

REQUEST FOR BOARD ACTION

Agenda Item: 16-96

Subject Report and Recommendation Re: The Northwest Quadrant Master Plan as an Amendment to the Comprehensive Plan for the Village of Deerfield

Action Requested: Acceptance of Report

Originated By: Village Manager's Office

Referred To: Village President and Board of Trustees

Summary of Background and Reason for Request

As the Mayor and Board will recall, this matter was deferred at the February 16, 2016 meeting so that additional discussions with NWQ Stakeholders could take place. Several stakeholder meetings were held, including Mayor Rosenthal and Manager Street, and a report from the NWQ Stakeholder Working Group (dated July 26, 2016) was prepared and distributed to each participant's leadership for consideration. Each participant has now endorsed the report and it is attached for consideration as part of the Mayor and Board's review of the proposed NWQ Comprehensive Plan amendment. In addition, following the approval of the Right In-Right Out for Deerfield Road, the Stakeholder Working Group also reviewed and approved the attached interim striping plan.

For background, included are the relevant minutes from the February 16, 2016 Village Board meeting and a draft ordinance. Should the Mayor and Board accept the report and recommendation of the Stakeholder Working Group, the draft ordinance will be modified as appropriate and presented at the following meeting for First Reading consideration.

The Village Manager will be available to review this matter and respond to questions from the Mayor and Board of Trustees.

Reports and Documents Attached:

NWQ Stakeholder Working Group Report dated July 26, 2016
Interim Striping Plan – Lindemann Lot in view of the RIRO
Letter from the Deerfield Park District
Letter from F and M Property Holdings (Joy Fiorini)
Minutes from February 16, 2016 Village Board meeting
Draft Ordinance presented February 16, 2016

Date Referred to Board: September 6, 2016

Action Taken: _____

To: Northwest Quadrant Stakeholder Leadership (Deerfield Park District, First Presbyterian Church of Deerfield, Christian Beginnings, Deerfield Library, F and M Property Holdings and the Village of Deerfield)

From: NWQ Stakeholder Working Group (Jan Caron, Rick Julison, Suzan Hawkinson, Judy Rundell, Amy Falasz-Peterson, Joy Fiorini, Harriet Rosenthal and Kent Street)

Date: July 26, 2016

Subject: Update report re: Northwest Quadrant Proposed Comprehensive Plan Amendment

Introduction

Following presentation of the proposed Comprehensive Plan amendment for the Northwest Quadrant of the Village Center to the Village Board February 16, 2016, the Village Board directed that discussions with other NWQ stakeholders take place. Since that time, a working group of stakeholder representatives has 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:

Presentation of this report as part of the Comprehensive Plan Amendment considered by the Village Board.

Village installs right-in/right-out drive entrance on Deerfield Road to/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.

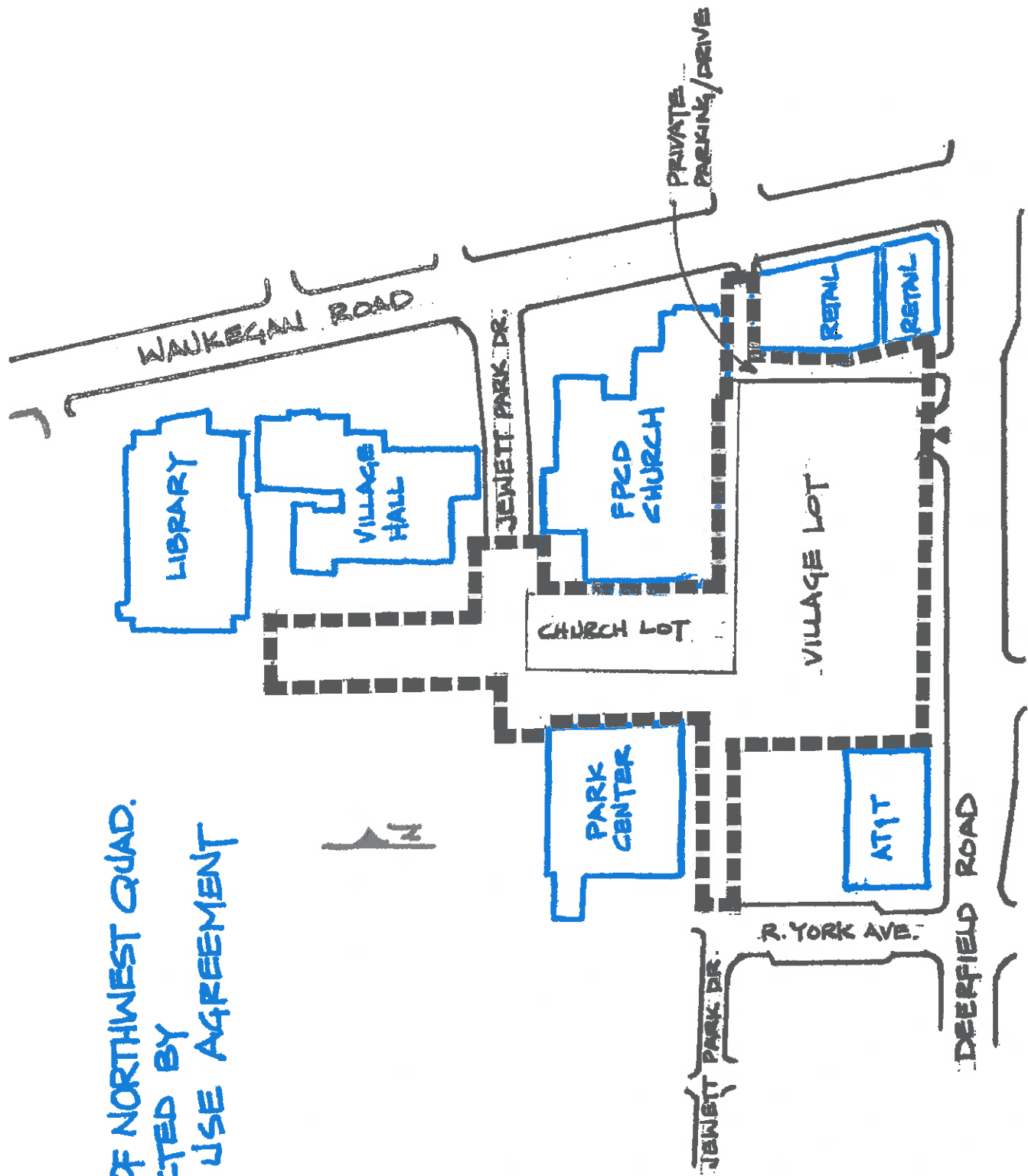
Pursue use of AT&T parking spaces for Park District regular weekday employee parking.

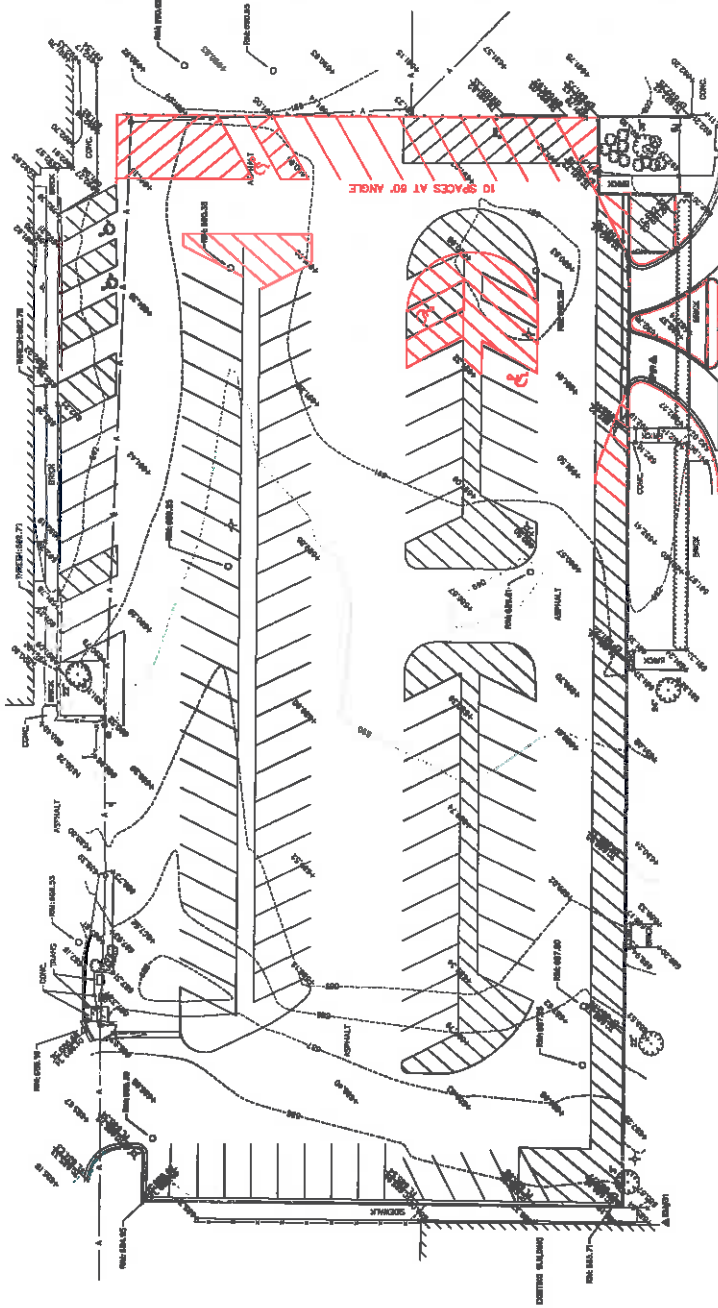
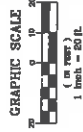
Perform professional traffic counts in October since the Library is now fully operating, the curb cut on Deerfield Road has been installed, and the majority of the impactful work on the Deerfield Road reconstruction project has been completed.

Respectfully Submitted,

NWQ Working Group

AREA OF NORTHWEST QUAD.
IMPACTED BY
JOINT USE AGREEMENT





PARKING DATA
 EXISTING SPACES
 STANDARD = 102
 A.D.A. = 2
 TOTAL = 110

PROPOSED SPACES
 STANDARD = 113
 A.D.A. = 5
 TOTAL = 118

INTERIM STRIPING PLAN
 ODESSA NORTHWEST QUAD PARKING LOT
 VILLAGE OF ODESSA, ILLINOIS

DATE: 8/17/76
 DRAWN BY: J. HAMILTON
 CHECKED BY: J. HAMILTON
 DATE: 8/17/76

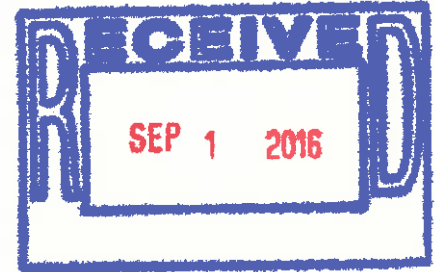
GHA GENSLER HAMILTON
 ASSOCIATES, INC.
 625 Forest Edge Drive • Vernon Hills, IL 60061
 TEL. 847/215-9700 • FAX 847/478-9701

Deerfield Park District

836 Jewett Park Drive • Deerfield, IL 60015-3291 • (847) 945-0650 • Fax (847) 945-0699 • www.deerfieldparks.org

August 30, 2016

Mayor Harriet Rosenthal
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015



Dear Mayor Rosenthal and Board of Trustees:

On behalf of the Deerfield Park District Board of Commissioners, this letter serves as support for approval of the proposed amendment to the Deerfield Comprehensive Plan regarding a Master Plan for the Northwest Quadrant of Village Center.

The Deerfield Park District works cooperatively with the Village of Deerfield and surrounding property owners to make the best of the existing conditions in the quadrant. Knowing the past and current challenges we have faced in the quadrant, we appreciate the opportunity for Park District representation, not only as part of the Northwest Quadrant Task Force, but more recently as a contributing member of the NWQ Stake Holder Working Group.

The represented entities of the Working Group brought great perspective to the planning process and the exercises undertaken to reach this point have been very beneficial to the southeast quadrant of the overall plan. Therefore, with the addition of guidelines identifying specific provisions as found in the Joint Use Agreement developed by the NWQ Working Group, the Park District can fully endorse the Master Plan for the Northwest Quadrant of Village Center.

A final design that meets most of the original design criteria, while still supporting daily vehicular and pedestrian traffic patterns in the quadrant, will benefit stake holders most affected by the plan and ultimately the entire community.

If you have any questions, please contact me or any of our board members.

Sincerely,



Rick Julison
Executive Director



Commissioners

Gil Antokal Joe Cohen
Jan Caron Greg Lapin
Rick Patinkin

Rick Julison, Director

Affiliated With

National Recreation and Park Association
Illinois Association of Park Districts
Illinois Park and Recreation Association





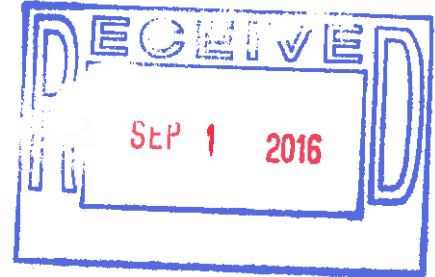
Contact: Joy Fiorini
Phone: 847-308-1157
Fax: 720-596-9183
Email: joyfiorini@comcast.net

September 1, 2016

Mayor Harriet Rosenthal
Board of Trustees

Via email

Re: NWQ Working Group



Dear Mayor Rosenthal and Trustees,

As you are aware, the NWQ working group created and convened in 2016 has been meeting to share information, develop ideas, and create a proposal to amend the master plan as it relates to the NWQ.

The proposed document presented by Kent Street at your meeting on September 6, 2016 reflects the best efforts of our group. I endorse the process to date and will continue to work towards our mutual goals for the NWQ.

From my point of view the implementation of the components presented in the document should occur in multiple phases.

Phase 1:

- Establish an additional entry to the public parking lot off of Deerfield Road
- Create a flow of traffic within the lot that reflects the best and safest approach to maximizing parking while protecting pedestrians- accounting for emergency vehicles, drop-offs and deliveries
- Provide a set of private parking spaces for customers
- Plan for longer term parking spots for employees of all surrounding stakeholders

Phase 2:

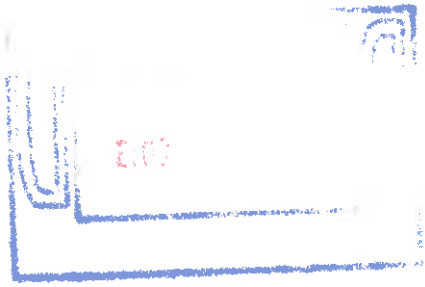
Upon completion or agreement to complete Phase 1, the potential exists to transform the private parking lot and driveway access to the commercial properties into a more pedestrian friendly green space and walkway. Also, buildings that do not currently have access to the parking lot could be offered the ability to have access. These transactions and agreements would not involve the Village per se but need to be endorsed by the Village.

Of course the above phases require a legal and financial plan as to what can be realistically achieved in a private/public project of this nature. Stakeholders will need to participate in this process given their own circumstances. This phase has not begun as we are waiting for the signal to move forward from you.

I would like to thank all who worked on improving the NWQ over the past 15 years. While the effort has been challenging, none of the work and effort was wasted as it has led us here. Your vision and direction as our leadership has been invaluable.

Best,

Joy Fiorini
Managing Partner



Trustee Nadler moved to accept the report and recommendation of staff. Trustee Farkas seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

**REPORT AND RECOMMENDATION
OF STAFF RE: LINDEN AVENUE
TRAFFIC STUDY**

Assistant Village Manager Andrew Lichterman reported several residents from Linden Avenue appeared at the last meeting. The Village Board asked staff to develop a plan to address their

concerns regarding traffic volume. Mr. Lichterman noted staff's recommendation is consistent with the Gewalt Hamilton report. Staff plans to perform an educational campaign with mailed brochures, e-mail blasts and coordinated updates on the Village website. They also recommend enforcement. Lastly, they recommend engineering improvements, including installing more warning signage illuminated with amber lights. Mr. Lichterman indicated staff does not recommend sidewalks at this time. Trustee Nadler suggested distributing the brochure to neighboring communities, through their Village managers.

Deputy Chief Keene met with Linden Avenue residents about the recommendation. Trustee Struthers requested school bus safety be added to the educational information.

Trustee Nadler moved to accept the report and recommendation of staff. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Farkas, Jester, Nadler, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

**REPORT AND RECOMMENDATION
OF THE PLAN COMMISSION RE:
REQUEST FOR AN AMENDMENT TO
THE DEERFIELD COMPREHENSIVE
PLAN TO ADOPT A MASTER PLAN
FOR THE NORTHWEST
QUADRANT OF THE VILLAGE
CENTER**

Mr. Street reported that in 2013, the Trustees appointed the Northwest Quadrant Unified Task Force. The Task Force consisted of all of the major stakeholders in the northwest quadrant as well as representatives from the Board of Trustees and several Village Commissions. The Task Force recommendation went before the Plan Commission, who recommended an amendment to the Comprehensive Plan with the understanding there

are concerns about the traffic movement and parking, which would be stipulated in a future plan.

Mr. Coblenz stated that a Comprehensive Plan establishes recommended guidelines for the future development or redevelopment of an area. It is a guideline used by a Plan Commission. A Comprehensive Plan is not an implementing device and requires further action by the Village Board.

Jodi Mariano, principal with Teska Associates, and Dan Brinkman, senior traffic engineer with Gewalt Hamilton, were consultants to the Task Force. Ms. Mariano discussed the proposed master plan, including the interconnected parking lots and a proposed promenade. They looked at plans to maintain drop off functions on both the east and west sides of the Jewett Park Community Center, with the intention of moving toward only continuing drop off on the west side. They would incorporate curbs, landscape bump-outs and bollards to assist in slowing traffic and making pedestrian traffic safer.

Mr. Brinkman discussed the traffic circulation. Trustee Farkas asked if additional foot bridges were considered. Ms. Mariano noted that they want to be respectful of the skate park, as the boardwalk is the same elevation.

Pastor Suzan Hawkinson, First Presbyterian Church, presented a report regarding safety and cooperation. She noted the Plan Commission report summarized their concerns regarding traffic movement and parking; however, their concerns are far greater regarding safety. At the core of the Northwest Quadrant is a small strip of land providing passage for personal, business, official vehicles, preschoolers and their parents, churchgoers, library users, retail customers, patrons of the Park District and the Village Hall. She noted neither plan allows drop off for the church programs. Currently, they use drop offs on both sides of their building. Pastor Hawkinson stated they are in favor of many aspects of the plan, but the plan was designed with no dedicated roadway. The plans have an unsafe core, as a portion of the property is sometimes used for church activity. The design currently has vehicles pulling in and out of two-way traffic.

Pastor Hawkinson proposes safety first in the northwest quadrant. The Plan Commission passed a plan that was "not conceptually preferred." She questioned how the recommendation came before the Board. Pastor Hawkinson recommends creating a better alternative that included continuing conversations with the stake holders that honors valid concerns and property owner rights, considers cost analysis and keeps safety as a priority. She would like to continue the conversation with the northwest quadrant stakeholders and Village staff on Monday, February 22, 2016, at noon.

Mary Boote questioned using tax dollars to create a plan that is not in the best interest of the Village or stakeholders. She does not believe the Village should pass a plan that goes against the stakeholders' desires. Ms. Boote does not believe the Village should push for a plan that does not work.

Judy Rundell, director of Christian Beginnings Preschool, stated the preschool will be impacted by the development of the northwest quadrant. She implored the Village to find a way to make the northwest quadrant work in a safe manner for the residents.

Thom Cunningham, Director of Faith Formation and Mission at the Deerfield Presbyterian Church, stated they have numerous events that take place in the parking lot. He questioned where those activities will be placed if the proposed plan is passed. Mr. Cunningham noted there are numerous other community programs that use the church facility. He noted the PADS program also takes place at the church and questioned what would happen to these programs if

the proposed plan is passed. Mr. Cunningham believes the Village and stakeholders need to work together to create a plan that is appropriate for all.

Marie Kirby, 920 Kenton Road, believes it is imprudent to push through plans without achieving support of all the key stakeholders.

Steve Fialkowski is an elder of the Church. He does not believe the Plan Commission understood the Church's concerns. He thinks the complex was designed with the idea to make it difficult to navigate. Looking at the plan, there is no quick or easy access for emergency vehicles to get to the side of the building. Mr. Fialkowski believes that needs to be corrected. The church is not objecting to an improvement in the area, but disapproves to the execution of the idea in plans D and D1. They would like to work with the Village on a safer and more palatable solution.

Ben White, elder of the Church, stated they are more than happy to work with the Village. He indicated there is a north-south extension of Jewett Park Drive that is part of the church property. They are concerned that a sketch he created is a document included in the submittal. The plans were created to begin a conversation, and should not be recognized as official church drawings.

Britt Olander, elder of the Church, emphasized the Plan Commission report states the plans are not preferred for the southwest portion of the quadrant.

Joy Fiorini thought the Plan Commission meeting was unusual because the members of the Plan Commission were struggling. She thinks it was difficult to make a "normal" motion because the proposed plan is unfinished. Property lines and costs were ignored. Ms. Fiorini believes the Village should look at the property lines. The stakeholders are willing to work with the Village. She believes it would be difficult to pass an amendment with pictures. She would rather use words to define what may take shape over the next few years.

Jan Caron, Deerfield Park District Board Member, stated the Task Force members were never made aware of a budget. They were never in agreement or disagreement. Prior to their final meeting, they were not aware it was the final meeting and did not vote on the proposed plan. The Park District is strongly in favor of a plan, the Park District has concerns about some aspects of the plan and cannot support the plan as it is proposed. They are most concerned about safety. The Park District has held several meetings with other stakeholders working together. This plan does not have the support of the major stakeholders.

Jack Miller questioned why the plan justifies the taking of private property. He does not see beautification as a critical need. Mr. Miller does not believe Deerfield is an urban community and the residents do not use walkways.

Mary McIntyre, 1750 Overland Trail, noted the Park District has camps in the summer and the area is swarming with children. She noted there are a number of birthday parties on weekends with children crossing in the parking lot. She does not believe the parking lot should be made wider, because it would be a safety issue.

Donna Osborn, 1010 Springfield, lives near the park playground. Her children use the park nearly every day. They cross Hazel to get to the park. She expressed concern because a portion of Park Avenue would be closed and questioned where the bus traffic would go. Ms. Osborne questioned how emergency vehicles will get to the east side of the tracks. She asked the Trustees to send the proposed plan back to the Task Force.

Trustee Farkas asked what the practical difference is between accepting the report and just keeping this as a historical document without adoption. Mr. Coblenz stated if the amendment is not adopted, it would not have the planning effect. The Village could meet with stakeholders.

Trustee Seiden noted the Village has a Comprehensive Plan without D and D-1. Since 1999, there were four iterations of the Comprehensive Plan. There have been several consultants and residents on task forces giving their best.

Trustee Nadler indicated the Comprehensive Plan would like this area to be a center focus for the Village. The Village has focused energy for the past three years on this area. Mayor Rosenthal noted this area is considered a sub-area to meet the needs of the stakeholders.

Mayor Rosenthal noted there have been comments made about taking of property. She clarified there are no plans or interest by the Village to take any property. If a stakeholder is looking to redevelop their property they will go through the Village's land-use process, just like everyone else.

Pastor Hawkinson was reassured that the taking of property is not the Village's interest. She noted that the detailed plans, if added to the Comprehensive Plan, would serve as a guideline. Mr. Coblenz noted the Comprehensive Plan provides guidance to the Plan Commission. It is not mandatory those elements end up in a final plan.

Trustee Shapiro noted a Comprehensive Plan is a guide that has no force of law. It is a guide for future planning principals. Many Comprehensive Plans have detailed plans to them. Pastor Hawkinson noted the detail removes a dedicated roadway. Mayor Rosenthal noted that prior to the downtown redevelopment, the Comprehensive Plan looked a lot different than what was developed.

Mayor Rosenthal suggested the Trustees look to next steps including the Village staff and stakeholders to come together and see if they can agree to some changes.

Trustee Nadler believes the plan is similar to what was reviewed in 2013. There has been no progress forming a consensus and he does not believe this should be appearing before the Board at this time. Trustee Nadler believes more events in the area would build community. He would not want to see the Village wasting time and resources on a plan he does not think will be approved.

Trustee Seiden believes a road going through the parking lot would calm traffic. He understands the Comprehensive Plan can be changed, but if there is a plan with drawings, future Plan Commissions will look at it. Trustee Seiden does not believe there will be a major change in this area.

Trustee Farkas does not believe it will change. He questioned whether there is a need to drive compromise. There is no motivation for the stakeholders to negotiate or compromise with each other at this point in time. Once a proposal comes forward that affects the quadrant, the Village will look at the design.

Mayor Rosenthal believes the Village needs a blueprint.

Trustee Struthers believes there are some pieces of the proposal that are positive and that are agreeable to all stakeholders.

Mayor Rosenthal deferred further action. She directed Village staff to work with the major stakeholders and bring a report back to the Board in the next few months.

SIDEWALK SNOW CLEARING
PROGRAM REVIEW

Trustee Farkas stated that at the last Board of Trustees meeting, staff outlined a plan that would adopt a new policy that continues sidewalk snow clearing in areas that do not conform with the policy by grandfathering them. Trustee Farkas' intent was to strictly enforce the policy and eliminate grandfathered locations. The Village should adhere to the policy and only clear snow for areas that fit within the new guidelines.

Trustee Farkas moved to accept the policy and eliminate grandfathered locations. Trustee Struthers noted that would save the Village \$1,400 per year. Trustee Farkas noted this would allow for consistency. Trustee Seiden seconded the motion. Mayor Rosenthal confirmed that if approve, the new policy would go into effect for the next snow season. Trustee Jester noted virtually all of the sidewalks being plowed are sidewalks rather than carriage walks and encouraged staff to use judgement. Trustee Farkas is open to having further discussion. He noted the vast majority of residents are responsible for clearing their own sidewalks. If we do something special, there should be a reason. The motion passed by the following vote:

AYES: Farkas, Jester, Seiden, Shapiro (4)
NAYS: Nadler, Struthers (2)

CONSENT AGENDA

ORDINANCE AUTHORIZING AN
AMENDMENT TO A SPECIAL USE FOR
BRIARWOOD COUNTRY CLUB TO
PERMIT CHANGES TO THE

An Ordinance amending a Special Use for Briarwood Country Club to permit changes to the previously approved paddle tennis facility. First Reading.

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE NORTHWEST QUADRANT
MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE VILLAGE OF DEERFIELD**

WHEREAS, the current Comprehensive Plan for the Village of Deerfield was adopted on October 4, 2004, and has been amended from time to time thereafter (as amended, the “Comprehensive Plan”); and

WHEREAS, the President and Board of Trustees of the Village of Deerfield appointed the Northwest Quadrant United Task Force in 2013 to create a master plan for the northwest quadrant of the Village Center as defined in the Comprehensive Plan; and

WHEREAS, the Northwest Quadrant Task Force included representatives of all major stakeholders in the northwest quadrant of the Village Center planning; and

WHEREAS, the Northwest Quadrant Task Force submitted its report and recommendation to the Village Board of Trustees on August 5, 2013; and

WHEREAS, the corporate authorities of the Village of Deerfield accepted the Task Force report and directed Village staff to continue Northwest Quadrant Master Plan discussions with impacted stakeholders in the northwest quadrant; and

WHEREAS, the Plan Commission of the Village of Deerfield conducted a public hearing on January 28, 2016, to consider an amendment to Section 4.1 of the Comprehensive Plan consisting of a Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1), and certain alternative parking study plans; and

WHEREAS, the Plan Commission of the Village of Deerfield has submitted its report and recommendation to the corporate authorities of the Village of Deerfield that the Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1) and certain alternative parking study plans attached hereto as Appendix A to this Ordinance (collectively, the “Northwest Quadrant Plan”) be adopted as an amendment to Section 4.1 (“Village Center Subarea”) of Article 4 (“Subareas”) the Comprehensive Plan, with the proviso that the southeast corner of the northwest quadrant as depicted in the Northwest Quadrant Plan shall not be considered conceptually preferred as of this time and is subject to further master planning review and refinement; and

WHEREAS, the corporate authorities of the Village of Deerfield concur in the recommendations of the Plan Commission and have determined that it is in the best interests of the Village of Deerfield that the Northwest Quadrant Plan attached hereto be approved as an amendment to the Comprehensive Plan, with the recognition that areas of concern remain with respect to the southeast corner of the northwest quadrant as depicted in the Northwest Quadrant Plan, specifically that traffic movement and parking within that part of the northwest quadrant area 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;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing Recitals, being material to this Ordinance, are hereby incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2: That the Northwest Quadrant Plan attached as Appendix A to this Ordinance be and the same is hereby approved as an amendment to the Comprehensive Plan of the Village of Deerfield.

SECTION 3: That Section 4.1 (“Village Center Subarea”) of Article 4 (“Subareas”) of the Comprehensive Plan of the Village of Deerfield be and the same is hereby amended to add the Northwest Quadrant Master Plan (Preferred Plan D and Interim Plan D1) and certain alternative parking study plans attached hereto as Appendix A to this Ordinance as Subsection 4.1.A of Section 4.1 the Comprehensive Plan. Notwithstanding anything to the contrary stated above, it is further specified that the Northwest Quadrant Master Plan and alternative parking studies hereby 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 as 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 northwest quadrant and further refinement of the Northwest Quadrant Master Plan.

SECTION 4: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

APPENDIX A

NORTHWEST QUADRANT MASTER PLAN

**(to be added as Subsection 4.1.A immediately following Section 4.1,
“Village Center Subarea”, of the Comprehensive Plan of the Village of Deerfield)**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE NORTHWEST QUADRANT
MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE VILLAGE OF DEERFIELD**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

_____ day of _____, 2016.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
_____ day of _____, 2016.**

Northwest Quadrant - Proposed Amendment to the Deerfield Comprehensive Plan

Add the following language to page 63 of the 4.1 Village Center Subarea:

4.1.A Northwest Quadrant Master Plan

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 uses

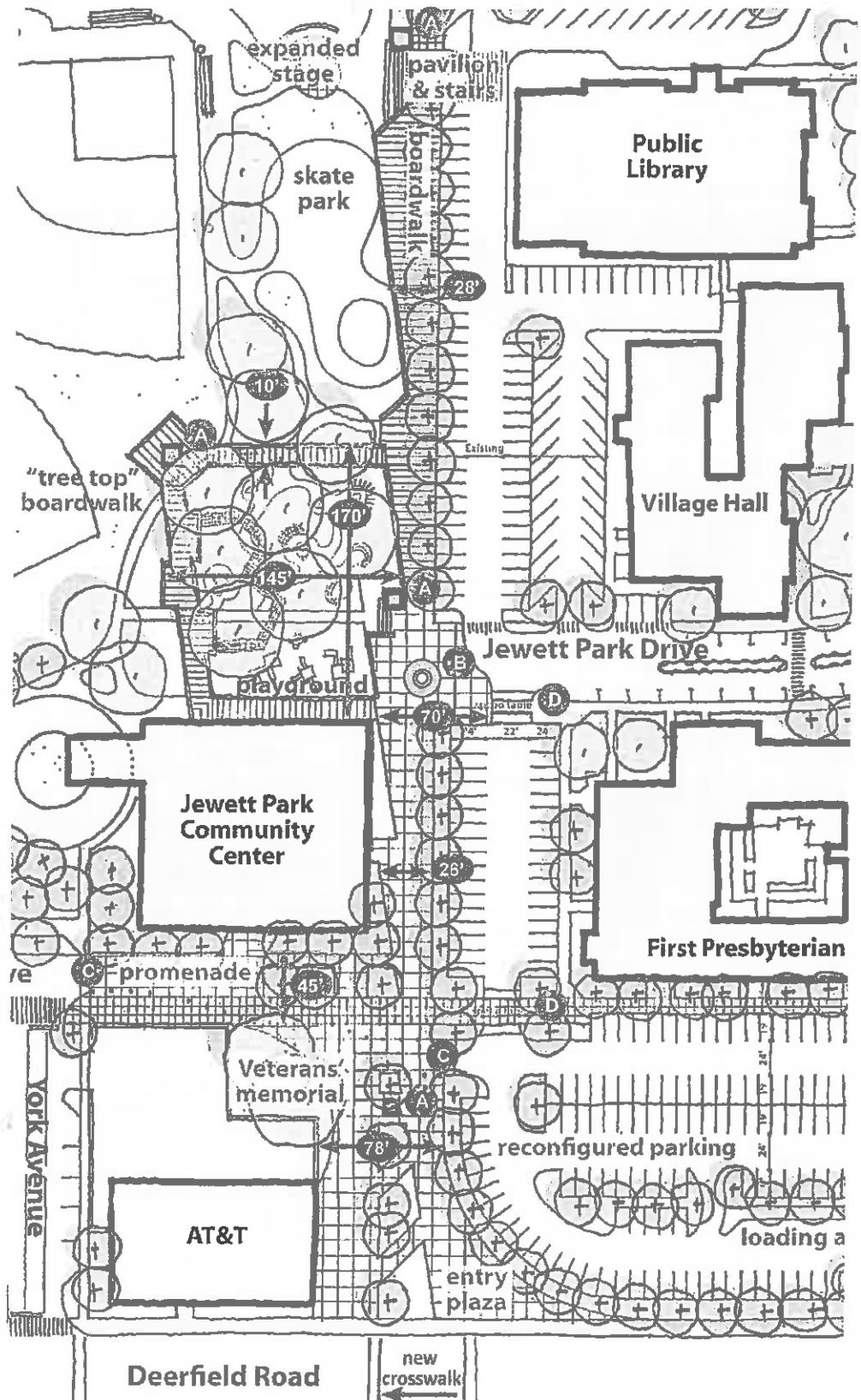
Master Plan D, interim Master Plan D-1, and alternative parking studies will serve as concepts for the advisory comprehensive design plan for the northwest quadrant of the Village Center as the various entities make improvements to their properties in future years.

MASTER PLAN

Entry Plaza /
Boardwalk /
Tree Top Boardwalk
Enlargement

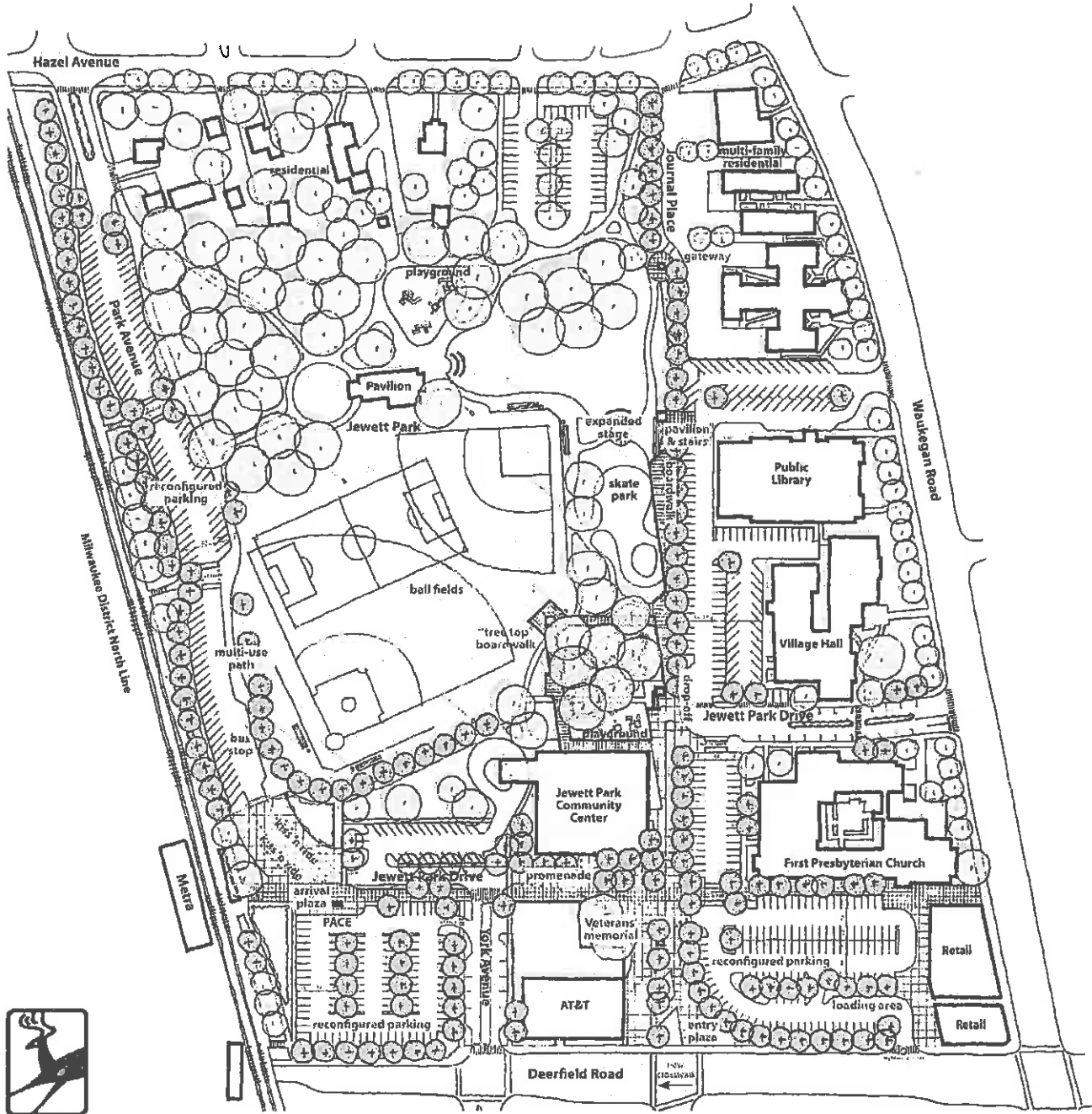
The Entry Plaza, Boardwalk, and Tree Top Boardwalk are key design features of the Master Plan. Dimensions are provided to assist with understanding the proposed scale for these areas. Dimensions shown are based on aerial photography and are conceptual in nature. Additional features are noted on the plan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



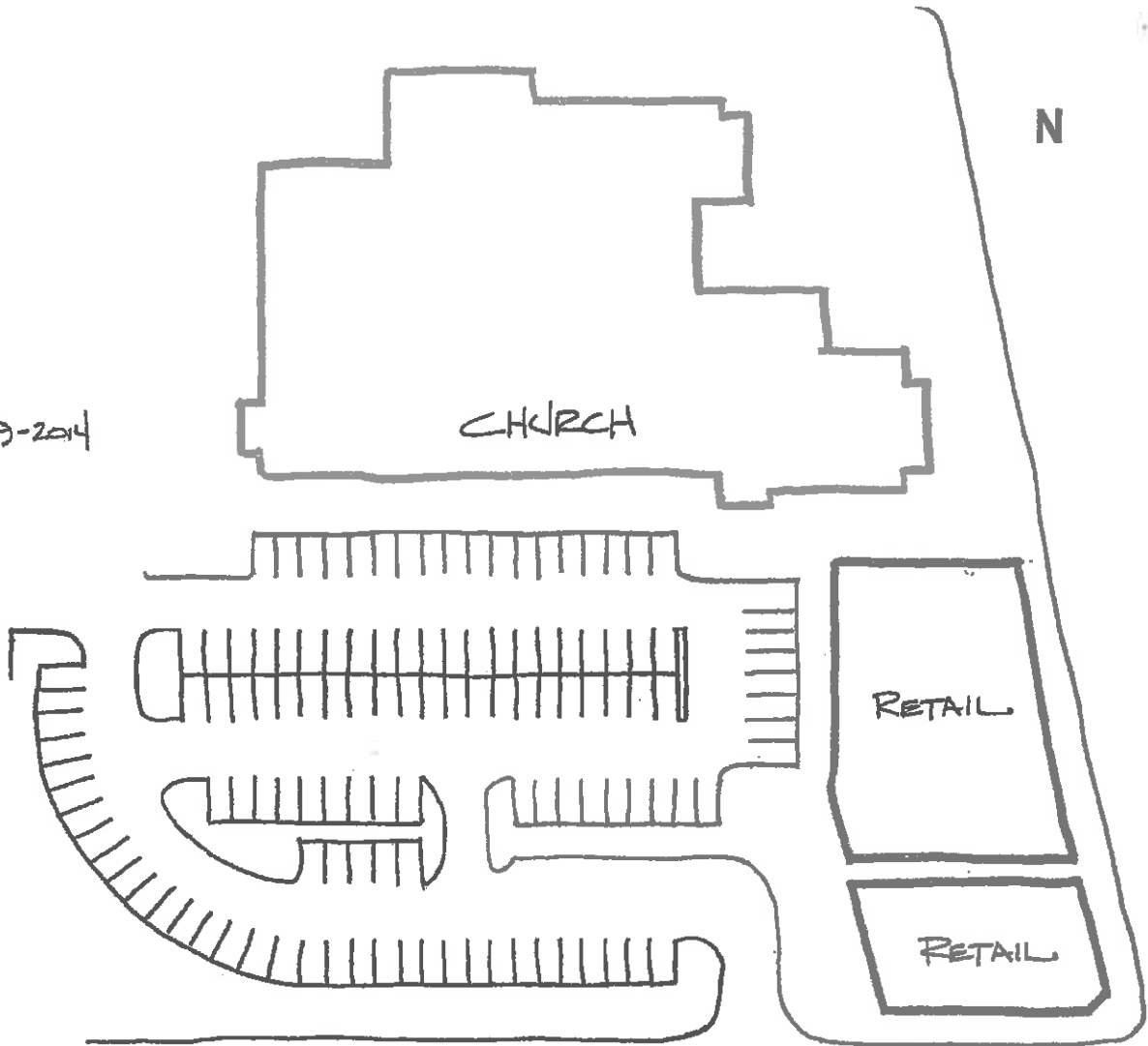
VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Interim Plan D1



ALTERNATIVE PARKING STUDY PLAN - FIORINI

MT
4-9-2014



ALTERNATIVE PARKING STUDY PLANS

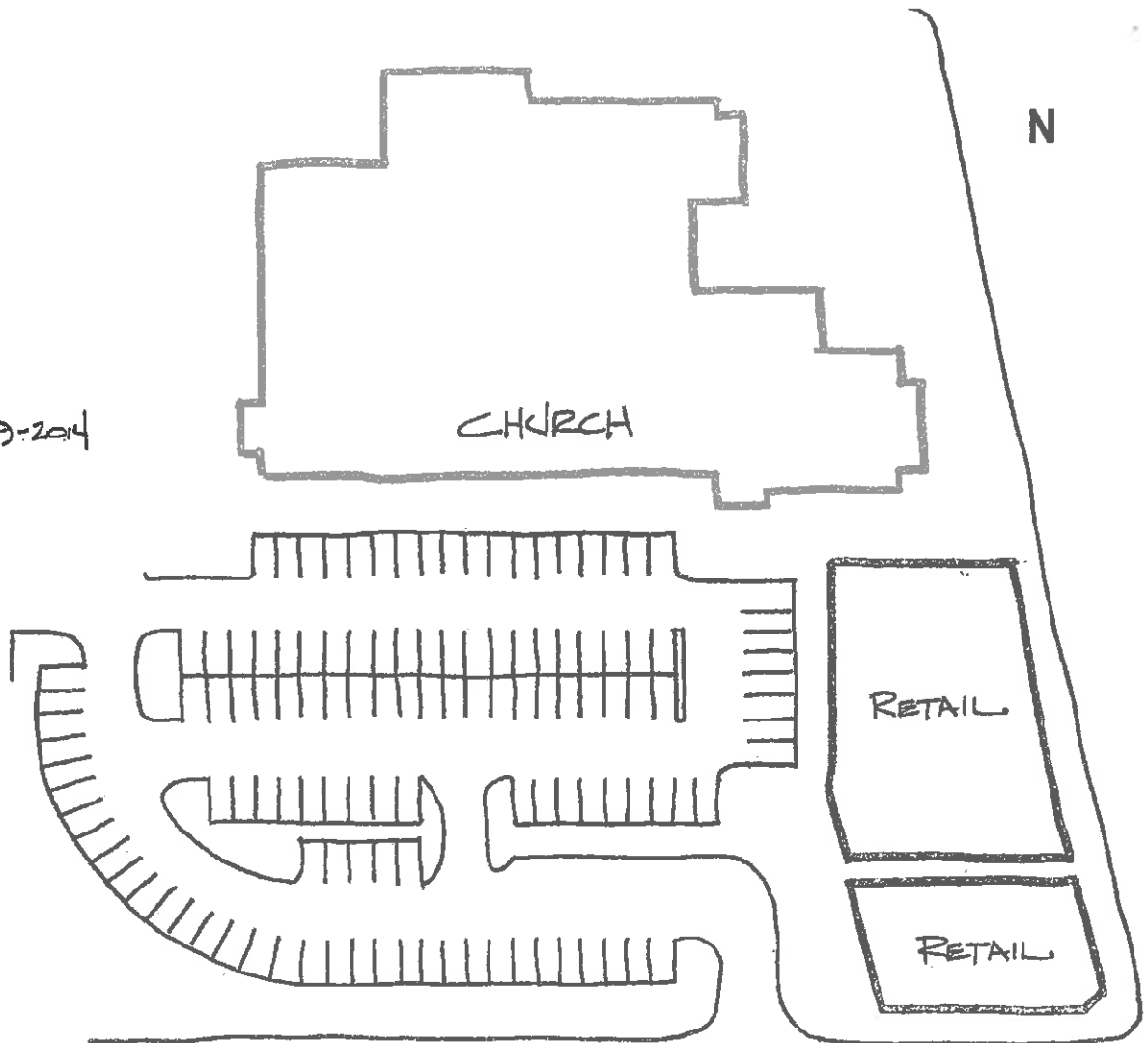
Commercial Property Owner – FIORINI

Church

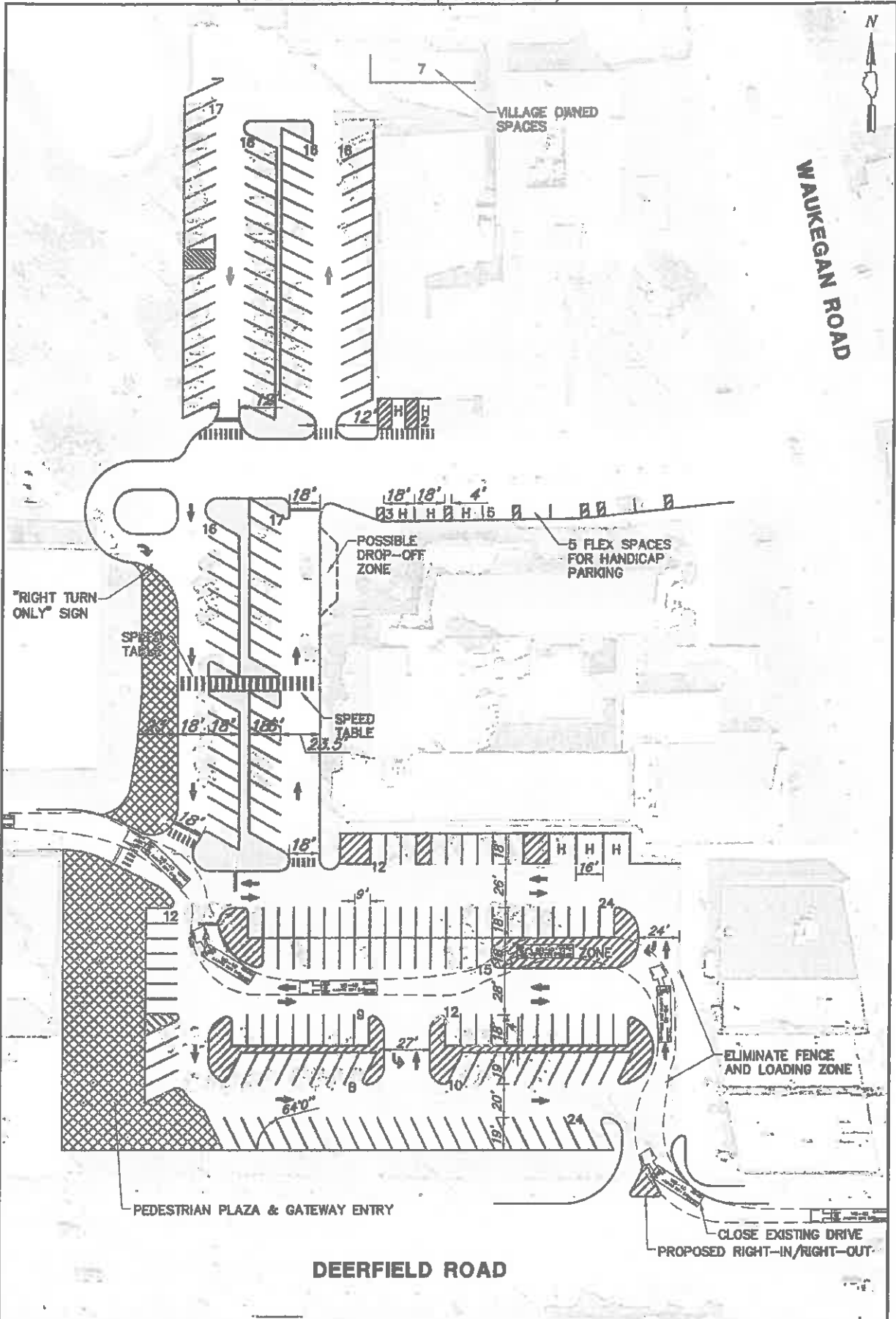
ALTERNATIVE PARKING STUDY PLAN - FIORINI

(To Be Included in the Comprehensive Plan)

AJT
4-9-2014



(To Be Included in the Comprehensive Plan)



GHA GEWALT HAMILTON ASSOCIATES, INC.
 625 Forest Edge Drive • Vernon Hills, IL 60061
 Tel.: 847.478.9700 • Fax: 847.478.9701

ALTERNATE PARKING STUDY PLAN
 DEERFIELD NORTHWEST QUADRANT
 DEERFIELD, ILLINOIS

FILE 4625-901 NW LOT-OPTION 1.dwg	
DRAWN BY: GHA	GHA PROJECT #
DATE 07.10.15	4625.901
CHECKED BY: TJD	SCALE 1"=50'

