

June 7, 2010

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 Monday June 7, 2010 at 7:35 p.m. The Clerk called the roll and announced that the following were:

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

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

PLEDGE OF ALLEGIANCE

Joan Reed from the Deerfield Farmer's Market and Allie McGuire, Deerfield High School junior, led those in attendance in reciting the Pledge of Allegiance.

Ms. Reed announced that Ms. McGuire is the winner of the Farmer's Market poster contest. She thanked the Deerfield High School for supporting the contest, stating it has become part of the Art Department's curriculum. Ms. Reed believes Ms. McGuire's poster strongly represents what the Farmer's Market is about.

PRESENTATION

Ms. Reed presented a framed Farmer's Market poster to Mayor Rosenthal. She informed residents that Ms. McGuire would be at the Farmer's Market on June 19 to sign posters, which will be sold to support the Deerfield Emergency Fund.

Ms. McGuire stated that she had tried to create a poster that represented both summer and food. She added she wants to go into graphic design.

Ms. Reed noted the first Farmer's Market will be on June 19 and will continue for 18 weeks, until October 18th. She mentioned they have several new vendors this year.

PRESENTATION

Mayor Rosenthal reported that the Bernard Forrest Public Service award allows the Mayor to recognize a resident for service to the community that is exceptional. This year, she is honored to present the award to Mr. Jack Frigo. Mayor Rosenthal stated that Mr. Frigo has been a Deerfield resident since 1986 and has frequently volunteered his time and skills to the Village over the past 25 years. She named a number of his achievements within the Village, calling Mr. Frigo "a one-man task force". Mr. Frigo has consistently advised and assisted the Village concerning commercial development and that he always has the best interests of the Village at heart.

Former mayor Bernard Forrest, former village manager Bob Franz and Kent Street joined Mayor Rosenthal in presenting the award to Mr. Frigo.

The Board and audience joined in expressing appreciation for Mr. Frigo's contributions to the Village.

MINUTES OF PREVIOUS MEETING Trustee Seiden made a motion to approve the minutes from the May 17, 2010 Board of Trustees meeting. Trustee Farkas seconded the motion. The motion passed unanimously.

BILLS AND PAYROLL Trustee Oppenheim made a motion to approve the Bills and Payroll dated June 7, 2010. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

PUBLIC COMMENT Oscar Adler, 59 Eastman, announced this month's Adler's Alley, on which Trustee Struthers and George Balis of Clark Environmental Services will discuss mosquito abatement. The program will be featured on Comcast channel 10 on Tuesdays at 8:00 and Thursdays at 6:30 on channel 19.

Mr. Adler invited interested parties to attend a Job Seekers' Workshop on Saturday, June 12th at Village Hall. The workshop, which is endorsed by the Village, features a session on resume preparation at 9:00 and a job interviewing skills workshop from 10 – noon. The program is presented free of charge, but reservations are requested.

Gil Antokal, 1137 Country Lane, thanked those residents who donated blood yesterday. He encouraged everyone to make blood donation part of their regular scheduled activities. Mr. Antokal noted the next Deerfield community blood drive will take place on September 12th.

Mr. Antokal noted that the Village's Memorial Day activities were very nice. He thanked the veterans who have served our country and community and who graciously permitted the Community Relations Commission to present the Outstanding Student Award to Alison Montgomery and Rena Forrester as part of the Memorial Day observance.

REPORTS

REPORT AND RECOMMENDATION OF THE BOARD OF ZONING APPEALS RE AN AVERAGE SETBACK VARIATION FOR 638 CAROLINE CT. Mr. Street stated the Board of Zoning Appeals held a Public Hearing on May 4, 2010 to consider the request of Lori and Richard Gunther, 638 Caroline Court, who requested a variation for a 38.15 foot front yard instead of a 40 foot front yard. The Board of Zoning Appeals voted 6-0 in favor of the variation.

Trustee Jester made a motion to accept the report and recommendation of the BZA and to direct preparation of an ordinance. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE
REQUEST FOR PRELIMINARY AND
FINAL DEVELOPMENT PLAN
APPROVAL OF A CHILDCARE
CENTER FOR TAKEDA EMPLOYEES

Mr. Street reported that the Plan Commission held a Prefiling Conference on March 11, 2010 and a Public Hearing on May 6, 2010 to consider a request for preliminary and final development plan approval for a childcare center for Takeda employees. The Plan Commission voted 6-0 in favor of the request.

Trustee Jester made a motion to accept the report and recommendation of the Plan Commission and to direct preparation of an ordinance. Trustee Farkas seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE
REQUEST FOR AN AMENDMENT TO
A SPECIAL USE TO PERMIT
REMOVALS TO WOODLAND
PARK, THE REZONING OF
PROPERTIES AT 1313 WILMOT ROAD
AND THE REAR PORTION OF 1331
WILMOT ROAD FROM R-1 SINGLE
FAMILY RESIDENCE DISTRICT TO P-1
PUBLIC LANDS DISTRICT AND A
VACATION OF A PORTION OF
CRABTREE LANE IN WOODLAND
PARK (DEERFIELD PARK DISTRICT)

Mr. Street stated the Plan Commission held a Prefiling Conference on February 25, 2010 and a Public Hearing on May 6, 2010 to consider the proposal. The Plan Commission voted 5-0 in favor of sending a positive recommendation to the Board. Neighbors of the site have conveyed issues and concerns about traffic safety along Crabtree Lane to the Mayor and Board of Trustees.

Linda Gryziecki, Director of the Deerfield Park District, explained the Park District conducted a community attitude and interest survey in the past. The results showed residents wanted a fitness facility. That need has been fulfilled with the Sachs Center. Therefore, the Park District would like to tear down Woodland Park School and create green space. They are requesting the two recently purchased parcels, including the front and rear lot portions of 1331 Wilmot on the north and 1313 Wilmot on the south, be rezoned. They are also asking for a vacation of much of Crabtree Lane, and utility easements.

Ms. Gryziecki explained the Plan Commission requested that the School Street entrance be realigned and the landscape plan revised. They also requested that the Park District use

evergreens as a buffer, so the Park District added 62 evergreen trees. Ms. Gryziecki noted the Park District is prepared to meet with concerned residents about the lighting and landscaping.

Ms. Gryziecki noted there have been a number of public meetings since 2004. In May, the Park District held an on site meeting and received input from neighbors, who brought up the possibility of relocating the baseball diamonds on the south. The Park District wants to keep the diamonds where they are because of grading issues, the additional cost of approximately \$100,000, and because soccer play (in the outfields) would be closer to homes.

Ms. Gryziecki stated the Park District did not perform a vehicle count since the season had not yet started in February, but she recently counted vehicles on School Street and Crabtree Lane, and the number of vehicles did not exceed the number of spaces in the proposed parking lot.

Ms. Gryziecki reported that since the Plan Commission meetings, they have been asked to eliminate the cul de sac on Crabtree. She believes that would create a problem for the park because vehicles would do three-point turns or pull into driveways instead of utilizing the turn around. Ms. Gryziecki explained the cul de sac creates accessibility for the disabled. The Park District would work with the Village to implement a sidewalk leading into the park, if desired.

Mr. Peter Dyke, President, Thompson, Dyke & Associates, has reviewed the site plan and proposes tearing down the school and adding amenities to the park. The parking lot access would be aligned across Wilmot Road, per the Plan Commission recommendation. Because of this alignment, they will lose a few trees. They will, however, restore the oak area with native plantings which will add color throughout three seasons.

Trustee Struthers noted the decomposed granite at Caruso gets muddy. She asked if these paths would be appropriate for all weather. Mr. Dyke explained they require maintenance but would be appropriate.

Trustee Farkas questioned why the entire parking lot would not be made permeable. Mr. Dyke explained that doing so would substantially add to the project cost.

Trustee Struthers asked about the parking space dimensions. Mr. Dyke responded the spaces would be 9 feet by 18 feet with a 24 foot aisle. Trustee Struthers noted she would not want another difficult parking lot located in the Village.

Trustee Oppenheim asked about the land banked parking spaces on the north side, making note of the existing trees. Mr. Dyke responded they removed two trees from the landscaping plan after the Plan Commission meeting.

Trustee Oppenheim noted the neighbor to the south of the park, at 1313 Wilmot, expressed concern about the parking lot screening along their property. She also noted there is a fence along the east border, at the rear of the residence property. Trustee Oppenheim suggested the possibility of running a fence along the parking lot in lieu of the landscaped screen. Mr. Dyke explained the fence to the north is there because of a swimming pool. He noted they switched

the screening to evergreen bushes in response to the Plan Commission recommendation. Ms. Gryziecki explained the Park District, historically, prefers landscaping to fencing. Mr. Dyke explained the issue is with lights in the facility. There will be small building lights and one parking lot light. The neighbor is referring to vehicular lights. The Park District will close down park operation at dusk, so they do not believe there will be a problem.

Trustee Farkas asked about the walking path on the north end of Crabtree Lane. Ms. Gryziecki explained it would remain wide enough for park maintenance and emergency vehicles. The Park District is not proposing to change that access.

Trustee Struthers explained the neighbors have expressed concern about the Crabtree turn around and asked if it is necessary. Ms. Gryziecki noted the turn around provides disabled and general access to the park from the south, and they prefer having multiple access points. Ms. Gryziecki noted a dead end would create more problems. Mayor Rosenthal noted the Village has dealt with Crabtree since 2003. It is a narrow street. She believes the problem is not the parking, but rather, the volume of traffic. Mayor Rosenthal stated it is very convenient to pull in quickly, drop kids off and come out again. Mayor Rosenthal spoke with Chief Sliozis, who stated if the turn is eliminated, sidewalks leading to Greenwood would be needed. She believes this is a land use issue, and the Village needs to look at safety. Ms. Gryziecki stated the Park District has been sensitive and has tried to work with the neighbors. They want to address safety concerns, but they also want access to the park. Trustee Benton noted that people were parking on Crabtree and School Street in the past. The growth of the parking lot will ease that issue. Chief Sliozis reported that current issues include road width and the turn around. Parking is not the issue; rather, it stems from the number of cars coming in and out. He believes it is a fine balance with the turnaround. If the turn around were eliminated, it would create another set of circumstances. Chief Sliozis explained a lot of monitoring would be necessary, and the behavior would be okay as long as police were present. He believes homeowners' concerns would increase if the turn around were eliminated.

Lori Swift, 1223 Crabtree Lane, thanked the Village for their responsiveness to the neighbors' concerns. She also appreciates the Park District's efforts in addressing concerns. Ms. Swift realizes there are benefits to living near the park and wants to have it accessible to all of Deerfield. She summarized the neighbors' concerns, which are the high volume of traffic, the narrow street, and vehicles making three-point turns that endanger others. She noted the recent posting of no parking signs on both sides of Crabtree Lane near the homes. This will help the issue as well.

Albert Lindstrom, 1305 Wilmot (which borders 1313 Wilmot) is concerned about how much rainfall the permeable parking area will handle. After a 3 – 4 inch rain, his property will flood. He asked to see new construction drawings with elevations in order to see how his property would be affected. He has 11 arbor vitae trees that are not shown on the landscaping plan. They are planted on the property line and he wants them saved. Ms. Gryziecki explained the reason that the arbor vitae trees do not show up on the plan is because they are on private property. Ms. Gryziecki noted the Park District does not have construction drawings yet, but they would review them with Mr. Lindstrom when they are available. Mr. Dyke explained the excess storm

water would go to the storm drains, not onto other properties. Trustee Oppenheim added that the permeable pavers may help some of the problem as well.

Trustee Benton made a motion to accept the report and recommendation of the Plan Commission regarding Woodland Park. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE
REQUEST FOR A SPECIAL USE TO
PERMIT THE ESTABLISHMENT OF A
REAL ESTATE OFFICE FOR KOENIG
& STREY AT 656 DEERFIELD ROAD

Mr. Street stated the Plan Commission held a pre-filing conference on February 25, 2010 and a Public Hearing on May 13, 2010 to consider the request for a Special Use to permit the establishment of a real estate office for Koenig & Strey at 656 Deerfield Road. The Plan Commission voted 5-0 in favor of recommending approval.

REPORT AND RECOMMENDATION
OF THE VILLAGE CENTER
DEVELOPMENT COMMISSION RE
REQUEST FOR A SPECIAL USE TO
PERMIT THE ESTABLISHMENT OF A
REAL ESTATE OFFICE FOR KOENIG
& STREY AT 656 DEERFIELD ROAD

The Village Center Development Commission held a workshop meeting to consider the request for a Special Use to permit the establishment of a real estate office for Koenig & Strey at 656 Deerfield Road. The VCDC voted 7-0 in favor of recommending approval, with the following

conditions: no mortgage company or title company, no regional meetings of real estate agents, no closings to occur on the premises, and no parking for Koenig & Strey agents allowed in the front parking lot. The VCDC also recommends that the Village Board consider an annual fee to compensate the Village for lost sales tax.

Mayor Rosenthal asked Mr. Coblenz for guidance regarding a fee in lieu of sales tax. Mr. Coblenz responded that requiring compensation/revenue as a zoning consideration is not within the purview of the usual land-use process. He noted that Special Use criteria, according to the C-1 District, allow for real estate offices. The Board can consider the effect on the retail component and whether it would have a detrimental effect, but to require that a fee in lieu of sales tax and revenues be included would not be appropriate.

Michael Day, Chief Financial Officer, Koenig & Strey and Brian Rieger, Koenig & Strey commercial real estate broker, were present. Trustee Oppenheim asked how parking restrictions would be enforced. Mr. Day explained that agents and employees will be required to park in the rear of the building. Clients would be able to park in the rear or the front of the building. Mr. Day stated they do not anticipate a large number of clients at one time.

Trustee Benton questioned how many agents would be allowed at one time. Mr. Day explained the facility would largely be used for appointments. They are planning to have six work stations

available, but they would be unassigned. This facility would be used as a stop-in office and would have one agent on site from 9:00 – 5:00 weekdays and from 9:00 – 3:00 on weekends.

Trustee Struthers made a motion to amend the Plan Commission recommendation to include the stipulations made by the VCDC, with the exception of the fee. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

Trustee Benton made a motion to accept the report and recommendation of the Village Center Development Commission without the fee. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

Trustee Jester made a motion to accept the amended report and recommendation of the Plan Commission. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

**REPORT AND RECOMMENDATION
OF THE PUBLIC WORKS AND
ENGINEERING DEPARTMENT RE
REQUEST FOR APPROVAL OF
MAINTENANCE OF THE VILLAGE
OWNED PARKING LOTS ALONG
DEERFIELD ROAD**

Mr. Street explained that at the conclusion of the last Board of Trustees meeting, Trustee Struthers requested that staff work with the VCDC to come up with an improvement plan for the Village owned parking lot on Deerfield Road. Staff developed a proposed concept plan that balances interests and provides maintenance at a modest cost to the Village. The proposal tries to accomplish improved

aesthetics, efficiency, restriped parking spaces that meet code, additional landscaping, improved truck loading and unloading, accessibility, improved safety for the church and day care, additional disabled and bicycle parking areas, and retains lighting systems without adding curb cuts. Mr. Street hopes this would be a short-term plan, for only one to three years.

Trustee Benton believes this is a wonderful start. He suggested closing off the curb cut on Waukegan Road with planters or bollards to create a temporary block. This would ensure that truck traffic enters on Robert York Road instead of Waukegan Road. Mr. Street explained that would require discussions with the property owner and may be a longer-term goal, as part of a comprehensive improvement plan. Trustee Benton suggested removing the wrought iron fence between Kevin's Place and the tailor because it does not permit an emergency exit from the restaurant. Mr. Street explained that the fence was installed by the property owner.

Ray Craig from the First Presbyterian Church stated that he endorses the plan. He was concerned about the one-way traffic in front of the nursery school, but that has been accomplished. He would not want trucks going past the nursery school. Trustee Struthers suggested moving some of the handicapped spaces to the north, because that is more accessible to the church. Mr. Craig would like to see one handicapped space on the southeast end of the property moved to the north. He noted there is one space on church property that is not marked but could also be used as a handicapped space.

Larry Dondanville, 717 Westgate Road, stated that he is a retired traffic engineer. He is disappointed the area is not really being fixed up. He expressed concern about getting the trucks off Waukegan Road and believes all the aisles should be one-way. He recommends adding angled parking to control the aisle flow. Mr. Dondanville explained the current plan has trucks entering in the narrowest bay. He believes the parking should be moved by five feet, which could be achieved by removing the five parallel parking spaces, to create a flow that gives trucks better access. He believes the pedestrian access should be by the guard rail to the east. He believes the only way to attract trucks is to provide a parking lot that would adequately work for them. He believes the plan should be revisited to come up with an alternative that would act as a traffic circulation test for future development.

Trustee Jester noted that a substantial change in the number of parking spaces would create an issue. Mr. Street noted that a substantial change in the number of parking spaces would require a Special Use hearing process. Mr. Dondanville explained he is willing to work with staff. Trustee Seiden thanked Mr. Dondanville for his comments and appreciates the work he did but does not believe it is his responsibility. Trustee Seiden does not believe this is the time to be cheap or rush the matter. He believes the Village should create a workable solution. His primary concern is the safety of children, getting trucks off Waukegan Road, and getting rid of the alley. He suggested making a trade with property owners. Once that is done, it will not be a huge project but would be something the Village could live with for awhile if necessary. He would like to see this go back before VCDC to come up with something to prohibit truck traffic on Waukegan Road and have useable ingress and egress in the parking lot.

Alan Garfield, Chairman of the VCDC, explained they did not have a lot of time to look at the plan. The VCDC is thrilled that staff is looking at the problem. What is done now will last three to five years, based on the economy. Aside from safety issues, the VCDC believes there are also aesthetic issues. He believes the Village needs to also improve the aesthetics of the lot. Ch. Garfield implores the Board not to rush to judgment, because what is done here will affect the Village for the future. He does not believe the Village should make commitments with land owners for easements yet, because that will effect future development. The Village needs to make the property safe, create parking and make it aesthetically pleasing.

Mayor Rosenthal explained the Village does not want to create a comprehensive parking plan for the quadrant until they know what the Library is looking to do. The Village also does not want to put this off for another four or five years. The Village wants something done and is looking at creating a safe parking lot with some screening, not beautification.

Trustee Struthers noted that Mr. Dondanville's plan appears to be safer than staff's proposal. Trustee Farkas suggested having a meeting with staff, Mr. Dondanville and the VCDC. Trustee Jester believes staff has addressed the aesthetics at a nominal cost. He believes Mr. Dondanville's traffic pattern and restriping suggestions could make the proposal work. Trustee Farkas agrees with the traffic pattern and restriping, but not the aesthetics. He suggested having VCDC members meet with staff prior to their next meeting. Trustee Seiden does not understand why the Village would not want the plan to be the best possible solution and believes the Village should work with the property owner to get access through the gate. Trustee Oppenheim believes changes need to take place because the parking lot is degraded and unsafe. She believes the Village needs an immediate fix.

Trustee Jester made a motion to accept the report and recommendation of staff in an amount not to exceed \$20,000 in direct costs and \$20,000 in Village labor, with the parking lot layout to be determined at the next meeting. Trustee Oppenheim seconded the motion. Trustee Farkas added that staff consider the striping and layout of the parking spaces and communicate with Mr. Dondanville and the VCDC to obtain their input. The motion passed by the following vote:

AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

CONSENT AGENDA

There was no Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-10-9 DECLARING A SURPLUS OF TAX INCREMENT FINANCING FUNDS	Trustee Jester made a motion to adopt the Resolution. Trustee Struthers seconded the motion. The motion passed by the following vote:
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AYES: Benton, Farkas, Jester, Oppenheim, Seiden, Struthers (6)

NAYS: None (0)

DISCUSSION

LAKE COUNTY TRANSPORTATION Trustee Benton had the opportunity to sit in on the annual meeting of the Lake County Transportation Management Association, where CHAP's 2040 plan is being developed. Some of the projects may include the extension of 53 to Waukegan, the Elgin-O'Hare, extension of the Red Line, and a West Loop transit center.

RED LIGHT CAMERAS

Trustee Farkas read an article stating that Cook County would install red light cameras in the Village. Mr. Street explained a question would be whether they have jurisdiction within the Village. Mr. Coblentz explained that Lake Cook Road is within their maintenance jurisdiction, but they do not do traffic enforcement. They would need to discuss things with Cook County. He noted this is a new situation, and he would work with Mr. Street and Chief Sliozis about what can be done. Trustee Farkas questioned where violation notices would go. Mr. Coblentz explained the current proposal would be using county government unless there is an intergovernmental agreement. Trustee Benton noted the State has jurisdiction over Waukegan Road.

MEMORIAL DAY

Mayor Rosenthal thanked the American Legion for their ceremony on Memorial Day. It was very touching, and the Village is fortunate to have them in Deerfield and participating in so many activities.

FINE ARTS FESTIVAL

Mayor Rosenthal congratulated the Fine Arts Commission for the fine job at the art fair. She thanked the Commission and the Chamber of Commerce for co-sponsoring the preview party.

FOOD COLLECTION

Mayor Rosenthal thanked Three Guys and A Truck for collecting food for the Township Food Pantry.

NEW ADMINISTRATIVE INTERN

Mr. Street introduced Andrew Lichterman as the new administrative intern for the Village. Mr. Lichterman is pursuing his master's degree in public administration.

ADJOURNMENT

There being no further business or discussion, the meeting was adjourned at 10:02 PM.

APPROVED:

Mayor

ATTEST:

Village Clerk