

August 1, 2022

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on August 1, 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
Rebekah Metts-Childers
William Seiden (remote)

Absent: Mary Oppenheim

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

PLEDGE OF ALLEGIANCE

Judy Geuder representing Friends of the Library led those in attendance in reciting the Pledge of

Allegiance.

DOCUMENT APPROVAL

Trustee Benton moved to approve the minutes from the July 18, 2022 Board of Trustees meeting.

Trustee Jacoby seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the Treasurer's Report representing 50 percent

of the fiscal year. Sales tax increased from last month due to a longer month. Vehicle licenses and the first installment of Lake County Property taxes were collected during the month. Hotel tax increased from the prior month. Food and Beverage tax increased from the prior month and the same period of last year. Notable expenditures in June include engineering and construction costs, the Village portion of Patty Turner Center costs and the purchase of truck chassis. Large expenditures to come include general fund transfers, debt services payments and the police pension contribution.

PROCLAMATION

Mayor Shapiro read a Proclamation honoring the Friends of the Library and acknowledged their

accomplishments. August 1, 2022 was proclaimed as Friends of Deerfield Public Library Day in the Village of Deerfield. Ms. Geuder reported there will be a celebration on August 13 from 2 – 4 p.m. There will be a raffle and refreshments.

BILLS AND PAYROLL

Trustee Benton moved to approve the bills and payroll dated August 1, 2022. Trustee Berg

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

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)
NAYS: None (0)

PUBLIC COMMENT

There was no Public Comment on non-agenda items.

REPORTS

CONSIDERATION AND ACTION ON THE REPORT AND RECOMMENDATION OF THE PLAN COMMISSION ON THE REQUEST FOR APPROVAL OF A NEW MENU BOARD PURSUANT TO ARTICLE 9.02-B.,14 (A) OF THE DEERFIELD ZONING ORDINANCE, AND AN EXCEPTION FROM ARTICLE 9.01-A.,5 TO ALLOW A DIRECTIONAL SIGN TO BE ILLUMINATED AT 60 S. <u>WAUKEGAN ROAD</u>	The Plan Commission held a Public Hearing on June 23, 2022, to consider the request of Starbucks in Deerbrook Shopping Center for a new digital order confirmation screen for its drive-thru operation that would replace the existing speaker post. They are also requesting a new, illuminated directional sign at the end of the drive-thru lane. The Plan Commission voted 5-0 in favor of the request. The ARC reviewed the proposal at their April 25, 2022, and May 23, 2022 .workshop meetings and voted 5-0 in favor of the request, pending Board approval.
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Trustee Metts-Childers moved to accept the report and recommendation of the Plan Commission regarding Starbucks' request for approval of a new menu board and illuminated directional sign. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)
NAYS: None (0)

CONSENT AGENDA

There were no items on the Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-22-40 PROVIDING FOR A FEASIBILITY STUDY FOR A PROPOSED DOWNTOWN/VILLAGE CENTER TAX INCREMENT <u>FINANCING DISTRICT</u>	The Village is considering establishing a TIF District for portions of the Village's downtown business district and Village Center, located on the north side of Deerfield Road between Chestnut Street and Rosemary Terrace. Certain parcels in
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this redevelopment area will receive significant private investment leading to long-term growth without the creation of a TIF District.

Assistant Village Manager Andrew Lichterman reported that at the May 24, 2022, Committee of the Whole meeting, the Board expressed two areas of concern that lacked growth and investment. In those areas, there is excessive vacancy among other challenges. A TIF is an economic development tool to revitalize areas and expand the tax base, grow EAV and encourage private investment. A TIF is an involved, lengthy process and requires the assistance from professional consultants. Once a feasibility study is prepared, there are many steps and ultimately, it will take five months before a Public Hearing can be held.

Staff recommends working with Kane, McKenna and Associates to prepare a feasibility study to assist in determining whether or not the development of a TIF District is appropriate for effective redevelopment of this area.

Phil McKenna, President of Kane, McKenna and Associates, stated the downtown is a bit further along at this time, because the Northwest Quadrant Study has been planned out. Lake Cook Road is not a traditional downtown, so it is a bit more challenging. Lake Cook Road is in Cook County, and there is no EAV available yet. Mr. McKenna advised the two projects should run simultaneously. In October, they will hold joint Review Board meetings for each county and district. The meeting is a public meeting open to public comment. In the timetable, the TIF Ordinances will not be adopted until January because there is a 23-year life from the date it is adopted. There may be applications and interest that can be entertained during the process. In the public process, the Board can request additional meetings.

Trustee Metts-Childers asked why some of the businesses are not included. 711 Orchard Street was excluded from the map, but Shopper's Court is included. 861 Waukegan Road was also excluded. Mr. Lichterman will ensure those properties are reviewed.

Trustee Metts-Childers moved to adopt the Resolution providing for a feasibility study for a proposed downtown/Village Center TIF district. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)

NAYS: None (0)

RESOLUTION R-22-41 PROVIDING FOR THE VILLAGE IS CONSIDERING ESTABLISHING A TIF A FEASIBILITY STUDY FOR A PROPOSED LAKE COOK ROAD TAX INCREMENT FINANCING DISTRICT District for the property located at 909 – 1601 Lake Cook Road, located on the south side of Lake Cook Road, the west side of South Pfingsten Road and the north side of the Edens Spur. Certain parcels in this redevelopment area are presently underutilized, suffer from excessive vacancies, and face several economic development impediments, such as obsolescence, deterioration, inadequate utilities, and lack of community planning.

Staff recommends working with Kane, McKenna and Associates to prepare a feasibility study to assist in determining whether or not the development of a TIF District is appropriate for effective redevelopment of this area.

Trustee Metts-Childers moved to adopt the Resolution providing for a feasibility study for a proposed Lake Cook Road TIF district. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)

NAYS: None (0)

ORDINANCE O-22-26 AUTHORIZING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING “INTERESTED PARTIES REGISTRY” AND ADOPTING REGISTRATION RULES FOR THE REGISTRY FOR A POTENTIAL DOWNTOWN / VILLAGE CENTER TIF DISTRICT	An Ordinance authorizing the establishment of a TIF “interested parties registry” and adopting registration rules for the registry for a potential Downtown / Village Center TIF District.
	The Village is required to establish an “interested parties registry” in connection with any redevelopment project area and adopt the Registration rules.

Trustee Berg moved to authorize the establishment of a TIF “interested parties registry” and adopt the registry rules for the registry for a potential downtown / Village Center TIF District. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)

NAYS: None (0)

ORDINANCE O-22-27 AUTHORIZING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING “INTERESTED PARTIES REGISTRY” AND ADOPTING REGISTRATION RULES FOR THE REGISTRY FOR A POTENTIAL LAKE COOK ROAD TIF DISTRICT	An Ordinance authorizing the establishment of a TIF “interested parties registry” and adopting registration rules for the registry for a potential Lake Cook Road TIF District.
	The Village is required to establish an “interested parties registry” in connection with any redevelopment project area and adopt the Registration rules.

Trustee Benton moved to authorize the establishment of a TIF “interested parties registry” and adopt the registry rules for the registry for a potential Lake Cook Road TIF District. Trustee Metts-Childers seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)

NAYS: None (0)

RESOLUTION R-22-42 TO PURCHASE WASTEWATER RECLAMATION FACILITY SUPERVISOR
WET WEATHER PUMP Brandon Janes reported the Warwick Road Pumping Station was constructed in 1991 to relieve sewer backups in the northeast quadrant. There are three large wet weather pumps at the station that can pump between 3 and 7 million gallons per day. Each week the wet weather pumps are “bumped,” quickly turned on then off, and staff noted that the #1 pump was very loud when it started. Upon inspection it was determined that the repairs to bring the pump back to working order was within \$3,000 of the purchase price of a new pump. Staff believes it is in the best interest of the Village to purchase a new pump. There is a 25-week lead time on the pump, thereby reducing the redundancy in the operation of the facility for a period of time. To avoid future emergency pump replacement, additional pump replacement is being considered as part of the Capital Improvement Plan.

Mayor Shapiro asked how long the pumps last. Mr. Janes advised that the pumps last 5-7 years and have a five-year warranty. He hopes to replace the other pumps in the next few years. Mr. Janes noted the current pump is 30 years old.

Trustee Seiden suggested buying five instead of four, so the Village has a spare and would not have to wait 25 weeks. Mr. Janes responded this could be discussed in a future budget or capital plan meetings.

Trustee Metts-Childers moved to waive the competitive bidding process and authorize the purchase of a replacement vertical end suction pump from LAI, Ltd. in an amount not to exceed \$75,607. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Seiden (5)

NAYS: None (0)

DISCUSSION

SHOUT OUT

Mayor Shapiro reported there have been a lot of things happening in the Village. The Village hosted the second food truck event with more than 600 attendees. He thanked Assistant to the Village Manager Justin Keenan for organizing the very successful event.

Mayor Shapiro reported the Public Works Water Division handled an emergency water repair. There was four inches of rain in less than two days. The crew worked 12 hours on Sunday to maintain the regular water service to residents.

Mayor Shapiro thanked David Fitzgerald-Sullivan for stepping up after the tragedy in Highland Park and providing supplemental services for the City of Highland Park.

ADJOURNMENT

There being no further business or discussion, Trustee Benton moved to enter closed session

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for discussion of collective bargaining pursuant to 5ILCS 120/2(c)21 and 5ILCS 120/2(c)6.
Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers (4)

NAYS: None (0)

ABSTAIN: Seiden (1)

The meeting was adjourned to closed session at 8:07 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, August 15, 2022, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk