

October 17, 2022

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on October 17, 2022, 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  
Elaine Jacoby (present electronically)  
Mary Oppenheim  
William Seiden

Absent: Rebekah Metts-Childers

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

PLEDGE OF ALLEGIANCE

Mayor Shapiro led those in attendance in reciting the Pledge of Allegiance.

APPOINTMENT

Police Pension Board.

The Volunteer Engagement Commission recommended appointing Jordan Salins to the

Trustee Seiden moved to accept the recommendation of the Volunteer Engagement Commission and appoint Jordan Salins to the Police Pension Board. Trustee Berg seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

DOCUMENT APPROVAL

Trustee Benton moved to approve the minutes from the October 3, 2022, Board of Trustees meeting. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

BILLS AND PAYROLL

Trustee Benton moved to approve the bills and payroll dated October 17, 2022. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

PUBLIC COMMENT

There were no public comments.

REPORTS

CONSIDERATION AND ACTION ON  
THE REPORT AND  
RECOMMENDATION OF THE CABLE  
AND TELECOMMUNICATION  
COMMISSION RE: WEC BUSINESS  
SOLUTIONS LLC LICENSING  
AGREEMENT

Assistant to the Village Manager Justin Keenan reported the Cable and Telecommunication Commission reviewed the proposal for licensing and lease agreements. They ensured the monopole could only be used for internal communications.

The CTC voted 6-0 in favor of the licensing agreement.

Mayor Shapiro noted forty years is a long time for the agreement. Mr. Keenan reported forty years is the expected lifespan of the monopole.

Trustee Oppenheim moved to accept the report and recommendation of the Cable and Telecommunication Commission regarding the WEC Business Solutions LLC licensing agreement and direct the Village Attorney to prepare the ordinance. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacob, Oppenheim, Seiden (5)  
NAYS: None (0)

REQUEST FOR TEXT AMENDMENTS  
TO THE DEERFIELD ZONING  
ORDINANCE, A SPECIAL USE FOR  
AN ESSENTIAL SERVICES ANTENNA  
SUPPORT STRUCTURE FOR THE  
PROPERTY LOCATED AT 909 LAKE  
COOK ROAD AND A SPECIAL USE TO  
ALLOW A VILLAGE-OWNED  
REGIONAL STORM WATER FACILITY  
AT 909 LAKE COOK ROAD (WEC  
BUSINESS SERVICES LLC AND  
VILLAGE OF DEERFIELD)

The Plan Commission held a Public Hearing on July 28, 2022, to consider the request for Text Amendments to the Deerfield Zoning Ordinance, a Special Use for an essential services antenna support structure and a Special Use to allow a Village-owned regional storm water facility at the property located at 909 Lake Cook Road. The Plan Commission voted 6-0 in favor of the request. This was continued from the October 3, 2022 Board of Trustees meeting.

Trustee Benton moved to accept the report and recommendation of the Plan Commission regarding the Text Amendments and Special Uses for the property located at 909 Lake Cook Road and direct the Village Attorney to prepare the ordinance. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

CONSENT AGENDA

RESOLUTION R-22-53 APPROVING AN APPLICATION WITH TREE HOLDINGS LLC (827 & 829 WAUKEGAN ROAD) FOR PARTICIPATION IN THE BUSINESS FAÇADE REBATE PROGRAM NOT TO EXCEED \$60,056.82

A Resolution approving an application by Tree Holdings LLC for participation in the Business Façade Rebate Program in a combined amount not to exceed \$60,056.82.

ORDINANCE O-22-32 AMENDING ARTICLE 7, "FENCES AND GATES" OF CHAPTER 6, "BUILDINGS" OF THE VILLAGE OF DEERFIELD MUNICIPAL CODE

An Ordinance amending Article 7, "Fences and Gates" of Chapter 6, "Buildings" of the Village of Deerfield Municipal Code to require all outdoor swimming pools to have a four-foot fence with self-closing devices.

Trustee Oppenheim moved to approve the Consent Agenda and adopt the Ordinance and Resolution. Trustee Berg seconded the motion. The motion passed by the following vote:

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

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-22-54 CONVENING THE JOINT REVIEW BOARD AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED DOWNTOWN/VILLAGE CENTER REDEVELOPMENT AREA

Assistant Village Manager Andrew Lichterman reported the redevelopment plan for the proposed downtown TIF district was posted. In order to continue its consideration, the Joint Review Board must convene and set a time and location for a Public Hearing and the Village will deliver notice to all appropriate taxing districts that the JRB will meet at Deerfield Village Hall, 850 Waukegan Road on November 10, 2022, at 2:00 p.m. The resolution also establishes that a public hearing will be held at Deerfield Village Hall, 850 Waukegan Road, on December 19, 2022, at 7:30 p.m. on the possible establishment of a TIF District, the designation of a redevelopment project area and the consideration of a Redevelopment Plan and Project for the Redevelopment Area. The Board will consider three ordinances at their January 17, 2023 meeting.

Trustee Seiden moved to adopt the resolution convening the Joint Review Board and setting the time and place for a Public Hearing on the proposed downtown/Village Center redevelopment area. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-22-55 APPROVING PROFESSIONAL SERVICES AGREEMENT WITH THE HEZNER CORPORATION, INC. FOR ARCHITECTURE AND DESIGN SERVICES FOR THE REMODEL OF THE POLICE STATION COMMUNICATIONS CENTER

Chief Sliozis reported the police department is seeking approval of a professional services agreement with the Hezner Corporation, Inc. for architecture and design services for the remodel of the police station communications center. Since the last remodel in 2004, Lincolnshire and Riverwoods police dispatch services have operated from the communications center.

Chief Sliozis noted the Hezner Corporation was selected due to their demonstrated competency and prior working agreement. Pursuant to the agreement, Hezner Corporation will provide services including, but not limited to, design services, construction document services and bidding and construction administration at a cost not to exceed \$53,211.

Trustee Oppenheim moved to adopt the resolution approving a professional Services Agreement with the Hezner Corporation, Inc. for architecture and design services for the remodel of the Police Station Communications Center in an amount not to exceed \$53,211. Trustee Berg seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-22-56 AUTHORIZING AWARD OF JANITORIAL SERVICES CONTRACT

Mr. Keenan reported the Village hires a janitorial contractor for four buildings. Traditionally, they have issued an RFP to advertise the contract.

However, staff has had negative experiences working with the low bidder of the last several contracts. During the changeover of the last two janitorial contracts the Village hired Sciarretta Enterprises Inc. (SE-Inc.) to provide temporary cleaning services. In both instances, the services provided were superior to the company that was awarded the contract. The total cost for the janitorial services contract is \$82,160.04 or \$6,846.67 monthly. While this is significantly more than the 2020 contract amount of \$35,760, the level and quality of services is not comparable. SE-Inc. provides more cleaning staff for a longer period of time each day along with better cleaning supplies and, based on previous bids, this reflects a competitive price and true-cost of the service.

Trustee Berg moved to adopt the resolution awarding the janitorial services contract to SE-Inc. in an amount not to exceed \$82,160.04. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

DISCUSSION

COMMITTEE OF THE WHOLE

Mayor Shapiro reported part one of budget discussions was held at the October 11, 2022, Committee of the Whole meeting last week. He reported there will be another Committee of the Whole meeting on October 25, 2022, from 3 to 5 p.m. where the budget and development challenges will be discussed.

CLOSED SESSION

Trustee Oppenheim moved go into Closed Session pursuant to 5ILCS 120/2(c)1 and 120/2(c)2. Trustee Berg seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

The meeting was adjourned to Closed Session at 8:00 p.m.

ADJOURNMENT

There being no further business or discussion, Trustee Oppenheim moved to adjourn the meeting. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None

The meeting was adjourned at 8:48 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, November 7, 2022, at 7:30 p.m.

APPROVED:



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Mayor

Board of Trustees meeting  
October 17, 2022  
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ATTEST:

  
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Village Clerk