

October 6, 2008

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Village Manager Kent Street in the Council Chambers of the Village Hall on Monday, October 6, 2008 at 7:30 p.m. The Clerk called the roll and announced that the following were:

Present: Robert Benton  
Michelle Feldman  
Thomas Jester  
Harriet Rosenthal  
William Seiden  
Barbara Struthers

Absent: Steven Harris, Mayor

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

MAYOR PRO TEM

In the absence of Mayor Harris, Trustee Seiden nominated Trustee Bob Benton to serve as Mayor Pro Tem. Trustee Feldman seconded the motion. The motion passed unanimously.

PLEDGE OF ALLEGIANCE

Trustee Rosenthal, Trustee Struthers and Lynn Samuels led those in attendance in reciting the Pledge of Allegiance.

PROCLAMATION – AMERICAN ASSOCIATION OF UNIVERSITY WOMEN DAY

Trustee Feldman, a member of the American Association of University Women, read a proclamation proclaiming October 11, 2008 as American Association of University Women day in Deerfield and honoring Harriet Rosenthal, Barbara Struthers and Lynn Samuels for their service to the community.

Trustee Benton made a motion to accept the proclamation. Trustee Jester seconded the motion. The motion passed unanimously.

American Association of University Women representative, Kim Benziger, commented that this year the organization is honoring members of the community who are not part of AAUW but who exemplify its ideals. She noted that the League of Women Voters is celebrating its 50<sup>th</sup> anniversary this year.

MINUTES

Trustee Rosenthal made a motion to approve the minutes from the September 15, 2008 Board of Trustees meeting. Trustee Jester seconded the motion. The motion passed unanimously, Trustee Jester and Trustee Struthers abstained.

BILLS AND PAYROLL

Trustee Rosenthal made a motion to approve the Bills and Payroll dated October 6, 2008. Trustee

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

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

REPORT ON DEPARTMENTAL  
OBJECTIVES, COMMUNITY  
DEVELOPMENT

Village Planner Jeff Ryckaert presented highlights from the Community Development's Departmental Report. He commented that the activities of the Village Center Development Commission and

Planning Commission have been low; however, they will both be meeting this month. The Appearance Review Commission has been the most active commission, picking up petitions for signage and site improvements. The Residential Redevelopment Review Task Force reconvened and has met five times already. Mr. Ryckaert mentioned that the task force has discussed a variety of issues, and that a written report will be forwarded to the Board, followed by a public hearing at the Plan Commission for any text amendments. There have also been discussions about a regional approach to workforce housing, and there will be a Committee of the Whole meeting on this in the future.

On other matters, Mr. Ryckaert noted that the village will participate in the local update to build accuracy into the 2010 census. He commented that staff will be sending out letters to businesses that are not in compliance with window signage regulations, informing them of the July 2009 deadline for compliance and letting them know how to seek relief. He explained that the Plan Commission files have been sorted and that Dan Nakahara, the Planning Intern, will work on them. He noted that the banner pole at Waukegan and Deerfield Roads has worked well. Many organizations have expressed interest in displaying their flag.

Trustee Rosenthal asked Mr. Ryckaert to inform residents why having an accurate census is so important to the village. Mr. Ryckaert explained that the village gets funding through the State and Federal governments based on the population count.

Clint Case presented highlights from the Building Department report. He explained they are performing roughly the same number of inspections as last year. He noted that home remodeling and maintenance have increased, while new homes have decreased. He commented that staff is getting good cooperation from most contractors to keep projects moving, but a few have required enforcement action. He noted that there have been four Board of Zoning Appeals meetings.

Trustee Rosenthal questioned local real estate transaction and activity indicators, which say that more than five percent of residential properties have sold, are pending, or are for sale. Mr. Case responded that it appears that there are more homes for sale or pending than in the past. Trustee Rosenthal believes this is a high number for Deerfield.

Trustee Rosenthal mentioned that there was a *ChicagoTribune* article stating that many villages are having problems because of abandoned and foreclosed homes. She asked how many

unfinished homes there are in Deerfield. Mr. Case believes there are five or six homes that are not finished and not moving forward. He believes that, with the ordinances and enforcement, a conclusion can be reached on most homes.

Trustee Feldman noted that another important issue is the number of completed homes that were built on spec but not sold, which is important because it directly affects tax payers. Mr. Case explained there were as many as 30 of these at one time, but now there are only 14 or 15. Trustee Feldman commented that those homes are not valued the same way as other homes and that residents are paying for those homes. Mr. Case added that homes are considered incomplete until a certificate of occupancy is issued. Trustee Feldman asked that the numbers be tracked.

Mr. Case mentioned that staff is in the process of updating the municipal and building codes, along with the fee schedule.

Trustee Feldman commented that 1305 Carlisle appears to be unsafe. Mr. Case explained there was a hole in the ground. The village brought the contractor to court and they fixed the hole. He said he would look at it to determine if hazards are still present.

#### PUBLIC COMMENT

There was no Public Comment.

#### REPORTS

There were no Reports.

#### CONSENT AGENDA

There were no items on the Consent Agenda.

#### OLD BUSINESS

There was no Old Business.

#### NEW BUSINESS

ORDINANCE O-08-35 DECREASING  
THE NUMBER OF CLASS E LIQUOR  
LICENSES FROM 13 TO 12 – 1R

Village Manager Kent Street explained this was due to Bennigans closing. He requested the trustees to waive the first reading of the ordinance.

Trustee Struthers made a motion to waive the first reading of the ordinance. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

Trustee Struthers made a motion to adopt the ordinance. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

ORDINANCE INCREASING THE  
NUMBER OF CLASS C LIQUOR  
LICENSES FROM 3 TO 4 – 1R

Mr. Street reported that Thai Thai Restaurant has requested a Class C liquor license. He noted that they passed the background check. This will stand as a first reading of the ordinance.

AUTHORIZATION FOR ADDITIONAL  
WORK UNDER THE WAUKEGAN  
ROAD AT DEERFIELD HIGH SCHOOL  
ROADWAY WIDENING AND TRAFFIC  
SIGNAL MODERNIZATION PROJECT

Barbara Little, Director of Public Works and Engineering, explained that intersection lighting for High School Drive at Waukegan Road could not be included previously as Metra and IDOT needed to approve easements for poles and equipment.

Using the traffic signal poles to host the overhead lighting reduces the number of traffic hazards and is more efficient. The additional cost to the project would be \$30,000 for permanent intersection lighting. The temporary intersection lighting would be \$3,612.40 because of the late start of the project. Trustee Rosenthal questioned whether the village could take action against Metra because of the delay. Ms. Little and Village Attorney Coblenz responded that the village could not take action against Metra. They explained that they reviewed the request from the contractor, and there were no provisions in the contract for a sliding scale or index factor. Staff recommends that the village stick with the unit prices in the contract. Trustee Feldman questioned whether there would be any additional costs, aside from the temporary lighting. Ms. Little noted there has also been police monitoring. She commented that the village worked with both IDOT and Metra on this agreement, and this was a unique situation. Trustee Benton noted that the project was below the engineer's estimate. Trustee Struthers asked when the sidewalk would be complete. Ms. Little hopes the sidewalk will be opened in the next two weeks.

Trustee Jester made a motion to authorize additional work under the Waukegan Road at Deerfield High School Roadway Widening and Traffic Signal Modernization Project at a cost not to exceed \$34,163.32. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

AUTHORIZATION TO PURCHASE  
OFFICE EQUIPMENT FURNITURE  
FOR THE PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

Ms. Little explained that the village rehabilitated the first floor dispatcher's office and conference room at 465 Elm Street. The overall budget for the project was \$110,000. The amount remaining after construction was \$34,000. Staff went to bid for furniture and received one responsive bid in the amount of \$50,000. After reviewing the

proposal and quotation, staff spoke with Rieke Office Furniture and modified the cabinet style and elected to refurbish some lateral files. Rieke Office Furniture then submitted a new proposal in the amount of \$27,717. Due to the fact the project was bid, staff requests that the Board reject the bids, waive the competitive bidding process, and award the contract for the office equipment furniture to Rieke Office Furniture in an amount not to exceed \$27,717.

Trustee Rosenthal made a motion to reject the bids, waive the formal bidding process and award the contract for office equipment furniture to Rieke Office Furniture in an amount not to exceed \$27,717. Trustee Feldman seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

RESOLUTION R-08-10 EXPRESSING  
INTENT TO PARTICIPATE IN THE  
SUBURBAN TREE CONSORTIUM  
FIVE YEAR PROGRAM

Ms. Little commented that staff is looking into joining the Suburban Tree Consortium. She explained that they have a five-year growing program with five nurseries. As a member of the consortium, the Village would have use of their

resources including growing, specifications, inspections and multi-year bidding. They would have more trees available to residents. The consortium has 35 communities involved, which brings strong buying power. She added that tree life expectancy and quality should improve over the village's experience with recent streetscape trees. The Village commitment would be an annual membership fee of \$500 and authorization of a delegate and alternate. She suggested the Director of Public Works as delegate and the Assistant Director of Public Works as alternate.

Trustee Struthers believes this would be money well spent. Trustee Rosenthal commented that the Village has already seen tree quality improvement. Trustee Benton noted that this would bring better trees for the 50-50 tree replacement program.

Trustee Struthers made a motion to approve a resolution expressing intent to participate in the Suburban Tree Consortium Five-Year Program. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Rosenthal, Seiden, Struthers (6)

NAYS: None (0)

DISCUSSION

VILLAGE FINANCES

Trustee Rosenthal commented that the Board of Trustees acts as steward of finances for the Village.

Because of economic concerns, many municipalities and individuals are experiencing financial challenges. She spoke with Finance Director Bob Fialkowski and asked him to review the village's investments at the next meeting.

Trustee Struthers asked if staff has looked into prioritizing their projects if expenditures need to be reduced. Ms. Little responded that staff is reviewing capital plans. Trustee Feldman suggested looking at the pedestrian bridge underpass project, noting that there is already a walkway in place. She explained the Village would still be spending \$200,000 to receive the federal money.

COMMITTEE OF THE WHOLE

Mr. Street reported that there will be a Committee of the Whole meeting after the next Board of

Trustees meeting to discuss treatment plant recommendations and financing.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:27 p.m.

APPROVED:

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Mayor

ATTEST:

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Village Clerk