during the week and 88% occupied on Saturday. Mr. Doron recommended removing the employee parking offsite, which will help with the parking. Trustee Struthers asked whether there would be enough parking when the Pavilion is being used. Trustee Oppenheim noted there is also parking along Park Avenue. She noted the mix of uses will work together well. Mayor Rosenthal cautioned the Board on using the largest event as the benchmark for required parking spaces. Trustee Struthers suggested looking at making angled parking on Park Avenue in the future.

Trustee Jester asked if the Park District drop off cue would have an effect on the library. Mr. Doron noted the Park District parking moves along nicely and was not an issue at 9:00 AM when the library opens.

Trustee Seiden asked if the number of required parking spaces was increased based on the new square footage of the library. Mr. Doron noted that the estimation was extrapolated based on the additional square footage and in his opinion the estimation is conservatively high.

Trustee Jester asked about the concept of the shared parking agreement and noted currently, there is no agreement and it works. He questioned why an agreement would be necessary. Trustee Jester asked why the Library staff rather than the Park District or Village staff has to park at the Hazel lot. Trustee Benton noted the Hazel parking lot is closest to library. Ch. Swartz explained the Plan Commission recognizes the unwritten agreement has been working for years, but knows there will be some cross over. He stated the Plan Commission still recommends approval if the written parking agreement was omitted.

Mr. Meade showed proposed floor plans. The first floor will be primarily the children's department, teen areas, media/AV and staff functions. The lower level will accommodate the meeting rooms, administration, adult collections, computer labs and study rooms. The penthouse will house the mechanicals and condenser units.

Mr. Meade discussed the proposed materials and color schemes. Some of the materials will be reused, but they will be adding contemporary materials and colors to the existing materials. The existing entrance canopy will be reduced and the new entrance will be featured.

Trustee Oppenheim questioned the use of River Birch trees, as they are difficult to grow in the parking island environment. She urged the petitioner to use another species. Along the northern boundary, Trustee Oppenheim noted there would be a 2' wide band between the new wood fence and the existing fence. Trustee Oppenheim suggested using mulch. Mr. Meade noted they propose using bark mulch in that area.

Trustee Oppenheim believes the proposed changes are modern, stylish and inviting.

Mr. Abosh noted this has been a true, team effort. They are very excited about the project and appreciate the enthusiasm and support of the Village.

Trustee Struthers believes the Library has done a commendable job in getting input from the residents.

Trustee Oppenheim made a motion to accept the reports and recommendations of the Plan Commission and Village Center Development Commission. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

CONSENT AGENDA

ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE
VILLAGE OF DEERFIELD TO
ESTABLISH A MAXIMUM

An Ordinance amending the Zoning Ordinance of the Village of Deerfield to establish a maximum allowable size for a business wall sign in the commercial zoning districts. Second Reading.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

REQUEST FOR EXTENSION OF TIME
ALLOWED FOR TEMPORARY
STOREFRONT SIGNAGE

Mr. Street reported that the Board previously had approved a six-month extension for temporary signs. The approval will expire on September 1, 2011. The petitioner, Honquest Furniture is

requesting another six month extension.

Lori Stengren from Honquest Furniture referred to a letter written by Jim Devine, her landlord. She stated that the satellite store in Cadwell's Corners has not seen the consistent sales or growth they need to see. As a result, they are not prepared to put up a permanent sign because they do not know if it is a permanent venture. Trustee Struthers asked if they have considered extending their hours. She noted that when they came before the Board last time, they were told the temporary sign would not be extended again. Ms. Stengren explained they are open during the best operating hours for a furniture store.

Mayor Rosenthal asked if the banner sign has been removed. Ms. Stengren explained they need the sign for visibility because they are at a disadvantage because they are blocked by the tire store and gas station.

Trustee Struthers believes the temporary sign suggests the store is temporary. It could devalue their stock. Mayor Rosenthal added that it could prevent people from coming into the store. Ms. Stengren explained they have good traffic in the store but have not closed sales at a high enough rate. They are continuing to test the waters at this satellite location.

Trustee Benton stated that Honquest is a good store but he is upset about the continued use of temporary signage. Last time they said they would only need the extension one time. Trustee Benton is willing to support the store through Christmas but stated it would be the last extension. Trustee Jester asked if they would consider the extension through January 1, 2012. Ms. Stengren stated their major sale period goes through mid-January. They would be able to make a decision on whether the satellite location is worth sustaining through 2012 at that point. The Trustees want the business to remain in Deerfield, but do not like continuing the temporary sign.

Trustee Oppenheim stated that if the Board grants the extension, it would be the last time. She does not believe a permanent sign is that large of an investment and expressed concern about setting a precedent. Ms. Stengren noted that Overstock Furniture has a similar sign. Village

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Planner, Jean Spagnoli noted that each Planned Unit Development have their own particular sign criteria and Overstock is in the Village Center Zoning District.

Trustee Benton made a motion to extend the temporary sign for Honquest Furniture for 180 days. Trustee Oppenheim seconded the motion.

Trustee Seiden expressed concern because the store should have an idea on how they are doing. Ms. Stengren stated 192 people came through the store last weekend. She elaborated by noting that walking traffic is one thing; actual sales are another. Trustee Seiden asked how this compares to the Barrington location. Ms. Stengren explained the closing ratio is lower at this store than at the Barrington location.

The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

AGREEMENT BETWEEN THE COUNTY OF LAKE AND THE VILLAGE OF DEERFIELD FOR THE SHARING OF COMPUTER-AIDED DISPATCH AND VIDEO FROM VARIOUS COUNTY HIGHWAYS, STATE ROADS AND TOLL ROADS IN AND ABOUT LAKE COUNTY, IL

Chief Sliozis stated they are seeking an agreement between the Village and Lake County for the Village to supply traffic information to assist the County in their monitoring of traffic and to get information to the public. There would not be a cost to the Village; the information would automatically be pulled from the system. The Police Department staff would not be required to do anything. Chief Sliozis noted that Vernon Hills and

Highland Park have been doing this successfully for awhile. The only cost would be the electric cost to run the system.

Trustee Benton asked how Lake Cook Road would be affected. Chief Sliozis stated hat Lake Cook and Sanders may have cameras but he does not know their long-term plans as they are under Cook County Highway Department jurisdiction.

Trustee Benton made a motion to authorize the agreement between Lake County and the Village of Deerfield for the sharing of computer-aided dispatch and video from various county highways, state roads and toll roads in and about Lake County, Illinois. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

AUTHORIZATION TO REPLACE TWO BANNER POLES

Trustee Oppenheim made a motion to authorize the replacement of two banner poles. Trustee Seiden seconded the motion. The motion passed by the

following vote:

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AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

AUTHORIZATION TO APPROVE
DESIGN CONTRACT FOR
PEDESTRIAN PATH CONNECTING
THE LIBRARY, VILLAGE HALL AND
JEWETT PARK COMMUNITY CENTER

Mr. Street explained this if for consideration of a sidewalk connecting to the west end of the library. He would like to ask Rosborough Partners to analyze and ensure the design is correct. They intend to get foot traffic out of the parking lot.

Trustee Jester is not in favor of this because of the need for a northwest quadrant plan. He is not convinced this path would be consistent with a plan. There have been a number of designs brought forth and he would like to see some design elements followed. This would be a substantial effort. He would not be in favor of this plan and would not want to make any substantial expenditure on the northwest quadrant until they have a plan. Although it would be an improvement, he does not see it as consistent with the high level of thinking that went into the Village Green and parking lot and would rather spend money on a comprehensive design for the quadrant.

Mayor Rosenthal suggested the Village budget for a study next year. The Village can draw from the information gathered from past attempts. She suggested putting together a task force, chaired by Trustee Jester, consisting of representatives from all the stakeholders including the commercial, the Park District, the Presbyterian Church, the Library and the Village.

Trustee Oppenheim stated there needs to be internal pedestrian access from the northern part of the quadrant to the south. She believes it would be appropriate if all entities share in the cost and the planning.

Trustee Seiden would not want to postpone the path because of the length of time it takes for a task force to make a recommendation. He is pointed to the functioning of the Lindemann parking lot, as it is not doing what it is supposed to because there are still trucks stopping on Waukegan Road. Mr. Street noted that food trucks are not parking on Waukegan Road anymore. Trustee Oppenheim believes it is partially an enforcement issue.

Trustee Seiden suggested authorizing the design contract but holding off until February. Mayor Rosenthal explained that staff should put together a proposal and go to the other stakeholders. She suggested removing it from the agenda and bringing it back if or when it is needed. Trustee Oppenheim believes that spending money to put something on someone else's property is very risky. Mr. Abosh asked if this would have implication on the library pursuing a path to the Hazel parking lot. Trustee Oppenheim explained that it would not and the library should go ahead with that sidewalk.

Trustee Seiden questioned areas the task force would work with, as there are not a lot of accessible places. Trustee Jester explained that there have been substantial efforts around the Lindemann lot design. The design concepts were excellent and the task force should develop a plan for that lot. Trustee Oppenheim noted that a number of major properties and structures have already been updated. She hopes the planning would not take a lot of time. Mayor Rosenthal

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added that because many of the major portions have been updated already, she believes the Village now has a better snapshot of what the quadrant will be in the future.

Trustee Oppenheim made a motion to establish a unifying task force for the northwest quadrant. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

DISCUSSION

TRUSTEE IN THE TOWN

noon for Trustee in the Town.

Trustee Benton and Trustee Farkas will be at the Farmer's Market on August 20, 2011 from 9 to

NEXT MEETING

Tuesday, September 6, 2011. There will also be a Committee of the Whole meeting on August 29, 2011.

Mr. Street reminded residents that the next regular Board of Trustees meeting would be held on

ADJOURNMENT

meeting. Trustee Oppenheim seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:16 pm.

There being no further business or discussion, Trustee Farkas made a motion to adjourn the

APPROVED:

Mayor

ATTEST:

Village Clerk