

February 22, 2022

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Dan Shapiro on Tuesday, February 22, 2022, at 7:30 p.m. via Zoom. The clerk called the roll and announced that the following were:

Present: Dan Shapiro, Mayor  
Robert Benton (arrived 7:48 p.m.)  
Elaine Jacoby  
Tom Jester  
Rebekah Metts-Childers  
Mary Oppenheim  
William Seiden

and that a quorum was present and in attendance. Also present were Assistant Village Manager Andrew Lichterman at Village Hall and, Mark Burkland Village Attorney.

PLEDGE OF ALLEGIANCE

Assistant to the Village Manager, Justin Keenan, led those in attendance in reciting the Pledge of

Allegiance.

VEC APPOINTMENTS

The Volunteer Engagement Commission recommended the following appointments: Renee

Graxirena to the Community Relations Commission, Jon Shollman to the Family Days Commission and JR Bailey to the Cable & Telecommunications Commission.

Trustee Oppenheim moved to approve the VEC appointments. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Jacoby, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the February 7, 2022, Board of Trustees

meeting. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Jacoby, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

BILLS AND PAYROLL

Trustee Seiden moved to approve the bills and payroll dated February 22, 2022. Trustee Jester

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

AYES: Jacoby, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

PUBLIC COMMENT

There were no public comments via Zoom, in person or received via email.

REPORTS

CONSIDERATION AND ACTION ON THE PLAN COMMISSION REPORT AND RECOMMENDATION ON THE REQUEST FOR APPROVAL OF A CLASS A SPECIAL USE FOR A MEDICAL OFFICE LOCATED IN THE 740 WAUKEGAN ROAD (FORMER COLDWELL BANKER FIRST FLOOR SPACE) BUILDING IN THE SHOPS AT DEERFIELD SQUARE (KIRBY LIMITED PARTNERSHIP AND VENUS MED SPA)

The Plan Commission held a Public Hearing on January 22, 2022, to consider the request for a Class A Special Use for a 2000 square foot medical office in the former Coldwell Banker first floor space in Deerfield Square. The Plan Commission voted 7-0 in favor of the request.

Chris Siavelis with CRM Properties, stated they are seeking approval for a Class A Special Use. Venus Med Spa provides botox, filler and other aesthetic services. They are currently located in Northbrook Court. The tenant signage will comply with the newly approved 740 Waukegan Road signage (blue backer panel with internally illuminated letters). There is more than sufficient parking to handle the 21 spaces. Mr. Siavelis believes the use complies with the Special Use criteria.

Trustee Jester moved to approve the report and recommendation of the Plan Commission on the request for a Class A Special Use for a medical office located at 740 Waukegan Road and direct the Village Attorney to prepare the Ordinance. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Jacoby, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

REPORT AND RECOMMENDATION OF STAFF RE: MODIFIED CAPITAL IMPROVEMENT PROGRAM

Director of Public Works and Engineering, Bob Phillips, reported the project consists of a water main replacement at Waukegan Road between Deerfield Road and North Avenue.

But due to supply chain issues, there is currently a lead time of six months, which would not allow the project to go forward in the planned timeframe. Therefore, Mr. Phillips recommended pushing the project back by one year. With this in mind, Mr. Phillips presented a modified capital improvement program that will allow other construction projects to be completed this year. The actual projects that move forward would be determined partially by the outside funding that is received.

The revised program completes the projects already identified for the next three years, adheres to the requirements of the IEPA/IDNR, and adds value to the Village by way of much needed

infrastructure improvements. If accepted, staff will endeavor to complete the WRF phosphorus removal project, the water meter head replacement project, and proposes to complete reconstruction/rehabilitation of several streets identified within the modified CIP by increasing the bid value of the annual street rehabilitation project.

Mayor Shapiro ensured changing the order of the projects would not alter the expenditures. Trustee Oppenheim asked if the Village can get enough water meter heads for the entire Village. Mr. Phillips replied the residential meter heads are readily available within 8 weeks. The commercial meter heads have a microchip inside and should be available later this year. Trustee Jester noted the bond issue is for long-term (20 year) projects rather than maintenance work. Mr. Phillips reported the majority of the street rehabilitation is reconstruction. He believes it would be best to allocate the funds to these projects. Mr. Lichterman specified the bond issue projects would only be allocated to long-term projects. The Trustees will see an amended bond issuance Ordinance, a budget amendment and a contract to award street rehabilitation as well as significant water head replacement contracts in upcoming meetings. Trustee Jacoby asked if the Village should wait until cellular technology comes to residential. Mr. Phillips answered that it is relatively new technology and the Village will go with cellular meter heads in 15 years.

Trustee Oppenheim moved to approve the report and recommendation of staff regarding the modified capital improvement plan. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

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

#### CONSENT AGENDA

RESOLUTION R-22-09 APPROVING A FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT (658, <u>662, 702 ELM STREET)</u>	A Resolution approving the First Amendment to a development agreement for the properties at 658, 662 and 702 Elm Street.
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Trustee Oppenheim moved to accept the Consent Agenda. Trustee Jester seconded the motion. The motion passed by the following vote:

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

#### OLD BUSINESS

ORDINANCE O-22-07 AUTHORIZING AN AMENDMENT TO A SPECIAL USE FOR TOWNSHIP HIGH SCHOOL	An Ordinance authorizing an amendment to a Special Use for Township High School District 113 to permit an addition, renovations and site
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DISTRICT 113 TO PERMIT AN improvements to Deerfield High School at 1959  
ADDITION, RENOVATIONS, AND SITE Waukegan Road.

IMPROVEMENTS TO DEERFIELD  
HIGH SCHOOL AT 1959 WAUKEGAN Mr. Lichterman stated the Ordinance authorizes  
ROAD the proposed height modifications for the proposed  
auditorium expansion and site improvements.

Provisions regarding the screening of the existing and proposed rooftop mechanical units will be inspected and approved by the Village prior to the high school taking occupancy. Staff has spoken with the superintendent and believe they have every intent to satisfy both the 2014 and proposed screening obligations.

Trustee Oppenheim moved to adopt the Ordinance authorizing an amendment to the Special Use for Township High School 113 to permit an addition, renovations and site improvements to Deerfield High School. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

#### NEW BUSINESS

RESOLUTION R-22-10 AUTHORIZING Deputy Chief Brian Budny noted the Deerfield  
A CROSSING GUARD AGREEMENT Police Department and District 109 have worked to  
WITH SCHOOL DISTRICT 109 transfer the crossing guard services to the school  
district. The department will pay a sliding

percentage of the cost through school year 2024-2025. Trustee Oppenheim believes there is a discrepancy between the IGA and the memorandum. Deputy Chief Budny noted they would be willing to cover the cost. Chief Sliozis noted there was an updated memo and the IGA dates and percentages are correct.

Trustee Jacoby asked why the transfer is happening. Chief Sliozis commented the department would not be able to fill the level of service requested by the district as it would be a long-term staffing challenge.

Trustee Seiden moved to authorize a crossing guard agreement with School District 109 that is consistent with the IGA. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-22-11 AUTHORIZING Deputy Chief Budny reported the Village has  
AN AGREEMENT WITH FAMILY provided services to Village employees through  
SERVICES OF LAKE COUNTY Family Services of Lake County. There is a need

for counseling for the entire Village staff. Family Services of Lake County has requested a rate increase of \$30 per hour (\$130 instead of \$100). This is the first increase in more than 10 years.

Trustee Jester moved to authorize an agreement with Family Services of Lake County in an amount not to exceed \$11,000 for the term of the agreement. Trustee Benton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

RESOLUTION R-22-12 TO AWARD THE MONOPOLE PAINTING ENGINEERING CONTRACT Mr. Keenan summarized the 125-foot Village Hall monopole was built in 2008 and has three cellular providers along with Police Department and Fire Protection District equipment. In January, the Village found the four fiberglass shrouds were in deteriorating condition and should be replaced. In 2021, the Village received \$155,624 in rent from the three cellular providers.

Trustee Oppenheim moved to award the monopole painting engineering contract to Fullerton Engineering in an amount not to exceed \$30,000. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

### DISCUSSION

NW MUNICIPAL CONFERENCE  
Reform Committee.

Mayor Shapiro testified on behalf of the NW Municipal Conference before the House Pension

MONOPOLE

behind Village Hall. He believes it has gone well.

Trustee Jester noted many years ago, there were numerous complaints about the “new” monopole

PUBLIC COMMENT

There were no additional Public Comments.

ADJOURNMENT

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

There being no further business or discussion, Trustee Benton moved to adjourn the meeting.

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

NAYS: None (0)

The meeting was adjourned at 8:18 p.m.

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

APPROVED:

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Mayor

ATTEST:

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Village Clerk