

4.1.A NORTHWEST QUADRANT MASTER PLAN

(Ordinance 0-16-27, dated October 17, 2016)

Goal: Transform the Northwest Quadrant into the cultural centerpiece of Deerfield.

Objectives:

1. Maintain the cluster of related civic assets and destinations. Incorporate compelling, new and compatible destinations and features.
2. Invite and engage pedestrians, and accommodate motorists.
3. Create a series of visually stunning experiences.

Design Criteria:

1. Conveniently walkable
2. Barrier-free connectivity
3. Extremely attractive
4. Reliably safe
5. Environmentally friendly
6. Fiscally responsible/phased
7. Respectful and neighborly
8. Reasonably maintained
9. Reliably durable
10. Fully integrated between users

Master Plan D, Interim Master Plan D-1, and the alternative parking studies will serve as concepts for the advisory comprehensive design plan for the northwest quadrant of the Village Center as the various entities make improvements to their properties in future years.

VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Preferred Plan D

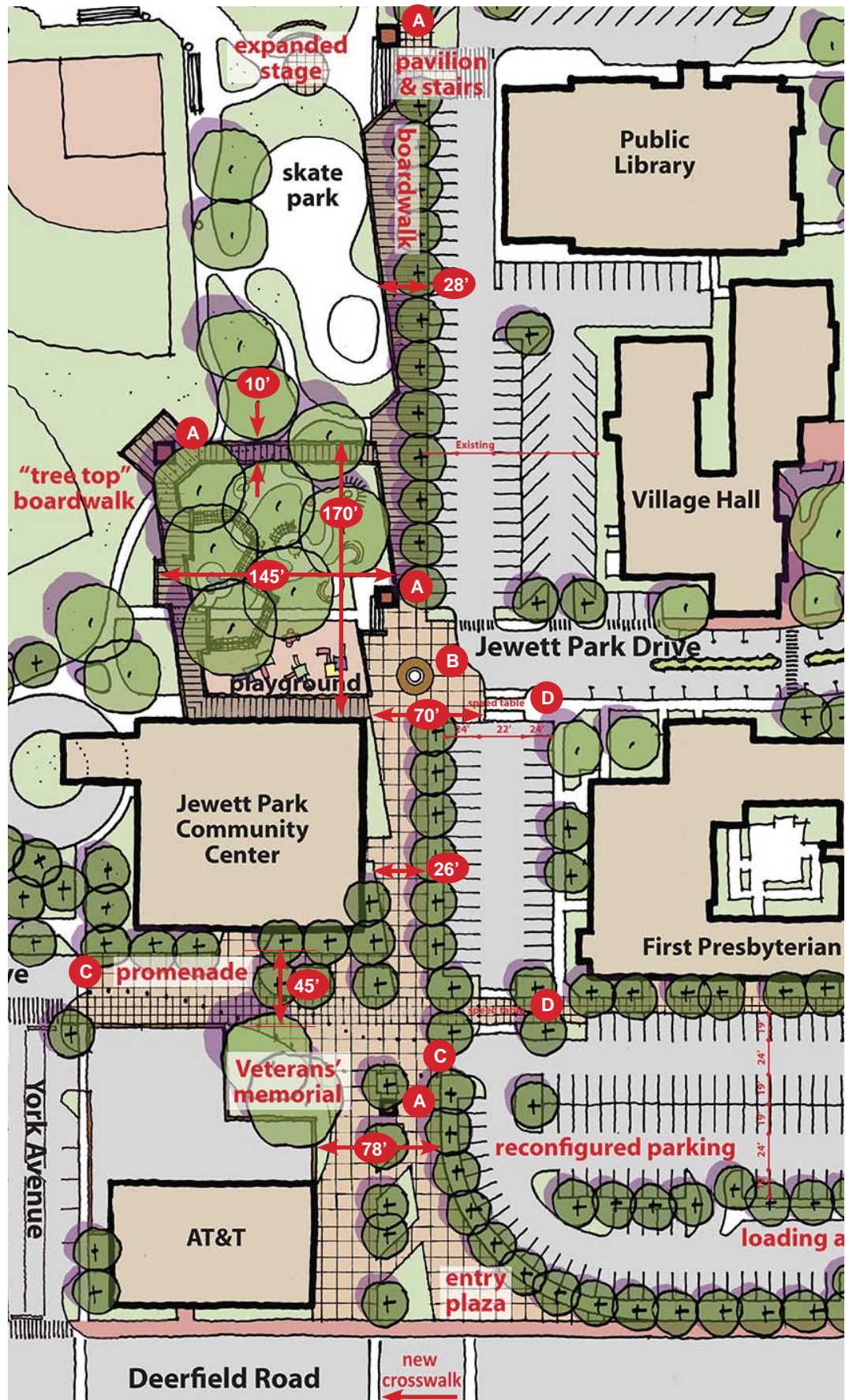


MASTER PLAN D

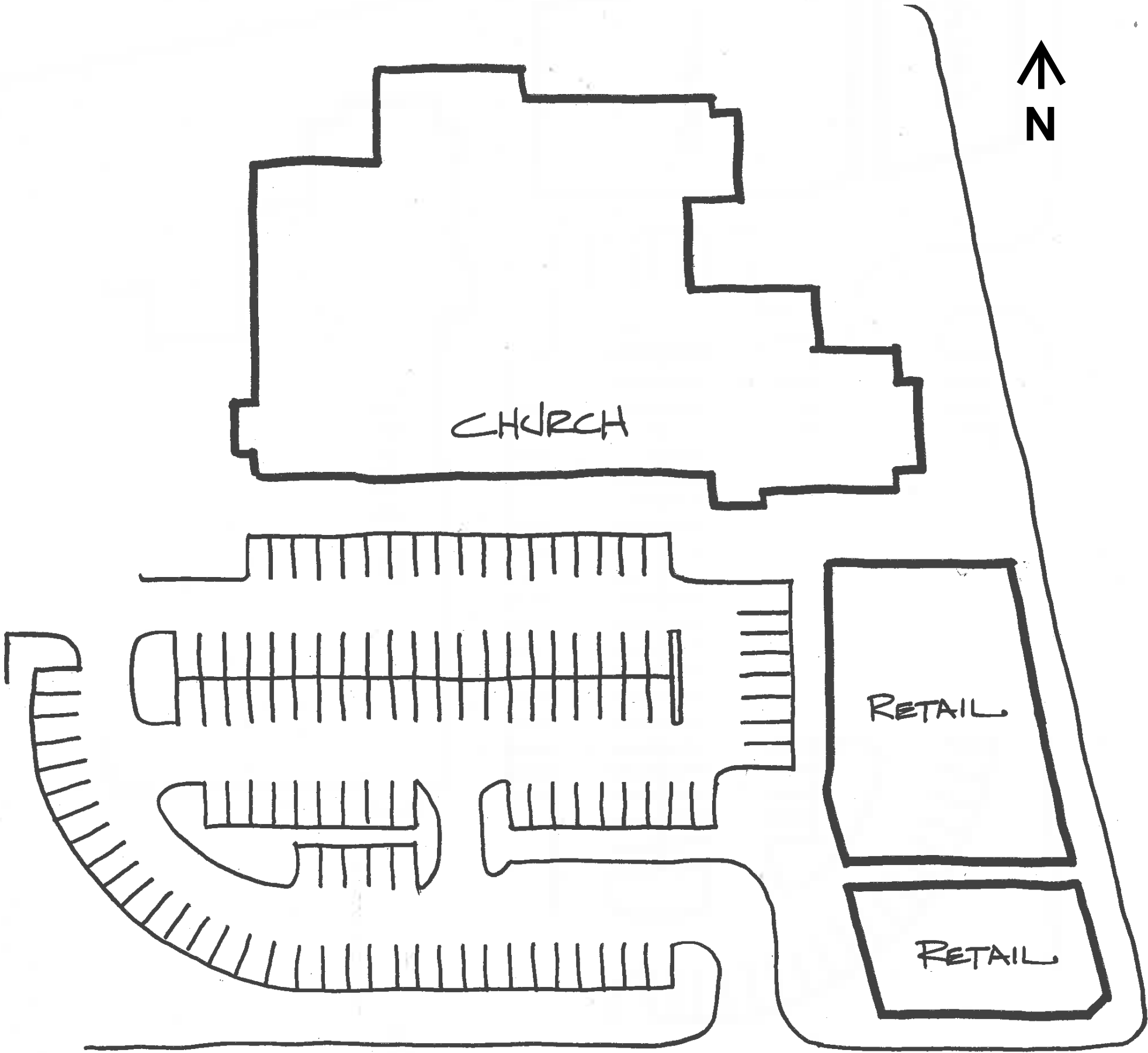
- Entry Plaza /
- Boardwalk /
- Tree Top Boardwalk
- Enlargement

The Entry Plaza, Boardwalk, and Tree Top Boardwalk are key design features of the Master Plan. Dimensions are provided to assist with understanding the proposed scale for these areas. Dimensions shown are based on aerial photography and are conceptual in nature. Additional features are noted on the plan and below:

- A** Tower Features along the walkway and boardwalk provide orientation and wayfinding.
- B** Focal Feature at the west terminus of Jewett Park Drive includes a fountain and/or sculpture.
- C** Promenade Area may be temporarily closed to vehicular traffic via removable bollards to support community events.
- D** Speed Tables within the parking lot include raised textured surfacing to reinforce pedestrian routes between the Church and Jewett Park.



ALTERNATIVE PARKING STUDY PLAN - FIORINI



4.1.B NORTHWEST QUADRANT GUIDING CONCEPTS - NWQ STAKEHOLDER WORKING GROUP 7/26/16 REPORT

(Ordinance 0-16-27 dated, October 17, 2016)

Ordinance 0-16-27 amended Section 4.1 ("Village Center Subarea") of Article 4 ("Subareas") of the Comprehensive Plan of the Village to add the Northwest Quadrant Master Plan (Preferred D and Interim Plan D1) and certain alternative parking study plans as Subsection 4.1.A of Section 4.1 of the Comprehensive Plan, except that said plans shall not apply to the southeast corner of the northwest quadrant. It was further specified that the Northwest Quadrant Master Plan and alternative parking studies approved as part of the Village Center subarea plan shall be considered conceptual only as to the southeast corner of the northwest quadrant, and shall not be considered binding land use guidance for the southeast corner of the northwest quadrant pending further study of traffic movement and parking within the southeast corner of the northeast quadrant. The areas of concern with respect to the southeast corner of the northeast quadrant as depicted in the Northwest Quadrant Plan, are that traffic movement and parking within that part of the northwest quadrant need to be further addressed and specified in future Northwest Quadrant Master Plan amendments and/or in future development plans for land in the southeast corner of the northwest quadrant. It was also recognized that the General and Specific Provisions of the Northwest Quadrant Stakeholder Working Group 7/26/16 Report as Subsection 4.1.B of Section 4.1 of the Comprehensive Plan should have priority when considering vehicular movement and parking within the southeast corner of the northwest quadrant.

Introduction

Following presentation of the proposed Comprehensive Plan amendment for the Northwest Quadrant of the Village Center to the Village Board on February 16, 2016, the Village Board directed that discussions with other NWQ stakeholders take place. A working group of stakeholder representatives met several times to discuss concerns and preferences, while being mindful of the need to improve pedestrian safety and reduce driver confusion in the eastern portion of the NWQ. The working group also agreed that the campus-like sharing of parking and pedestrian access should continue, including

these uses of the Village property on the north side of Deerfield Road, south of the First Presbyterian Church.

To that end, the NWQ Working Group recommends that a Comprehensive Plan Amendment for the NWQ be considered and approved that provides the following:

General Provisions:

Support and Enhance Existing Uses in the NWQ

Conveniently walkable

Attractive

Reliably safe

Environmentally friendly

Fiscally responsible

Respectful and neighborly

Reasonably maintained

Specific Provisions:

- A) Prepare a Joint Use Agreement executed by all stakeholders stating each's contributions, commitments and responsibilities and support for implementation, operation and maintenance; the agreement should acknowledge the value of various types of contributions, including property, construction costs, maintenance costs and the value of supporting services. The agreement should also endeavor to identify stakeholder contributions, list expected stakeholder costs and benefits and include a projected timeline for the implementation of improvements;
- B) Encourage and facilitate on-going communication between and among the NWQ stakeholders concerning site planning and operations, respecting the interconnection of parcels and the shared use of access, parking and other resources. An annual meeting and regular meetings as design development proceeds should be held to facilitate on-going communication;
- C) Improve safety, accessibility and lighting for pedestrians along and across Jewett Park Drive between Robert York Avenue and the Village Hall and Church sidewalks, in the Church lot, and in the Village lot. Provide safe pedestrian access between the Community Center and the Library;

- D) Improve safety for vehicles and pedestrians at all intersections;
- E) Provide an interior two-way drive aisle on Jewett Park Drive;
- F) Provide safe and usable vehicle access to/from Deerfield Road, that does not encourage cut-through traffic looking to avoid Waukegan and Deerfield Roads;
- G) Provide parking space layout that is efficient, orderly and conveniently usable, providing: up to 3-hour customer/visitor spaces; longer term employee spaces, drop-off service on the south and west sides of the Church; continues existing shared use arrangements; meets the routine parking needs of the stakeholders; and provides overflow spaces for stakeholder special events.
- H) Provide visual "lead into" Jewett Park and consider raised (tree top) walk system and overlook above preschool playground;
- I) Provide a pre-school drop-off on east side of Community Center with unimpaired sight lines from drop-off vehicles to pre-school entrance door and retain the drop off on the west side;
- J) Allow for the eventual transformation of the private parking lot and private driveway west of the commercial properties to be repurposed by the owner to offer a more pedestrian friendly space with potential access offered to the commercial properties who do not currently have access to this space;`
- K) Develop a written/formal agreement between the Village and the Church for the redesign, exchange and use of Church owned property, existing easement and adjoining Village property;
- L) Provide F and M Property Holdings controlled parking spaces in the Village lot for any lost elsewhere;
- M) Provide to be determined number of parking space passes for Park District employees for use in Village lot;

- N) Provide to be determined number of parking space passes for Church/Christian Beginnings employees for use in Village lot;
- O) Provide to be determined number of parking space passes for Library employees for use in Village lot;
- P) Provide to be determined number of parking space passes for F and M Property Holdings shop space employee use in Village lot;
- Q) Provide to be determined number of parking space passes for Taxman shop space employee use in Village lot;
- R) Provide access for mid-range length delivery trucks (not 50 or 53-foot semi's) and emergency vehicles;
- S) Relocate overhead utilities underground;
- T) Provide for refuse/recycling corrals for the Church, F and M Property Holdings and Taxman property in Village lot;
- U) Apply and demonstrate sustainable and environmentally friendly techniques and systems where appropriate, incorporating recognition of cost-effectiveness and relative ease of maintenance;
- V) Develop written/formal use agreement between the Village and Park District for a redesign of Park Avenue.
- W) Develop written/formal use agreement between the Village and Park District, working in conjunction with the Deerfield American Legion or other appropriate military veterans' organization, if a relocation or redesign of the Veterans' Memorial is pursued.

Next Steps:

Village installs right-in/right-out drive entrance on Deerfield Road to and from the Village Lot as part of Deerfield Road reconstruction project and provides temporary striping to direct changed traffic pattern inside the lot. The design of temporary striping will support the criteria in G and J above.

Pursue use of AT&T parking spaces for Park District regular weekday employee parking.

Perform professional traffic counts since the Library is now fully operating, the curb cut on Deerfield Road has been installed, and the majority of the impactful work on the Deerfield Road reconstruction project has been completed.

AREA OF NORTHWEST QUAD.
IMPACTED BY
JOINT USE AGREEMENT

