

REQUEST FOR BOARD ACTION

Agenda Item: 16-18

Subject: Report and Recommendation of the Plan Commission re: Request for an Amendment to the Comprehensive Plan to Adopt a Master Plan for the Northwest Quadrant of the Village Center

Action Requested: Approval of Recommendation

Originated by: Plan Commission

Referred to: Mayor and Board of Trustees

Summary of Background and Reason for Request:

In 2013, the Village Board of Trustees appointed the Northwest Quadrant Unified Task Force in order to create a Master Plan for the northwest quadrant of the Village Center for the benefit of the entire community. The Northwest Quadrant Task Force consisted of all of the major stakeholders in the northwest quadrant. The task force provided the direction to develop the master plan for the northwest quadrant of the Village Center. The northwest quadrant master plan provides a conceptual framework for recommended improvements to enhance the northwest quadrant of the Village Center for the benefit of the community. The task force sent a recommendation to the Village Board of Trustees on August 5, 2013. The Board of Trustees accepted that report and directed Village staff to continue discussions with a couple of the stakeholders, the First Presbyterian Church and Joy Fiorini. All of the planning materials and minutes for the Northwest Quadrant Unified Task Force are available on the Village's website, and have been placed on the Village's website since the beginning of the process: www.deerfield.il.us →Village Government→Boards and Commissions→Northwest Quadrant Unified Task Force.

The Plan Commission is recommending an amendment to the Comprehensive Plan for the Master Plan for the Northwest Quadrant with the concept only plans D, D1, and alternative parking studies with the understanding that there are some concerns that have been raised by the constituents about the southeast corner of the northwest quadrant, specifically the traffic movement and parking that would need to be further addressed and further specified in any future plan. The Plan Commission has reservations and stipulates that the southeast corner of the northwest quadrant is still problematic and needs to be worked out and these plans are not conceptually preferred for the south east corner.

Reports and Documents Attached:

Recommendation

History of Northwest Quadrant

Reports and Documents Attached (Continued):

Public Hearing Minutes 1/28/16
Workshop Minutes 1/28/16
Air Photo
Proposed Amendment to the Comprehensive Plan
Alternative Parking Studies
Letter to Stakeholders
Letters Sent to the Plan Commission
Letter Sent to Mayor Rosenthal

Date Referred to Board: February 16, 2016

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: January 28, 2016

RE: Recommendation Regarding Proposed Amendment to the Deerfield Comprehensive Plan for a Master Plan for the Northwest Quadrant of the Village Center

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield regarding a proposed amendment to the Deerfield Comprehensive Plan. On January 28, 2016, the Plan Commission held a public hearing to consider the proposed amendment to the Comprehensive Plan for a Master Plan for the Northwest Quadrant of the Village Center.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Background

In 2012, the Northwest Quadrant Unified Task Force was created in order to bring together the major stakeholders in the northwest quadrant of the Village Center to study the entire quadrant and work together to develop a Master Plan for the entire quadrant to benefit the community. Previously, the planning in the northwest quadrant was piecemeal. To provide a more detailed history of past studies and improvements to the northwest quadrant of the Village Center, attached is a summary of the past studies, proposals, and improvements in the northwest quadrant of the Village Center.

The Task Force looked at the big picture and engaged in comprehensive thinking for the quadrant. The Task Force did not look at property lines when they created the Master Plan for the quadrant. The stakeholders were brought together to

determine what they wanted to see get accomplished in the quadrant and put together a conceptual plan for the future. The lead consultant on the project was Teska Associates who is an experienced planning firm that facilitates workshops and has a wide range of experience in urban planning and design. The team that Teska put together for this project included Hitchcock Design, Gewalt Hamilton and Bondy Studios.

The Task Force sent a report to the Village Board of Trustees on August 5, 2013. The Board of Trustees accepted that report and directed Village staff to continue discussions with a couple of the stakeholders, the First Presbyterian Church and Joy Fiorini.

The planning materials for the Northwest Quadrant Unified Task Force are available on the Village's website at: www.deerfield.il.us →Village Government→Boards and Commissions→Northwest Quadrant Unified Task Force.

Comprehensive Plan Amendment

A Comprehensive Plan is an advisory document that guides the growth of a community over the next 20 years. A comprehensive plan is an official document produced and adopted by the Village that serves as a road map for guiding future development and land use policy decisions. It will help the Village make informed choices about future growth and development. Since 1955, the Village has utilized a comprehensive plan to guide its growth decisions.

At the January 28, 2016 public hearing, the Plan Commission considered an amendment to the Deerfield Comprehensive Plan for the proposed Master Plan for the Northwest Quadrant of the Village Center. The proposed amendment will consist of both text/language and maps. The proposed amendment to the Comprehensive Plan is attached. The Comprehensive Plan amendment consists of text/language to be added for Goals, Objectives, and Design Criteria, and plans D and D-1. The plans were developed with a certain level of detail so that the Task Force could have realistic discussions about the future of the northwest quadrant.

What is a Master Plan?

The bullet points below explain what a Master Plan is.

- The Master Plan will serve as a guideline when future improvements are made to the various properties in the northwest quadrant of the Village Center.
- The Master Plan is a long term plan looking years into the future. It's a big picture, conceptual plan. The ideas in the Master Plan are for the future.
- The Master Plan doesn't happen all at once. It is implemented over time.
- When the property owners in the northwest quadrant make future improvements to their properties, the Master Plan will be a guide.
- The Master Plan options set a foundation for further discussions with the stakeholders in the northwest quadrant when these entities are ready to make changes to their properties in future years.
- The Master Plan can be tweaked. The plan is not cast in stone. The Master Plan is not a final finished product.
- The Master Plan sets the framework for working on a more detailed and cohesive plan in the future when the plan is implemented. The Master Plan is to scale but it is not a construction drawing. The Master Plan was developed with aerial photography of the area not actual surveyed data from each of the properties.
- Implementation plans are not part of this Master Plan. Some parts of the Master Plan will involve much discussion and negotiation between stakeholders. Details to implement the plan such as land swaps/land purchases, easements for parking and access, and operational issues such as long term maintenance, costs, etc. were not issues that the Plan Commission considered at the January 28 public hearing, but these discussions with the Village and among property owners will occur in the future as the various entities in the quadrant make improvements to their properties.
- When property owners propose to make improvements to their properties in future years, they will need to go through a zoning approval process when they are ready to make these improvements to their properties as they did in the past (eg. Church Special Use approval for addition in 2006, Village Hall addition in 2005, Library addition in 2011.)

Northwest Quadrant Master Plan

Below are the main ideas that came out of the Northwest Quadrant Unified Task Force:

- A campus setting/environment for all the public entities.
- As a pedestrian, accessing the quadrant in a barrier free way by connecting the existing destinations in the quadrant.
- A great looking public space.
- A more attractive and vibrant public campus with amenities that foster increased pedestrian use.
- A pedestrian friendly environment by focusing on more room for the pedestrian/useable pedestrian space, and how a pedestrian moves safely in the quadrant, both east/west and north/south, with spacious sidewalks.
- Putting the pedestrian first but also accommodating the motorist.
- A pedestrian centric place to stroll, meet friends and family.
- A visually stunning place.
- A fabulous area that draws people in and makes them want to stay.
- A place to hold community events.
- Friendliness for the environment.

Master Plan D and D-1 (interim plan) are what was developed by the Northwest Quadrant Unified Task Force based on the above ideas. In the Plan D-1 (interim plan) the Jewett Park Community Center nursery school vehicular drop off stays on the east side of the building where it is currently located.

Church's West Parking Lot

At the public hearing, there was a lot of discussion of the church's west parking lot. When the plans were being developed, the church expressed concern about safety with traffic coming through their parking lot (a 24 foot wide drive aisle with the 19 feet deep spaces were provided on the plans.) Village staff and the consultants met with Church Session in early 2013 and presented a plan with a narrower drive aisle (22 feet wide drive aisle), deeper parking spaces (24' deep spaces) and speed tables at each end of the church west parking lot. The revised plan would allow for cars to back out of the parking deep spaces more safely and drivers could see down the drive aisle. The 22' wide drive aisle and 24' deep

spaces with the speed tables were on the final version of the northwest quadrant Master Plan (D and D-1) that the Northwest Quadrant Unified Task Force sent to the Board of Trustees.

Pastor Suzan Hawkinson presented a letter dated April 24, 2013 from the church which objected to the D and D-1 plans - this letter was presented prior to the final Northwest Quadrant Unified Task Force meeting and was included in the materials for the Board of Trustees August 5, 2013 meeting.

The latest plan of the church west lot that is labeled “alternative parking study plan” has been discussed between the Village staff and the Church in 2015, and was presented by the consultant at the January 28, 2016 public hearing.

2014 and 2015 Discussions with the First Presbyterian Church and Joy Fiorini Resulted in an Alternative Parking Study Plan on Each of These Properties

First Presbyterian Church Discussions

When the Task Force submitted its report to the Board of Trustees, the Church expressed concerns about the how the plans D and D-1 impacted their west parking lot. The church explained their concerns at the public hearing and they also submitted a letter to the Plan Commission prior to the public hearing.

At the direction of the Board of Trustees, there were further discussions with the First Presbyterian Church to see if the Church’s issues about the plan could be addressed. Over the past couple of years, discussions with the Church have focused on a possible test site of the Master Plan where the north/south connector drive would be temporarily installed on the Church property by laying out the drive with striping, speed tables, etc. as close as possible to the Master Plan layout. The Church was open to the idea of a test site. Also discussed with the Church was the possibility of swapping (exchanging) Church owned land on the west side of the Church with the Village owned land on the south side of the Church, and the Church and Village were open to continuing these land swap discussions in the future.

As part of the evolution of discussions with the Church was the creation of a new alternate parking study plan for the Church’s west lot that traffic consultant

Gewalt Hamilton worked on with the First Presbyterian Church in 2015. This is a plan that has also been referred to as Plan “D-2”. At the public hearing, the Plan Commission heard details about the alternative parking study plan.

Joy Fiorini Discussions

Joy Fiorini’s (commercial property owner) main concern with plan D was the location of parking spaces away from her building as Joy’s tenants prefer parking spaces closer to the building. At the public hearing, the Plan Commission heard the details about this alternative parking study plan from Joy Fiorini and Gewalt Hamilton.

CONCLUSIONS

The Plan Commission would like to acknowledge the many hours of hard work that were put into the development of the Master Plan by the Northwest Quadrant Unified Task Force. The Plan Commission carefully reviewed the Task Force findings, along with the additional alternative parking studies that were developed after the Task Force completed its work. The Plan Commission understands that the aim of a Comprehensive Plan is provide a set of principles that can inform and guide future decisions, and that a Comprehensive Plan is an advisory document only.

The Plan Commission believes the proposed amendment to the Master Plan is an opportunity to help create a more attractive and vibrant public campus for the benefit of all, with amenities that foster increased pedestrian use. The Plan Commission believes that the proposed Master Plan has many great elements and realizes that most of the plan for the northwest quadrant of the Village Center is not in dispute. The Plan Commission believes that the proposed amendment (both text and plans) to the Comprehensive Plan is in the best long term interests of the Deerfield community. However, they acknowledge that the southeast corner of the northwest quadrant is still of much concern.

The Plan Commission believes that the amendment to the Comprehensive Plan should also include the two alternate parking study plans for the Church and Joy Fiorini, in addition to the proposed text and plans D and D-1. Including these additional plans provides more options for further discussion in the future with

these property owners when the plan is implemented. The Plan Commission acknowledges that there are valid concerns that have been raised by the Church and Park District about the traffic movement and parking in the area between the church and community center that would need to be further addressed and further specified in any future plan. The Plan Commission believes this area is problematic and needs to be worked out and does not conceptually prefer the plans for this area. The Plan Commission realizes that if there were an easy answer for the plan in this area, it would have been done by now. There are physical land constraints in this key area of the plan.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission to approve the amendment to the Comprehensive Plan for the Master Plan for the Northwest Quadrant with the concept only plans D, D1, and alternative parking studies that were presented with the understanding that there are some concerns that have been raised by the constituents about the southeast corner of the northwest quadrant specifically the traffic movement and parking that would need to be further addressed and further specified in any future plan. The motion notes that the Plan Commission has reservations and stipulates that the southeast corner of the northwest quadrant is still problematic and needs to be worked out and these plans are not conceptually preferred for the southeast corner. The motion specifically acknowledges that the Plan Commission finds that the major constituents concerns are valid. Commissioner Shayman seconded the motion.

Ayes (5): Benton, Bromberg, Jacoby, Shayman, Oppenheim

Nays (0): None

Respectfully submitted,
Mary Oppenheim, Chairperson
Deerfield Plan Commission

Summary of Past Studies, Proposals, and Improvements in the Northwest Quadrant Occurring Prior to the 2012-13 Northwest Quadrant Unified Task Force:

1999 & 2000 (A Task Force Studied the Northwest Quadrant)

A task force was formed in 1999 to study future expansion requirements of existing and proposed institutional users in the northwest quadrant of the Village Center. The members of the task force consisted of an official from each of the institutions and three at large appointments, for a total of eight members. The Board of Trustees accepted the recommendation of the northwest quadrant task force in February of 2000.

The main conclusions of the 1999 & 2000 task force Northwest Quadrant study were:

- 1) The Village should amend its Comprehensive Plan to clearly establish that the northwest quadrant of the Village Center is and should remain the institutional corner stone of the community.
- 2) The parking supply is sufficient for current and projected uses of the quadrant.
- 3) Additional or more intensive commercial use should not be allowed.
- 4) The Bank One parking lot is of critical importance to the quadrant.
- 5) The conversion of parking spaces on Park Avenue to perpendicular spaces would create approximately 60 new spaces, but the spaces were not needed in 2000.
- 6) Waukegan Road, south of the Presbyterian Church, should be “greened to the corner” as retail businesses south the Church are phased out.

2001 & 2002 (Village acquired properties along Deerfield Road)

In 2001, the Village passed an ordinance authorizing the acquisition of the Bank One parking lot to the west of the commercial properties for public use as a municipal parking lot and for redevelopment project purposes according to Ordinance 0-01-12, dated April 2, 2001. The cost of the parking lot was 1.4 million dollars. Prior to the Village’s acquisition of the Bank One parking lot, this parking lot was privately owned by Bank One. This parking lot was used as parking for the employees and customers of the bank located on the south side of Deerfield Road.

The parking lot and building to the west of Bank One parking lot was privately held by Lindemann’s Pharmacy. In late 2001, Wintrust Bank petitioned for a Special Use for a bank with a drive through to be developed on the former Lindemann’s Pharmacy property. Wintrust Bank tried to convince the Village to allow a bank on this parcel with a coordinated parking plan for the area. The Village eventually purchased the property from Wintrust Bank for public use as a municipal parking lot and for redevelopment purposes according to Ordinance 0-02-43, dated October 7, 2002. The cost of the purchase was 1.7 million dollars.

2003 & 2004 (The Village updated its Comprehensive Plan that advised no further commercial development in the northwest quadrant of the Village Center)

The Village's Comprehensive Plan was updated over a two year period. A Comprehensive Plan Steering Committee was formed and a consultant (Camiros) was hired. Camiros studied the Village Center and as part of the Comprehensive Plan update, the idea of expanding commercial in the northwest quadrant was discussed by the various commissions as part of the update. The Plan Commission, and Board of Trustees weren't in favor of expanding commercial in the northwest quadrant (and this was put into the 2004 Comprehensive Plan update), but the Comprehensive Plan Steering Committee and the Village Center Development Commission (VCDC) were in favor of some commercial development in the northwest quadrant. The major conclusions of the 2000 Northwest Quadrant Task Force were retained in the 2004 updated Comprehensive Plan. A major item expressed as part of the Comprehensive Plan update (especially emphasized by the VCDC) was the need to make the northwest quadrant more pedestrian friendly and improve upon the lack of sidewalks in some areas.

Major changes and improvements in the northwest quadrant of the Village Center since the Comprehensive Plan was approved by the Village Board in late 2004 include the following: The Township offices have relocated outside the northwest quadrant to their new facility at 601 Deerfield Road; the improvements and renovations to the north end of Jewett Park (2004 - 2005); the Village Hall addition (2005 - 2007); the First Presbyterian Church addition (2006 - 2008); and the Deerfield Public Library renovations (2011-2012).

2006, 2007 & 2008 (Village Sought Request for Proposals from Developers for Transit Oriented Development in the Public Parkings Lots Along Deerfield Road)

In 2006, the Village Center Development Commission (VCDC) forwarded a recommendation to the Board of Trustees to seek Request for Proposals (RFPs) for commercial development in the northwest quadrant on the Village owned lots along Deerfield Road because of changed conditions which included: the Township offices have relocated outside of the northwest quadrant; there was a decrease in the commuter parking demand due to the Lake Cook Road station; some the Park District programming has shifted to the Senior Center; the governmental uses did not indicate a desire to go onto the Deerfield Road properties; there was public parking in the quadrant that was not needed according to random parking counts at that time. The VCDC believed it made sense to pursue a transit oriented development (TOD) which would create a higher density, mixed use development near the train station. They believed it would generate pedestrian activity which would increase the customer base of local businesses and generate additional tax revenue. If a commercial development on the Village owned lots along Deerfield Road in the northwest quadrant were to go forward, it would have required an amendment to the current (2004) Comprehensive Plan that recommends no commercial expansion in the northwest quadrant of the Village Center.

The Board of Trustees accepted the recommendation of the VCDC to allow the request for proposals (RFPs) to be sent out to the development community. The Village

received 9 proposals from developers for the former Lindemann's/Bank One properties. The Northwest Quadrant Steering Committee consisting of Matt Wylie (Chair), Mike Swartz (Plan Commission Chairman), and Alan Garfield (VCDC Chairman) and Village staff began the process of reviewing the submittals. Multiple meetings with developers and the Steering Committee were held. The Steering Committee screened the plans and selected the developers to participate in the next phase of the process. Four developers were selected for further consideration, and after further meetings, two developers were selected as finalists. The Village Board decided not to proceed with the redevelopment as outlined in the RFP because of the concerns of the density needed to financially support the project, and the uncertain market conditions at that time.

2008 to 2011 (Village Green Consideration and Clean-up of the Parking Lots)

In the summer of 2008, there was a change in direction for the Village owned public properties along Deerfield Road. The Northwest Quadrant Steering Committee began discussing and looking at how it can improve pedestrian friendliness, create a usable green space, and improve parking on these public properties. The goals of the green space were to bring people into the downtown, be aesthetically pleasing, and be a place in the center of the downtown where events could take place. In late 2008, the Village retained Camiros to work with the Northwest Quadrant Advisory Committee to develop a preliminary design concept for open space, parking, and sustainability. A preliminary report was presented to the Board of Trustees in February and the Board referred the proposal to the Plan Commission, VCDC, and ARC. Consultants were retained and the various hearings were held with the commissions in late April and early May of 2009 and the Board of Trustees received the recommendations on June 1, 2009 for approval of the Village Green but the project did not proceed, and Board was considering a scaled back Village Green.

In 2010-11, the Village cleaned up the public parking lots along Deerfield Road with minor landscaping improvements along Deerfield Road, and restriping the lot that facilitated drop-off for the preschool at the north end of the parking lot and accommodated smaller box trucks/loading area in the parking lot.

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Public Hearing at 7:30 P.M. on January 28, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairperson Oppenheim called the meeting to order.

Present were: Mary Oppenheim, Chairperson
Bob Benton
Alan Bromberg
Elaine Jacoby
Stuart Shayman

Absent: Larry Berg
Jim Moyer

Also present: Jeff Ryckaert, Principal Planner
Dan Nakahara, Associate Planner

Public Comment on a Non-Agenda Item

No public comment on a non-agenda item.

(1) Request for an Amendment to the Deerfield Comprehensive Plan to Adopt a Master Plan for the Northwest Quadrant of the Village Center

Proof of notification was presented to Chairperson Oppenheim. The legal notice was published in the Deerfield Review on January 7, 2016.

Chairperson Oppenheim introduced the northwest quadrant (NWQ) commenting that Mr. Ryckaert provided a historical overview of all the past studies, proposals and improvements that have taken place over the last 15 years or so which was provided in the Plan Commissioner's packet. She added that many of them had had some involvement in these efforts over the years including several of her colleagues who were on the Plan Commission when the Village Green proposal was approved and sent to the Board in 2009.

When the Village Green proposal was brought to the Board, Trustee Jester raised the issue that we were planning in a vacuum by only considering what to do with the southeastern most corner of the quadrant and that they really needed to consider the quadrant as a whole. With that thought and because the library renovations would be coming, the plan was shelved.

She added that in 2011, after the Library's plans were finalized, the issue of safety for pedestrians walking from the parking and the other buildings at the south end of the

quadrant to the Library at the north end was raised. The Village, working in cooperation with the Park District, proposed a north/south path, a sidewalk, between the community center and the library. Once again, Trustee Jester objected as he felt, and the Board agreed, that the path would be a piecemeal approach to the problem, too narrow of a focus and they didn't want to do something that they might need to undo in the future.

Chairperson Oppenheim noted that at the same time, the Village owned parking lot along Deerfield Road was deteriorating, and needed repair. The question arose as to whether the layout and flow in that lot should be addressed as part of the repair, and if so, what should be the scope of those improvements.

The idea for the Task Force derived from this conjunction of events. Tom Jester was the driving force behind the idea of looking at the quadrant as a whole, and doing some planning that took into account all the uses and properties in it. With the Library's plans finalized, and since the Village had given up the idea of doing any commercial development on the former Lindemann's property, the buildout of the area was complete. This gave the Village an opportunity to really look at how everything fit together, and do some long range planning to guide any future development.

The Village set up the Task Force with representatives of all the property owners and stakeholders in the quadrant in the hope that they could put together a comprehensive plan that would coordinate all the activities and work for everyone that shared the space.

Chairperson Oppenheim commented that because the NWQ held most of the public entities along with the Church and train station, it really is the 'community' part of the downtown.

She noted that the vision of the task force was to create a campus setting for our public institutions, unify them visually, and move people around them safely. The goal was to make a really usable, great looking public space that draws people in, and makes them want to stay, to make the area into the cultural centerpiece of Deerfield and a benefit for the entire community.

Chairperson Oppenheim commented that it was exciting to sit down together with colleagues from various agencies of the Village, the Park District, the Library, the Presbyterian Church, the commercial property owners and the American Legion to talk about how they shared the space and the issues they saw. The task force met as a group over a period of about a year, had smaller meetings with individual stakeholder groups, and a community wide meeting to ask for input from the public.

The task force had the following basic assumptions: to look at the entire quadrant, ignore property lines, and assume that the buildings would stay where they were. She noted that this was an opportunity to address any issues they saw in the quadrant and improve on what we currently have. The charge of the task force was to develop a long range Master Plan, not necessarily to be implemented anytime soon, but as a

conceptual framework to guide future development when and if that came about. The task force looked to find the best use for the quadrant and have a plan in place to guide the thinking as it could be phased over 5, 10, or 20 years.

The task force recommendation was finalized and sent on the Board in August of 2013. The Board asked for further discussion with the Church to consider issues they had with access and parking and for the Master Plan to be sent to the Plan Commission for consideration and a recommendation on its inclusion into the Comprehensive Plan.

Over the last two years, Village staff and the representatives from the Church and one of the commercial properties have had a number of discussions on issues with the Master Plan and the Village retained a traffic consultant who worked with the Church to suggest an alternative design in their area.

Chairperson Oppenheim stated that this evening the Plan Commission would be considering the request for an amendment to the Village's Comprehensive Plan to adopt the Master Plan developed by the task force. This includes the language to describe the concepts and intent of the design plan, as well as the preferred Master Plan D, Interim Plan D1, and two alternative parking study plans, one developed to reflect issues raised by the Church and one suggested to address issues raised by the commercial property owner.

She emphasized that the Master Plan is macro, big picture, and conceptual in nature and not construction drawings. In this Master Plan, property lines have not been addressed but would need to be before any actual changes are made. Chairperson Oppenheim commented that before any physical redevelopment of the quadrant, the land use approval process would need to take place, with all the procedural and legal requirements and protections that are built into that process. Any proposed changes to the quadrant would involve discussions between the individual landowners and would come to the Plan Commission for study and public input before any recommendations were made to the Village Board.

Chairperson Oppenheim noted that by amending the Comprehensive Plan to adopt the NWQ Master Plan, the process of revision and detailing would be guided by the principles and concepts set out by the Task Force Report. Additional planning and reconciling of some issues would need to happen before any of the improvements suggested by the Master Plan could be implemented. The Comprehensive Plan would give a framework for those discussions to take place. She added that with the direction and eventual goals for the quadrant laid out in the Comprehensive Plan, the Village would be able to commit its resources strategically and make sure they are using them to get where we want to go. The framework would allow the process of fine tuning and revising the plan to continue as issues are worked through by the stakeholders.

She concluded by commented that this is not a final step but a continuation of the process the NWQ Task Force began with the eventual goal of guiding improvements for the whole quadrant.

Jeff Ryckaert, Principal Planner explained that a Comprehensive Plan (CP) is a planning tool that establishes goals for the development of the Village. The CP is long range thinking to guide growth and development over the next 20 years and added that the Village has used a CP to guide its growth since the 1950s. A CP is basically a vision for the future and is an advisory document only; basically a guidance for the future. Mr. Ryckaert noted that tonight's public hearing is for consideration of an amendment to the CP of the Village of Deerfield for the proposed Master Plan for the NWQ of the Village Center and consultant Jodi Mariano of Teska would explain both the text and maps in her presentation.

Mr. Ryckaert explained that a Master Plan is not a construction drawing. This Master Plan was developed with aerial photography of the area and not actual surveyed data from each of the properties. The Master Plan is not cast in stone and is not a final finished product but a guide to the future of the quadrant. He added that when property owners propose to make improvements to their properties in future years, they will need to go through a zoning approval process at the time they are ready to make these improvements to their properties as they have done in the past.

As the stakeholders in the quadrant make improvements to their properties, there will need to be discussion and negotiation between them. Details to implement the plan such as land exchanges or swaps, new easements for parking and access, new parking agreements, will occur in the future as the various entities in the NWQ make improvements to their properties.

Consultant Jodi Mariano, Principal, Teska Associates, presented the process and Master Plan to the Plan Commission. Teska Associates was engaged by the Village in 2012 to help with visioning and master planning for the NWQ. The boundaries of the NWQ are Hazel Avenue to the north, Deerfield Road to the south, Waukegan Road to the east and the Metra tracks to the west. She commented that the area is full of vibrant community destinations with the library, village hall, Church, community center, park, Metra station and the question has always come up as to what to do with the spaces in between. The spaces in between lack in pedestrian safety and access and although Teska has been involved since 2012, the Village had been studying this, at least, since 1999. She noted that the NWQ had been studied with the idea of also improving its character and appearance. In the 2004 Comprehensive Plan update, one of the themes was to make the NWQ more pedestrian friendly, in 2008 the Village Green was set aside because of the Village's desire to make the quadrant more cohesive by looking at the overall circulation, appearance and character of the quadrant. Ms. Mariano commented that Teska was involved in visioning of the NWQ in spring of 2012 with two workshops meetings with the NWQ Unified Task Force members. The workshops discussed the positives, negatives, the message to convey and what should take place in the quadrant in the future. As a result of these discussions a vision statement was derived. The Vision Statement of the NWQ Unified Task Force for the NWQ is:

“The Northwest Quadrant is a place of community pride representing the civic and cultural heart of the Deerfield. Throughout the year it is a safe, beautiful sustainable campus where residents and visitors of many differing interests gather to learn, play, shop, worship, relax and participate in civic life.”

Ms. Mariano commented that it is wonderful that all of Deerfield’s civic life is all in one place versus being spread throughout the community as is in other communities. In the fall of 2012, Teska was involved in creating the master plan for the quadrant based on the goal, objectives and design criteria from the task force. These goals, objectives and design criteria guided the development of the master plan. The task force agreed to the idea that the NWQ has the opportunity to be transformed into the cultural center place of Deerfield. There was a series of meetings with the task force where many concepts were generated and as a result of the discussion there was one preferred plan and one interim plan. An open house followed in March of 2013.

Ms. Mariano commented that one of the central themes of the Master Plan was that there are wonderful destinations linked by parking lots. The parking lots still need to function, but could be organized in a way that provided for safer pedestrian walks so that pedestrians are not always walking through parking lots but instead be in designated pedestrian ways. She noted that Jewett Park is a beautiful space and the plans focused on this space with views to the park and the pedestrian axis coming to this space. Ms. Mariano called Jewett Park Deerfield’s version of the lakefront, it was the big show that they wanted to highlight in the Master Plan.

Ms. Mariano went through the traffic and pedestrian circulation of the plan D. She noted one of the features of the plan being the pedestrian entry plaza off of Deerfield Road that continues north throughout the quadrant. Ms. Mariano commented that the main difference between plan D and the interim plan D1 is that the main childcare drop off functions in plan D is on the west side of the park district building with a reconfigured parking lot while interim plan D1 keeps the main childcare drop off functions on the east side of park district building. She commented that other than the childcare drop-off functions for the community center building, the plans D and D1 are essentially the same.

Ms. Mariano noted that one of the main points of discussion was the southeast corner of the quadrant north of Deerfield Road between the Church, park district building and the AT&T building. This area of the plan has the municipal lot being reconfigured as well as well as the Church parking lot. She commented that they implemented design features so that whenever a pedestrian were to walk between parking lots there would be curb bump outs, speed tables, defined cross walks and pavement treatments to further define where pedestrians would go. Ms. Mariano went through views and renderings as though a pedestrian were walking from Deerfield Road and heading north through the quadrant. She noted the many beautiful canopy trees in the quadrant and pointed out the canopy tree walk feature which is essentially a walkway that takes pedestrians into the tree canopy of the mature trees as if in a treehouse. She also pointed out some overlook features along the pedestrian walkway as well as a possible pavilion area.

Ms. Mariano displayed the pedestrian and vehicular circulation diagram and introduced Dan Brinkman, senior traffic engineer, with Gewalt Hamilton. Mr. Brinkman noted that when Gewalt Hamilton was brought in they did a significant amount of data collection of both pedestrians and vehicles throughout the quadrant. He commented that they also observed loading and deliveries in the quadrant for the commercial businesses, Church and Village Hall. Mr. Brinkman commented that when guiding principles are driving a plan, there needs to be enough engineering to be done to ensure that the premises of the plan work with the full understanding that there is still a lot of work to do.

Mr. Brinkman commented on the alternative parking study done for commercial property owner Joy Fiorini. He noted that this parking study brings parking to the rear of the commercial property instead of a drive aisle in plan D and D1. He commented that this would be the only change to plan D and D1.

The next alternative parking study that Mr. Brinkman reviewed was focused on the area between the Church and the community center building. He recalled that plan D and D1 have a single drive aisle with parking on both sides as well as pedestrian space in this area of the plan. The parking study divides the access way into two pieces so that pedestrians can make shorter crosses against moving traffic, add green space, creates two different locations where there is a raised crosswalk all of which are efforts to slow down traffic, make it more pedestrian friendly while still being able to move traffic through the area. The balance of this plan is similar to the master plan. He commented that this alternative plan would be the next step and one of many next steps that would come forward as the Master Plan is refined and designed. He noted that this alternative plan is based on the same premises of the Master Plan. The alternative plan is another variation on how to deal with defined pedestrian and vehicular space between buildings. This alternative plan could be the basis of a plan that gets presented in the future.

Chairperson Oppenheim commented that the task force discussed safety, trucks moving through the area, in and out of Deerfield Road and these alternative plans are the first step because they have not been analyzed in terms of landscaping, pedestrian and vehicular access as were done with the plans that came out of the task force discussions. She noted that these alternative plans are more preliminary than what has come out of the task force. Mr. Brinkman commented that the alternative plans were more focused and didn't include the entire quadrant and components of the quadrant. He noted that they are next steps and not construction documents but based on the same purposes that the task force was using.

Commissioner Shayman asked how the number of parking spaces compares with the number of parking that is currently provided in the quadrant. Mr. Brinkman noted that plan D was a net increase of 18 parking spaces while plan D1 was a net increase of 9 parking spaces over the current supply. Ms. Mariano clarified that most of the net increase in parking occurred on the west side of the quadrant. Chairperson Oppenheim

commented that the task force wanted to keep the aggregate parking supply similar to what is currently provided.

Chairperson Oppenheim called up Joy Fiorini and the Church to speak on their concerns.

Joy Fiorini, commercial property owner in the quadrant, greeted the Commission and commented that there is great potential as long as we all share a better vision of what the quadrant can be. She noted that there will be give and take among the stakeholders and we should all be willing to do it. She commented that there has been so much work that has been done and she is looking forward to the process. She thanked Kent Street and Jean (Spagnoli) for their help. In an effort to make the quadrant work better, Ms. Fiorini realizes it will require a different kind of relationship – a public/private relationship to get the whole quadrant to work a lot better and is confident in what is to come.

Pastor Suzan Hawkinson, First Presbyterian Church of Deerfield (FPCD), introduced Elder and Deerfield resident, Ben White, Elder and Deerfield resident Brit Olander (Moderator the Properties Council) and Robert Kenny, attorney and legal counsel retained by the FPCD. Mr. Kenny is an attorney that specializes in municipal and land title law. Pastor Hawkinson noted the Church's enthusiasm for the improvements to be made in the NWQ and reiterated their willingness to be a good neighbor in the quadrant.

In 2012, Pastor Hawkinson was privileged to serve on the NWQ Unified Task Force with the late Ray Craig and acknowledged his living and commitment to the Village. She noted that Mr. Craig's notes were instrumental in her preparation and the Church's thinking. She noted that at the end of the task force meeting in 2013 there was no vote taken as documented in the meeting minutes so whether or not there was consensus is a point of question for the Church. Pastor Hawkinson commented that because there was no vote at the meeting, FPCD had asked that their letter of discontent be included in those 2013 minutes. Sentences in that letter that was to be included in those minutes repeats in her presentation, mainly that FPCD will not support or cooperate with the plans as they are outlined in sketch D or D1 and the Church looks forward to continuing conversation. It is her hope that those two things are heard.

Pastor Hawkinson commented that there are things in the plan that they like; beautification, more green, safer truck deliveries in the back of the retail, a more front look in the south parking lot and a safe way for the trucks to get through. She added that they realize there needs to be renovation and restoration of the existing roadway and the parking areas which are long overdue for Village and property owner maintenance. Pastor Hawkinson wanted it clarified on an article about this public hearing in the Pioneer Press that came out today. She noted that there was a paragraph in article that suggests that the conversations between the Church and the Village were sufficient to alleviate the concerns of the Church. She clarified that the Church was not interviewed for this article nor are their concerns alleviated.

Pastor Hawkinson commented that they reject plan D and D1 as it appears. Referencing plan D, she noted that Jewett Park Drive is gone and the Church's west parking lot, referred in the task force discussions, is now the north-south connector. Pastor Hawkinson stated that they would like to retranslate this language to say that this is a two-way road through their parking lot and the Church has difficulty with both the language and the premise of such a thing. The Church also has questions with the sidewalk along the park district building commenting that the sidewalk is nearly 30 feet wide in an area which is a hub of activity and also a place where snow needs to be piled. The Church questions the pedestrian way and the traffic way. She noted that from their vantage point, the Church is not just counting parking spots but the plan causes the Church to lose two traffic through-ways and all of the parallel handicap parking up against their building. She added that diagram (plan D and D1) does not show any handicap parking spaces. Pastor Hawkinson commented that in the discussions with the task force one of the features that were presented so that the stakeholders would be able to talk openly was this "bubble place" where property lines do not exist. She noted that they embraced that conversation for the opportunity for good neighbors to talk openly about what is possible, however (referencing the Church's property lines) this plan not only eliminates two pathways through their parking lot, but it eliminates the land that they own to the Jewett Park Road property line. Pastor Hawkinson referenced the goals and objectives of the task force noting the following will be talked about later in her presentation: Respectful and Neighborly; Barrier free Connectivity; Reliably Safe; Reasonably Maintained, and Fully Integrated Between Uses.

Pastor Hawkinson stated that the FPCD has a long history of cooperation with the Village referencing the years: 1962, 1965, 1970, 1990, 1993, and 2002 when the Church gave easements along Church property to enable the Village of Deerfield to construct public improvements upon and adjacent to the Church properties to allow beneficial use and access to the NWQ. These easements include use of the land to accommodate the traffic on Jewett Park Road. She noted easement maps that indicate easements on nearly every edge of their property and that when a plan works the Church has not just complied but generously given land to the purposes of the Village and to help their neighbors. She noted that the Church is excited to work together on a plan that works.

Pastor Hawkinson noted that FPCD has been consistent in their communication with the Village about plan D and D1. At the conclusion of the task force meetings, the Church stated then that they could not do plan D or D1. In the April 2013 task force minutes the Church invited conversation by suggesting a temporary traffic design (or test) in the Church parking lot to see if the plan worked. Seventeen months after that invitation was the first time the Church received a call from the Village that they would like to meet and talk (she noted this date as September 4, 2014). Pastor Hawkinson and Ben White met with Village staff three or four times. The idea behind the drawing (referencing alternative parking study of the Church west parking lot which was originally drawn up by the Church) was that the Church was willing to talk. She commented that the assurances given to the Church was that the drawing and all of the other property

owners were going to be talked to and the Church would be hearing back from the Village. She noted that the last meeting with the Village was in July of 2015 and never heard from the other stakeholders nor were they invited into a conversation with the other property stakeholders. She commented that the next thing they heard from the Village was a postmarked letter from the Village dated December 22, 2015 and arriving on December 24, 2015, the day before one of the biggest holy days of the year.

Pastor Hawkinson spoke of the Church's involvement in the community with 763 members, 85% of which are Deerfield residents, families and friends who serve in the mission and ministry of the Church. The Church also houses the Christian Beginnings Preschool – Monday through Friday with 95-150 children enrolled annually in part-time and full-time preschool education and care. She commented that the children and families go from cars in the Church parking lot and cross the sidewalks and traffic lanes to get into their building. She added that another 100 children and their families who do the very same thing on the park district side across Jewett Park Road from the Church parking lot. Pastor Hawkinson commented that there are people in the Church 24 hours a day and pointed out that the consultants noted that the traffic study done for the quadrant was done when the library was closed for renovation.

Pastor Hawkinson noted that FPCD serves as a PADS Homeless shelter 7 months out of the year with the help of 25 other congregation, both Jewish and Christian and area businesses and over 150 volunteers as well as home to 50+ year Boy Scout Troop 52. She commented that the drawing (plan D) with 200 children from preschools on both sides of their parking lot, plus youth groups is suggesting that they could get across a 2-way road through the parking lot safely. The Church questions this.

The Church also serves as the home for the South Asian Congregation and will house another congregation beginning in July of this year. Other groups that meeting in the evenings in the Church building include the Highland Park Chorus, Focus Martial Arts, the Church's youth program Tuesday Nights Together (150 children in the TNT program), Jr. and Sr. High youth groups and adult education. She added that the Church offers concerts that often require a lot of parking and people. The Church also lends its building to community agencies and noted that FPCD is a disaster response site (warming center) for the Village. The Church also serves as a parking partner and emergency staging for Village events such as the Art Exhibit, Deerfield Christmas, 4th of July parade and Farmer's Market.

FPCD has objections to plan D and D1. The first fundamental and dearest objection is that neither of the designs are safe. Pastor Hawkinson stated that plan D and D1 erase the north-south road that is Jewett Park Road based on a flawed traffic study report. She noted that two lanes of traffic decimates the Church's only west parking lot and it would be narrowed from easy entry diagonal parking into a 24' wide drive aisle that separates the diagonal parking and the parallel parking against the building. She added that there is no room in the D and D1 drawings to back safely out of the parking spaces into two traffic and there is no accommodation for handicap parking without significant reduction in parking spaces and no safety considerations for parents with small children

disembarking from vehicles that are parked. Pastor Hawkinson commented that each day she watches a mom opening the back seat of a car with a child in her arm, while the other child breaks free. In these drawings, she noted that a child would be breaking free into a two way road. Pastor Hawkinson commented that they think that plan D and D1 provide a constricted and confused purpose in the west lot or what was called the north-south connector that the Church calls a north-south road.

Pastor Hawkinson stated that the west entrance is the busiest entrance of the Church and it is private property Church parking that is being turned into a road. She commented that this two-way roadway has preschool drop off and pick up for the Church, park district drop off and pick up, it is a pedestrian access hub for the Church, park district, library and Village Hall. She commented that the plan calls for 30 feet of sidewalk and noted that when the temperature drops there are not a lot of people walking to the library or the park district, instead they bring their cars. Pastor Hawkinson noted that there has to be a way to figure out how to do both (vehicular and pedestrian access) safely and believes it's possible.

Pastor Hawkinson stated that the Church is concerned about loss of land and loss of access. She noted that the only way plan D and plan D1 can happen is if the Village succeeded in enforcing eminent domain and condemning the land of a vibrant, living, vital part of Deerfield that has been in Deerfield for 140 years. She noted that the Village website defines a comprehensive plan as an advisory document that guides land use decisions. She commented that what is not being said is that after this plan was adopted to the strategic plan, the Village would have the power to restrict use. Pastor Hawkinson noted that the Church, the owners of the land, would not be able to close their lot and control of improvements and modifications on their land. She noted that if they wanted to make changes they would be hassled for it. Pastor Hawkinson has heard over and over that this plan is just a concept and does not change property rights. She recalled the representative from AT&T who served on the task force with her who announced to the task force at the very first meeting saying, "I am here to represent AT&T and the message from AT&T is we understand that you want to make changes in the northwest quadrant and the answer is no!" She noted that this person gave her sound advice when he said "Our council advises us that it is not true, that nothing changes if these diagrams are adopted into the comprehensive plan." She is not sure what is more disappointing – that the Village might not know it or they might. She commented that they have been trying to get to the table for discussion. Pastor Hawkinson commented that when their issues were raised on the task force they were told that they were not timely because the Church was presuming no property lines. As the Church has been discussing these issues with Village staff over the past year, they have been told that their desires for use of property would be raised and they would be part of a conversation with the landholders and that they (the Village) would get back to them. Pastor Hawkinson commented that they are on a less than reassuring reality that they are being told not to worry, this is just a conceptual document; the detail will be worked out in actual negotiation over the years. She commented that this may be a response that the Village deems as responsible and helpful to the landholders of the NWQ but it is not one that the Church finds to be responsible or helpful – it is not a just

a concept. The Church rejects any design recommendations added to the Village's strategic plan for the NWQ based on the premise that property lines don't matter. The Church rejects the idea that property easement negotiation would take place after a conceptual plan is adopted by the Deerfield Village Board. Pastor Hawkinson commented that FPCD has been and will continue to be a good neighbor in the Village. The Church, in the center of, and integral to, plan D and D1 will not approve or participate in either of the plans as they are currently drawn or any variant which is known to the Church's Session.

Pastor Hawkinson noted that the Church believes that there is a way forward and they propose that the stakeholders gather together and explore alternatives with property lines intact with a view to develop a plan that adequately addresses the designs that are being offered and subscribed to by the Village to adequately address legitimate public necessities; to address the safety of all that use the west Church parking lot and who would use Jewett Park Road if it were there and satisfies the fiduciary, spiritual, social, educational and merciful obligations of the Church and its other neighbors.

Pastor Hawkinson has heard that the Church has been dragging their feet and that the Church is afraid. She addressed both concerns by saying that the Church was ready after the task force to continue this conversation fairly and having been waiting for the opportunity. She commented that it is becoming increasingly clear that at this junction the Church is being asked to be the leader of this conversation and they are ready. Pastor Hawkinson invited any stakeholders in the NWQ and Village to come and discuss this at the Church. She commented that February 28 at 2PM would work for the church. She added that the Church will bring in a community organizer.

Chairperson Oppenheim asked Mr. Ryckaert if an adoption of a plan, of this type, to the comprehensive plan would give the Village any legal rights to take the Church's property. Pastor Hawkinson noted that she didn't say that the Village could take the Church's property. Mr. Ryckaert stated that there are no plans to condemn property and it has never been discussed. Chairperson Oppenheim noted that if the Church were to make any type of improvement on their property, whether or not, this is adopted to the comprehensive plan they would still have to go through the same land use process regardless. Mr. Ryckaert noted that they would have to go through the same special use process as they did ten years ago with their addition. A member of the audience interjected that they wanted to make a statement. Chairperson Oppenheim asked Pastor Hawkinson if she wanted to respond. Pastor Hawkinson clarified that they understand that the Village cannot take their land and that was not the Church's objection. She deferred to Bob Kenny to speak on the Church's behalf.

Mr. Kenny, longtime Deerfield resident, clarified that comprehensive plans are large pictures of the entire Village and clearly conceptual because there are no lot lines. He added that it is also true that communities do subarea plans and this is a subarea plan with real definition. This site plan is not in the nature of a conceptual site plan for a comprehensive plan because it is too specific. Mr. Kenny recalled a piece of property at the northwest corner of Wilmot and Lake Cook Road where his client wanted

commercial development but couldn't because of a subarea plan that called for residential. Mr. Kenny noted that the Village only approved what was in the subarea plan. Mr. Kenny realizes this is the concept plan for a comprehensive plan but when you get too detailed for a concept plan, it changes the concept because when development comes back for any property that will be the plan the Village is going to look to. He added that if there were to be a plan that only had wording and not specific drawings that would be a totally different scenario. Mr. Kenny stated that the Church is reacting to the specifics of this plan because that is the direction, if it is adopted, that the Village clearly wants to go. He commented that it takes a village to raise a child but only one car to kill the child.

Larry Dondanville, longtime resident and NWQ Unified Task Force Member, wanted to talk about the transportation planning that went into this project. Mr. Dondanville noted that Tim Doron, traffic consultant that worked on this project and a longtime colleague, felt the same way that Mr. Dondanville felt about this project, but Mr. Doron was told to keep his mouth shut by the urban planners in the group. Mr. Dondanville commented that the Village killed access to Coromandel from the north and killed access to Carlisle Avenue to Lake Cook Road. He noted that the Village has some of the worst circulation and through street access than any village in the state of Illinois. He noted other traffic problems in the Village and stated that the proposals that this plan calls will not hurt this area, but it will paralyze the rest of the Village. Mr. Dondanville stated that this plan will hurt the library, the Village Hall, park district and the Church because there is no access except through Waukegan Road unless you want to use the pedestrian way. He commented that coming from the east, south and southwest the only way to get into the quadrant is by making a left turn on Waukegan Road. He added that the Police will have trouble going west because they will have to get out on to Waukegan Road. Mr. Dondanville also noted that Park Avenue is used for traffic getting to the southwest quadrant and this hurts them. Mr. Dondanville referenced the April 23, 2013 task force minutes and hopes they are a part of the Plan Commission's discussions. He specifically referred to his comments on page 7 and those comments are no different today as they were then. He believes there are some good ideas but it is paralyzing the downtown area with this vehicle circulation plan. He commented that you can't get anywhere without getting on to Waukegan Road and this plan destroys access to the southwest quadrant.

Commissioner Bromberg commented that there is a right turn in and a right turn out on to Deerfield Road. Chairperson Oppenheim commented that east-west portion of the road is still open to vehicles under the plan.

Ben White, 1051 Park Avenue, Church Elder and 16 year Deerfield resident, commented that he was involved with the talks with the Village and commented that Suzan (Hawkinson) has done a great job representing the Church. Mr. White has a 14 year old and 9 year old and they use the Jewett Park in the various sports that his children are involved in as well as the ice rink and skateboard park. Mr. White lives on Park Avenue and they walk all over town. He commented that you could not target a pedestrian friendly plan to a better constituent than himself. He loves the idea of

improving things but feels that this plan is a little over the top. As much as it is a beautiful and wonderful plan he is worried that as a conceptual plan it won't ever actually come to be so maybe it is time to change the conceptual plan into something that is more realistic for everyone.

Brit Olander, Church Elder and Deerfield resident, supported Pastor Hawkinson's remarks.

Courtney Lorentz, 463 Hermitage, commented that she just saw the plan yesterday and her immediate reaction has to do with what Suzan was talking about in regards to the safety of the children. Ms. Lorentz has two young children that go to Christian Beginnings. Her concerns deal with the drop off in the parking lot south of the Church adding that this is a "death trap". Her other concern is that people will use the Church's west parking lot as a cut-through to avoid Deerfield and Waukegan Roads. Kathy Heid, 428 Cumnor Ct., displayed alternative plans that proposes compromises with everyone involved and does solve some of the problems that she and Ms. Lorentz have discussed. Ms. Lorentz noted that current plan has semi-trucks driving in the south parking lot from Deerfield Road. One of the alternatives eliminates a loading area for the flower shop in a commercial building. Chairperson Oppenheim clarified that many ideas were pursued through the task force and were either eliminated for one reason or another. She wondered if it is productive in the sense that possibly these things were already examined and maybe have her contact the traffic consultant, Dan Brinkman to look at her ideas. Ms. Heid stated that the point of these alternatives is that they would like to continue the conversation and that there seems to be a lot of viable options and they would like to be part of the conversation.

Paul Johnson, 8 Bannockburn Ct., represents the boy scouts from Deerfield and 98% of his scouts are Deerfield residents. Mr. Johnson's primary concern is safety and learned about this meeting in the last 48 hours. He has not had any prior discussions with anyone about this so far and his immediate concern is the safety of the plans put forward for which Suzan (Hawkinson) has very eloquently illustrated. Accessibility and practicality are the two things that concern Mr. Johnson in that their major drop off collection and meeting area for their (Boy Scout) meetings and that their meetings can be at very odd hours day and night. One of his concerns, without consultation, are the parameters of the traffic study and it seems that it was conducted in a less than satisfactory manner. Mr. Johnson believes that by putting this down as a detailed plan you have made an error by wanting approval for something that is way too detailed for what you are trying to achieve. This should really be a proposal and not a detailed plan. He agrees that the whole area should be renovated and it will be enormously beneficial if it were. Mr. Johnson noted that due consideration should be given to the safety, practicality and usability of the whole area. He added that if you have to put in traffic calming measures you have already lost the argument of traffic safety. There will only be one chance to get this right, everything else will be expensive.

Jan Caron, Deerfield Park District Board Member, along with Rick Julison, Park District Executive Director, was a member of the NWQ Unified Task Force representing the

Deerfield Park District. Ms. Caron reiterated that the task force was never asked to take a vote on these plans and was never asked in any other way for consensus. She commented that presenting this as the task force plan is questionable. The Park District has never taken any action on this plan and have not seen any of the revisions and didn't know conversations were going since the task force stopped meeting. She stated that until they received their letter notifying them of the meeting they did not know anything was happening with the task force or this plan. The Park District is strongly in favor of a plan for the quadrant and agree with many parts of this plan and actually instigated parts of it. The Park District believes the task force was making good progress but had not completed its work. Ms. Caron stated that the Park District has some of the same concerns as the Church. The Park District has had a long standing agreement with the Church to use their parking lot so they do have the same concerns about traffic and safety that they do. The Park District is concerned with the safety of all of their users, their constituents (which are the same as the Village Board's constituents) and believe that there are major safety issues that have not been resolved in these plans. At this point, the Park District cannot support either one of the plans and wanted this stated in the public record. Based on everything they have read in the newspapers the implication is that everyone on the task force was on board with this plan and the Park District would like to correct that. The Park District has agreements and good working relationships with many of the stakeholders in the quadrant and they would like to continue this, maintain those relationships and they would like to work on solutions to the remaining problems either through the task force or any type of meeting that is recommended. The Park District would like to see this action tabled until there is support for an improved plan from more of the stakeholders in the area.

Quintin Brown, 1025 Hillside Dr., wonders why the Deerfield website shows NWQ renderings without, what some have labeled the "Deerfield missile", the 220 foot monopole antenna. He commented that none of the drawings show the monopole and as a resident and tax payer we have to face facts that when someone walks across Deerfield Road to the north you will see the monopole. He commented that the Plan Commission is doing a wonderful job and would like to see something done in the NWQ but whatever is presented to the public should be more realistic than what is in these renderings.

Michael Butera, 915 Birch Court, has lived in Deerfield for 10 years with his wife and two children both of which attend Christian Beginnings. Like so many residents, they chose Deerfield for the school system, strong community presence and safety. They could not be happier with the decision they have made. He commented that the Christian Beginnings and Church staff has always made the children feel safe and secure and have always made safety a priority. Safety begins at the south parking lot during drop-off. He noted that there is a lot of activity during drop-off and the main concern with this proposal is the safety of the children, parents and staff may be compromised. Mr. Butera is confident that the safety of the children, parent, staff members, pedestrians, and motorists will be the number one priority and he hopes this plan is carefully looked at with the safety of all parties in mind.

Jeff Holway, 1423 Ambleside, supports the comments that Suzan Hawkinson had made.

Marcy Reed, 864 Central Ave. and a 30 year resident, commented that her family have been involved in many of the activities that happen in this quadrant such as boy scouts and AYSO soccer. Her family has spent a lot of time in this quadrant, they are patrons of the library, members of the Church and customer to the businesses on the corner. Right now she cannot imagine entering that area except at the Robert York and Deerfield intersection. With the way the traffic pattern is set up she wonders if there will be a need to add a stop light on Waukegan Road so vehicles can get in and out with the increased traffic. As a resident she would not happy with another light on Waukegan Road. She has real concerns and echoes the concerns regarding safety. She is thankful for the efforts to beautify the Village as it is an important part of what the Village does. The efforts makes the Village look nice and makes her proud to live in Deerfield. She added that when it becomes uncomfortable to navigate because of the beautification then it becomes counterproductive. Ms. Reed would like to see if it can become a comfortable place and a beautiful place.

Judy Rundell, Director of Christian Beginnings, commented that while many safety concerns have been brought to light there is one that has been overlooked. Ms. Rundell noted that on the south side of the Church building, Christian Beginning students are dropped off in a one-way drive aisle in the south parking lot. Currently, the parking spaces against the building are angled so that should a child get away from a parent they are easily seen by the traffic coming towards and looking into the angled spots. The new drawings show that the angled spots are now perpendicular which make it more difficult for a car to see a child that might be between cars as well as the drive aisle allowing for two traffic. This also means that parents will be pulling out into two way traffic. Ms. Rundell views these changes as significant safety concern to their students.

Betsy Legat, 1163 North Avenue, noted that people primarily walk in the street (drive aisle) to get between the park district and the library. She noted that on the plan the proposed pedestrian walk way along Jewett Park west of the Village parking lot is the most important part of the plan and hopes that this walk way stays so people don't have to walk in the parking lots. Chairperson Oppenheim noted that a sidewalk was proposed a while ago in cooperation with the Village and the Park District. Ms. Legat commented this piece of the plan is the finest part of the plan.

Jeff Zimmerman, 637 Elder Lane, is concerned that two major stakeholders feel that they didn't have a final voice in the drawing this together. He hopes the offer will be taken by the Church to begin to work to through the issues before this is voted on and approved by the Village Board.

Eileen White, 941 Waukegan Road, #1B, walks because she is not able to drive. When she first heard about the plan she was very excited but then began seeing what it was doing to the rest of the community. Ms. White does attend FPCD and is concerned with

the issues that the Church is concerned about. She is wondering why there is another road being built parallel to Waukegan Road. It was clarified that a road parallel to Waukegan Road is not being proposed.

Chairperson Oppenheim asked the consultant Jodi Mariano if she wanted to respond or clarify some of the issues that were raised about the plan.

Ms. Mariano acknowledged the public forum that is being offered. She did comment that before Teska was involved, at least since 1999, the Village has been honing in on this idea of being pedestrian friendly. Ms. Mariano noted that clearly there is more work to be done and we, as consultants, are listening. There are a lot of things that she heard that the stakeholders did agree with regarding the plan and there are some things that need further work. The beauty of drawing plans is that you are always inventing so there is a solution that has not been invented yet. A solution can be achieved. She commented that this was a framework for discussion and the forum is still open. She likes that everyone is willing to talk about the issues and there still seems to be an opportunity to continue discussions as the stakeholders are still interested. She encourages everyone to continue to talk until they can find a solution that works.

There being no further comments Commissioner Bromberg motioned to close the public hearing and Commissioner Benton seconded the motion.

Respectfully submitted,

Daniel Nakahara

PLAN COMMISSION
VILLAGE OF DEERFIELD

The Plan Commission of the Village of Deerfield held a Workshop meeting at 7:30 P.M. on January 28, 2016 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Chairperson Oppenheim called the meeting to order.

Present were: Mary Oppenheim, Chairperson
 Bob Benton
 Alan Bromberg
 Elaine Jacoby
 Stuart Shayman

Absent: Larry Berg
 Jim Moyer

Also present: Jeff Ryckaert, Principal Planner
 Dan Nakahara, Associate Planner

(1) Discussion of Master Plan for the Northwest Quadrant of the Village Center

As a member of the NWQ Unified Task Force, Chairperson Oppenheim stated that a lot of the things that were brought up tonight such as safety, moving cars through the parking lot, and protecting the children coming out of both preschools were topics that were discussed and were covered at length with the task force. She commented that the notes and materials reflect this, but unfortunately this was not covered in depth during the presentation. There was a lot of planning about truck traffic to make sure the trucks were not in the path of the children that were going into the nursery schools. She noted that this was all considered and the traffic consultants determined that these plans were ways to accomplish safe movement. Chairperson Oppenheim commented that no one (on the Plan Commission) would ever want to say that we are endorsing anything that is not safe. She reminded the Commission that whatever is done tonight in terms of the request to amend the comprehensive plan does not commit the Village or anyone else to build the plan exactly like this. She commented that there are a lot of things in this Master Plan that were really liked and agreed to by all of the stakeholders. She added that there are a lot of components that are not in dispute. The primary area that is in dispute is the pinch point or the area between the Jewett Park Community Center and the church and the access through the narrow point which is the most difficult part of the plan. Chairperson Oppenheim does not feel that this is a final solution but an opportunity to keep talking.

Chairperson Oppenheim commented that the Village's position is that until there is some kind of conceptual plan into the Comprehensive Plan as to where we want to be eventually, it is not in their preference to expend more resources hiring consultants and using staff time, etc. She added that by adopting this in a conceptual way along with all

of the variations(alternatives) that have been proposed along with this initial plan which the vast majority of it does not seem to present problems to the stakeholders. Chairperson Oppenheim noted that unless this is adopted it does not allow for the discussions to continue. There needs to be more talking and listening but unless something is put into the comprehensive plan the Village is reluctant to commit the resources to continue this.

Commissioner Shayman commented that one of the difficulties that he has is he believes that these are very detailed plans and too detailed to be called a master plan. If the plan is getting into how the traffic is flowing whether it's the inside or outside of the parking lot, it is too detailed. Commissioner Shayman commented on using the language of the main ideas to become part of the plan. The plan has to be a plan prior the current plan before it can be put into the comprehensive plan.

Commissioner Benton noted that when one of the studies was done, (a study done when Lindeman's Drug store occupied the property that is the municipal parking lot), there was some general discussion that this quadrant was the "public" quadrant. Commissioner Benton believes this is a good description for the quadrant even with the commercial properties and the AT&T building. Overall, the general idea of the quadrant is that it is public for the use of the entire community. He feels the offer by the church is a good one although maybe too specific at this point. If this goes into the comprehensive plan as a frame work, then further discussions along with some give and take from all sides should bring about a plan that can be taken to the consultants to "flesh" out and put then put in the details. This is what Commissioner Benton would be in favor of.

Chairperson Oppenheim asked how the actual drawings would be dealt with. Commissioner Benton stated that the drawings would not follow specifically what is in the Comprehensive Plan until it is vetted. Commissioner Benton has no problem putting the plan into the comprehensive plan without the specifics of the plans. Commissioner Jacoby inquired about striking the wording that "Master Plan D and interim Master Plan D-1 will serve as concepts". Chairperson Oppenheim commented that the wording calls the plans concepts and they are by no way final design plans. She reiterated that plan D and plan D1 are concepts. Chairperson Oppenheim is concerned that a lot of work was done by the task force with input and feedback and great information and she would hate for this to get lost because they (the Plan Commission) did nothing about it or didn't acknowledge that we have committed to these things.

Commissioner Shayman feels the plan has to either be a little more generic or the issues have to be worked out. To leave the plan like this where some areas are fine and very detailed and have other areas where there are problems is getting too specific and giving too much direction.

Chairperson Oppenheim noted that this is difficult because it is only one small area where there is a dispute. Commissioner Shayman believes this is a complete design

plan. Chairperson Oppenheim noted that this was still conceptual. Commissioner Shayman commented that the details still have to be worked out. Chairperson Oppenheim asked the Commission if accepting the two plans plus the variations as options it would allay the concerns for specificity. Mr. Ryckaert noted that all of the plans can be adopted into the Master Plan. Commissioner Benton commented on putting in the wording, "as amended in future" to read Plan D and D1 as amended in future. Chairperson Oppenheim noted that if we call them concepts it specifies that Plan D and D1 will serve as concept designs along with the alternative plans. Chairperson Oppenheim stated that there is so much question in that one area that the plan couldn't be considered without the alternates, plus the fact that it forces everyone to work through it if there are conflict concepts that are adopted. Including all of the drawings in the Comprehensive Plan would demand that the issues get worked out.

Commissioner Bromberg asked Mr. Ryckaert that if the concept is approved and the church wants to make a change to their property and the change is not consistent with this concept is the church prohibited from making that improvement? Mr. Ryckaert commented that the church would have to make the case at that time. Commissioner Bromberg asked if the change is relevant if it is inconsistent with the concept plan. Mr. Ryckaert commented that the Plan Commission will decide if the change meets the spirit and intent of the comprehensive plan. Mr. Ryckaert noted that the Master Plan is two things: the language and the maps including the alternative options. Chairperson Oppenheim commented that Plan D and D1 have been more fleshed out and the alternatives are not nearly as fleshed out because they are at a different level of design. Commissioner Shayman commented that the Master Plan needs to specify that all of these are options and that this is an area of great concern. Chairperson Oppenheim reiterated that we need to work it out and need the ability to keep moving so that the issues can be worked out to everyone's satisfaction. She would hate for the process to stop because there is not enough information in the Master Plan to continue to work on it with stakeholders.

Commissioner Jacoby commented that there are stakeholders that are not happy with their portion of it. Her difficulty is passing something that they are not happy with. She would like to continue to work on it and add something to the comprehensive plan with everyone being happy. Commissioner Jacoby noted that we don't need to figure out a solution, but we do need to come up with the right wording so it can get passed and work can continue on finding the right solution.

Chairperson Oppenheim commented that the whole point with getting the task force together was to share. Commissioner Bromberg asked why there was no vote was taken to decide on a plan. Chairperson Oppenheim disagreed with the earlier assessment that there was no consensus stating that it was her sense that a consensus was reached and all of the participants gave their feedback. She noted that there was an A, B and C plan that were all rejected. Her sense was that there were some issues with plan D, but the group thought this was the best solution.

Commissioner Jacoby asked if the motion could be to adopt “a” master plan for the NWQ and without naming plan D or plan D1. She would like to not name the plans so that this could move forward. Chairperson Oppenheim commented that this could still move forward regardless by using the wording and saying that these are the options that the group recommended. Chairperson Oppenheim noted that she could not say why a vote was not taken because it was just not the format. She added that it was a complex thing and not “black and white” because there was a lot of mixed feelings about a lot of things. Overall plan D had the most support.

Commissioner Bromberg asked why, if this plan is not approved, there would not be any work going forward. He commented that the consultant is saying that the forum is still open and there are still opportunities for discussion and pointed out that she (Chairperson Oppenheim) also stated that there is still a lot to work through. He asked if this is not approved tonight why everything stops. Chairperson Oppenheim noted that it does not stop everything, but the position of the Village is that they have funded all of the efforts from the very beginning at a considerable expense and are reluctant to continue this process with no hope of getting to an end or being assured that the money is spent in a directed way. She feels that this is a fair and realist position and the village would like to know where they are going with this. A lot of efforts were spent trying to develop this quadrant and unfortunately all of those efforts have a cost.

Commissioner Bromberg commented that if this is approved and we’re giving a message that this is the direction we want to end up and there are still a lot of issues with this plan. Chairperson Oppenheim can’t speak for the Board, but it is always easier if the expenditure you are making is justified and there is something in writing that this is the intent of the community. She added that from the beginning of the task force there was a knowledge that everyone had to make a compromise for the greater good of the quadrant. Commissioner Bromberg understands this and agrees with Commissioner Shayman that he can get behind this plan and approve it in concept with less detail. Commissioner Benton added that when there is such meeting of the stakeholders and they make their compromises then they can go forward with a final concept and have the consultants draw it up. Commissioner Benton commented that the stakeholders can meet without the consultants. Chairperson Oppenheim commented that the stakeholders don’t have the expertise and need the consultants, adding that the biggest issues are parking, traffic, and safety and you need professional expertise for these issues. Chairperson Oppenheim noted that the library renovation is complete and this would be an opportunity to get real traffic data versus projected numbers. Another discussion that took place between the church and the Village was to temporarily restripe the church parking lot as a test to see if the area would work as it is proposed in the plan.

Commissioner Jacoby suggested adopting the pedestrian/vehicular circulation diagram shown in the consultants presentation and taking out the detail of the parking spaces. Ms. Mariano pulled up the diagram from her presentation and noted that this diagram reflects Plan D and still shows Jewett Park Drive being closed. Commissioner Jacoby

suggested making changes to this diagram and keeping it more conceptual. Her thought is to change the diagram to show vehicular and pedestrian circulation without putting in a lot of detail. Chairperson Oppenheim commented that this is not getting to the heart of the problem being the church's objection is that the vehicular access goes only through their parking lot rather than a separate roadway distinct from the parking lot. Chairperson Oppenheim noted that the reason why this area was designed this way was maximize the pedestrian space between the park district building and the parking lot. She added that this area could be re-measured to see if there could be an access drive separate from the parking lot. Commissioner Jacoby noted that the plan is supposed to be a concept. Chairperson Oppenheim commented that it is a concept no matter what the level of design. Commissioner Shayman commented that it is text from Master Plan that talks about the big picture of what the quadrant is i.e. campus setting, pedestrian friendly and the idea that retail in the quadrant is off the table. Chairperson Oppenheim stated that the comprehensive plan currently states that the quadrant does not support additional commercial development, however it doesn't say what it would support instead of commercial. Commissioner Shayman called the current plans the next stage but not plans for a comprehensive plan. Chairperson Oppenheim commented that as much as a comprehensive plan is supposed to be a framework, it is also to guide and inform for progress and development. She is not sure the plan is detailed because there are a lot of things that are not very specific in the plan. She is not uncomfortable with this level of design as long as we acknowledge there are issues that the stakeholders are still unhappy with, areas that need to be reworked and competing interests that need to be reconciled; still this gives us the tools, the start to working through them. She is less uncomfortable with this level of specificity as long as we are stipulating that this is a concept that was arrived at by the task force which represents their work and these new alternative plans still need some work. Chairperson Oppenheim's concern is that by doing nothing where would it leave us. She would really like to see something done and commented that this is a commitment that this quadrant eventually will get thought through and something will happen.

Mr. Kenny asked if it were possible to continue this until the next Plan Commission meeting and in the interim meet with staff to try to accomplish what the Plan Commission is struggling with and what we are struggling with so a plan can go forward. He added that all of the stakeholders want this to happen and as much as the Village suffers through the length of time so to do the stakeholders suffer with the lack of certainty. Mr. Kenny realizes that there will not be a solution now, but maybe there is language that could be derived that would accomplish the task. Chairperson Oppenheim noted the thoughtful comment but added that there have been lengthy discussions and there have not been any compromise. Mr. Kenny is not suggesting there will be a solution in the next two weeks but is suggesting wording that would identify the benefits and pinch points of the plan to the extent that everyone could come to agreement on all aspects of the plan. Mr. Kenny is looking for language that could be put into a plan, without the pressure of a detailed plan, which could be put forward to the Board and into the comprehensive plan. Mr. Kenny clarified that he is only talking about wording that everyone is struggling with that could be derived before the next meeting.

Chairperson Oppenheim asked the Commissioners how they felt about Mr. Kenny's suggestion. Commissioner Bromberg stated that there was a lot of merit to that suggestion. Commissioner Benton agreed so long as there is talk and movement to accord one way or another. Commissioner Bromberg commented that this is just about wording a motion, that they can approve wording that says what they have been discussing. Chairperson Oppenheim commented that it is hard to separate the feelings, fears and angst until there is actual negotiation so to craft wording on how we are going to start negotiating seems like an additional layer of delay that does not need to happen. Mr. Kenny noted that he is not suggesting any negotiation, but just finding wording with what everyone is struggling with. He added the goal is to get something adopted and to identify the pressure points. The pressure points are still going to have to be worked through, but that will be independent of the Village getting a master plan for the quadrant. Chairperson Oppenheim reminded the audience that the Plan Commission is an advisory board and the Board may not like their language and may suggest their own language.

Commissioner Bromberg made a motion to approve the amendment to the Comprehensive Plan for the Master Plan for the Northwest Quadrant with the concept only plans D, D1, and alternative parking studies that were presented with the understanding that there are some concerns that have been raised by the constituents about the southeast corner of the Northwest Quadrant specifically the traffic movement and parking that would need to be further addressed and further specified in any future plan. The motion notes that the Plan Commission has reservations and stipulates that the southeast corner of the Northwest Quadrant is still problematic and needs to be worked out and these plans are not conceptually preferred for the southeast corner. The motion specifically acknowledges that the Plan Commission finds that the major constituents concerns are valid. Commissioner Shayman seconded the motion.

Ayes (5): Benton, Bromberg, Jacoby, Shayman, Oppenheim

Nays (0): None

This recommendation will go to the Village Board on Tuesday, February 16, 2016.

Chairperson Oppenheim assured the audience that the intent of the Plan Commission is to keep the dialogue going and to continue to work through the issues and making sure everyone is happy with how this turns out. She added that nothing will happen physically without the land use and special use process being followed.

Document Approval

Commissioner Bromberg moved to approve the minutes and recommendation from the January 14, 2016 meeting. Commissioner Jacoby seconded the motion. The motion passed by voice vote. Commissioner Benton abstained as he was absent from that meeting.

Workshop Meeting

January 28, 2016

Page 7

There being no further business to discuss the meeting adjourned.

Respectfully submitted,
Daniel Nakahara

Northwest Quadrant



Jewett Park

Deerfield Public Library

Deerfield Village Hall

Jewett Park Community Center

First Presbyterian Church

Commuter Parking Lot

AT&T

Public Parking Lot

Florini Property

Taxman Property

1 inch = 185 feet



PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

Northwest Quadrant - Proposed Amendment to the Deerfield Comprehensive Plan

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

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.

VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Preferred Plan D

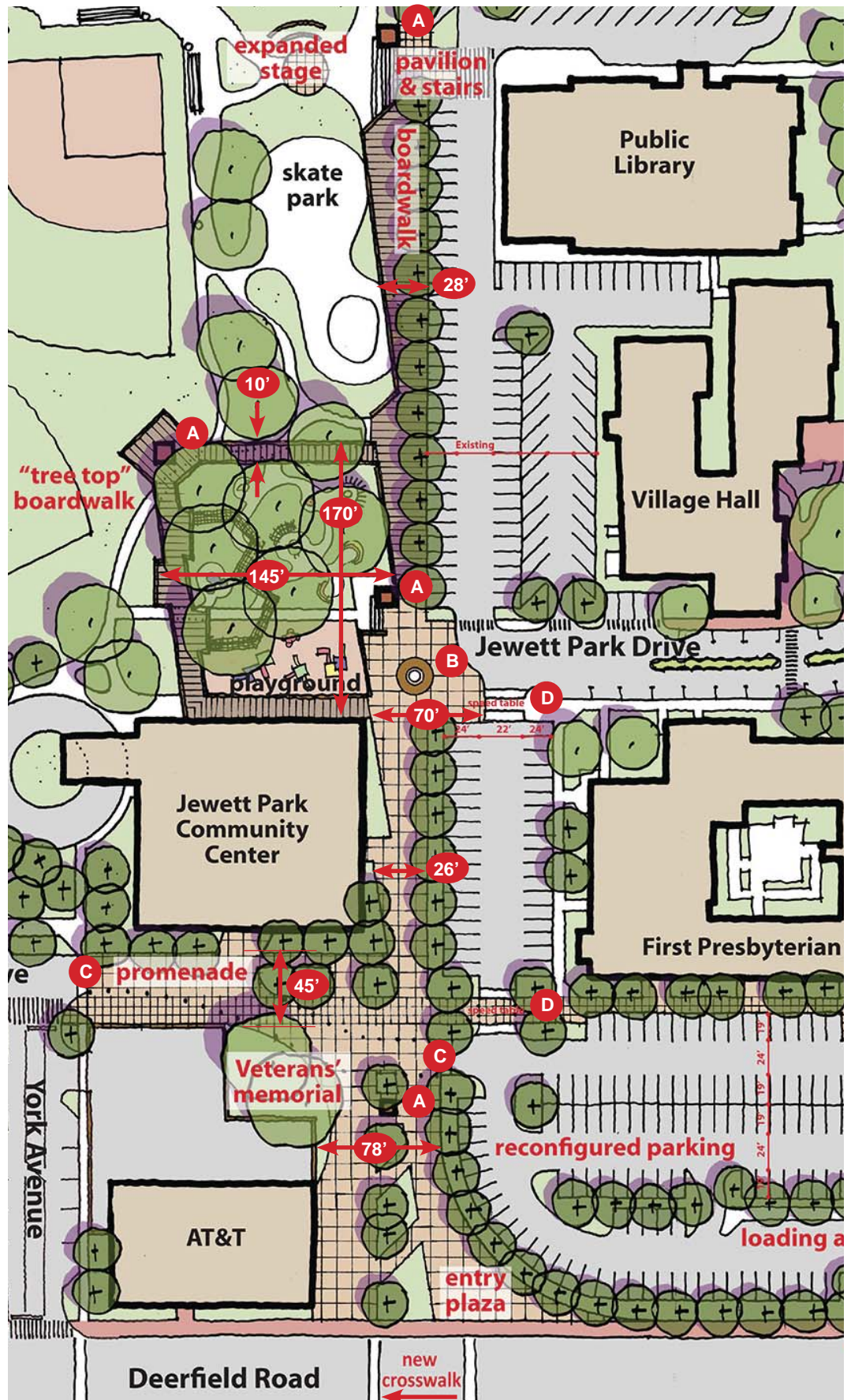


MASTER PLAN D

- 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.

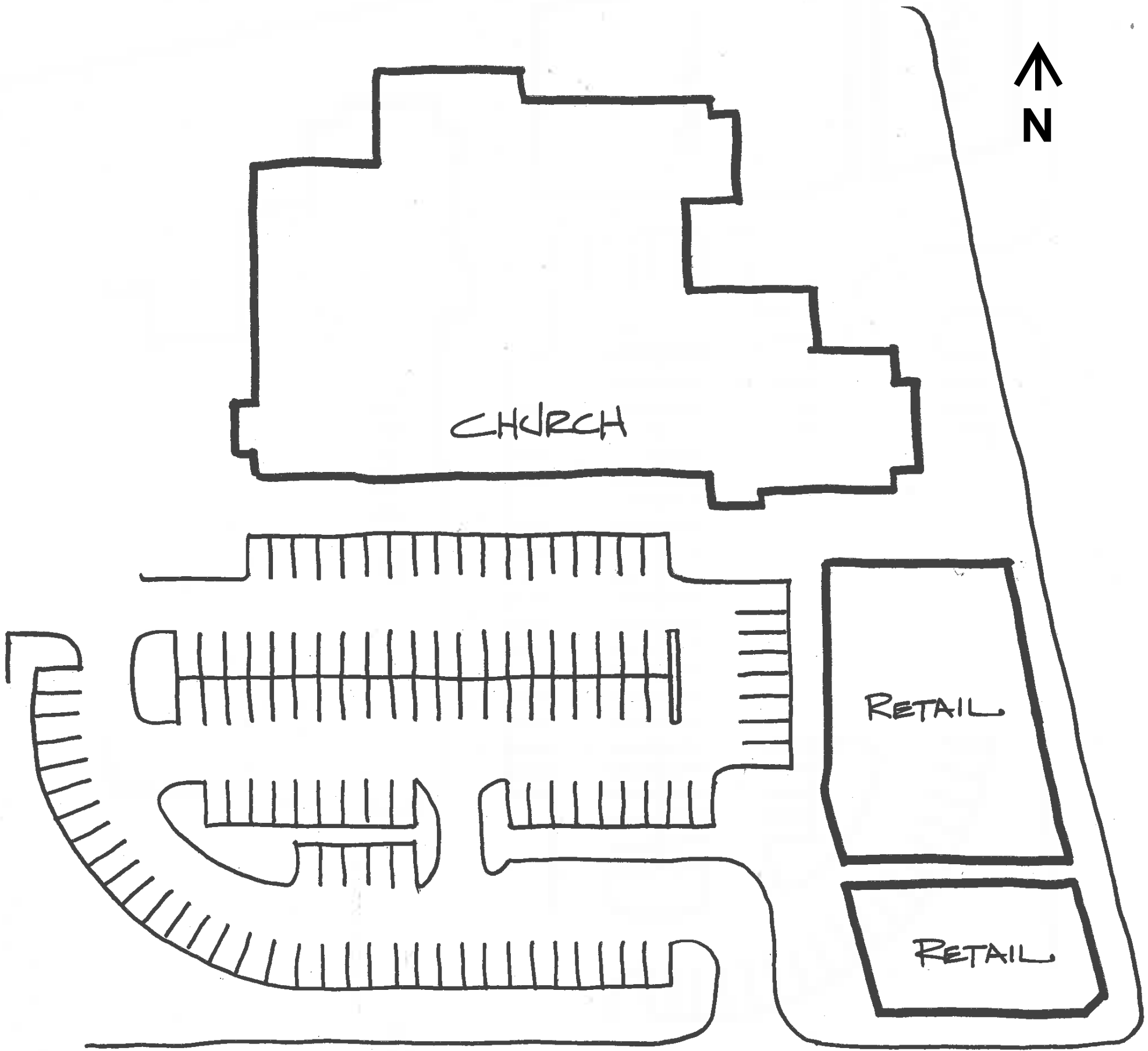


VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Interim Plan D1



ALTERNATIVE PARKING STUDY PLAN - FIORINI





WAUKEGAN ROAD

VILLAGE OWNED SPACES

"RIGHT TURN ONLY" SIGN

SPEED TABLE

POSSIBLE DROP-OFF ZONE

5 FLEX SPACES FOR HANDICAP PARKING

SPEED TABLE

ELIMINATE FENCE AND LOADING ZONE

PEDESTRIAN PLAZA & GATEWAY ENTRY

CLOSE EXISTING DRIVE
PROPOSED RIGHT-IN/RIGHT-OUT

DEERFIELD ROAD

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'

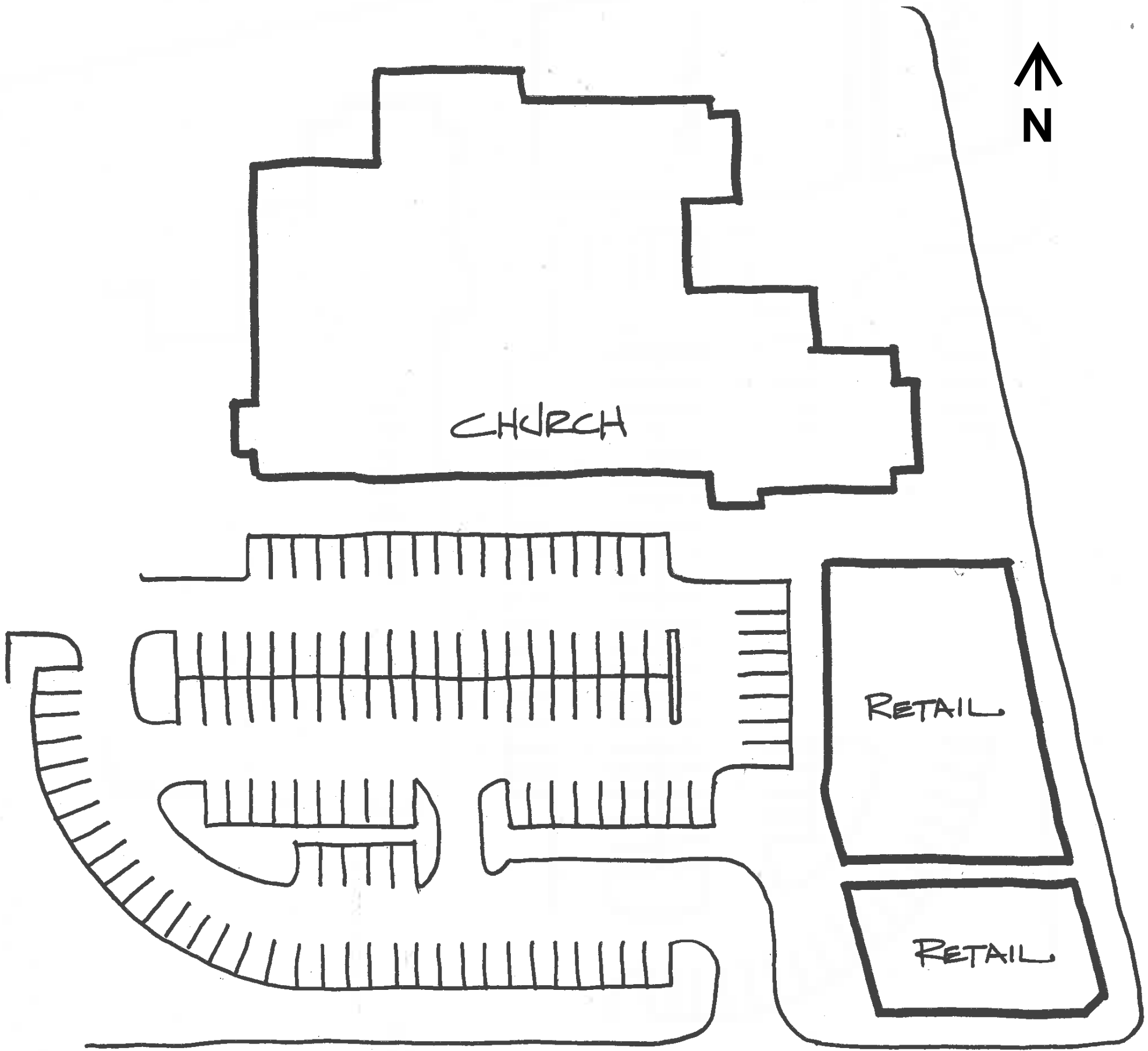
ALTERNATIVE PARKING STUDY PLANS

Commercial Property Owner – FIORINI

Church

ALTERNATIVE PARKING STUDY PLAN - FIORINI

(To Be Included in the Comprehensive Plan)



THE ATTACHED LETTER DATED DECEMBER 22, 2015
WAS SENT TO THE FOLLOWING STAKEHOLDERS FOR
THE JANUARY 28, 2016 PUBLIC HEARING

John Coughenour
American Legion Post #738

Amy Falasz-Peterson, Director
Deerfield Public Library

Joy Fiorini
Commercial Property Owner

Pastor Suzan Hawkinson
First Presbyterian Church

Rick Julison, Director
Deerfield Park District

Mr. David M. Swanson, Principal
Swan Enterprises, Inc. – AT&T

Seymour Taxman
Commercial Property Owner



VILLAGE OF DEERFIELD

December 22, 2015

Pastor Suzan Hawkinson
First Presbyterian Church
824 Waukegan Road
Deerfield, IL 60015

Dear Suzan:

On January 28, 2016 at 7:30 PM the Deerfield Plan Commission will hold a public hearing for the proposed amendment to the Deerfield Comprehensive Plan regarding a Master Plan for the northwest quadrant of the Village Center. A Comprehensive Plan guides land use in an advisory role, instead of a regulatory capacity. In 2013, the Village Board of Trustees appointed the Northwest Quadrant Unified Task Force in order to create a Master Plan for the northwest quadrant of the Village Center for the benefit of the entire community. The Northwest Quadrant Task Force consisted of all of the major stakeholders in the northwest quadrant. The task force provided the direction to develop the master plan for the northwest quadrant of the Village Center. The northwest quadrant master plan provides a conceptual framework for recommended improvements to enhance the northwest quadrant of the Village Center for the benefit of the community. The task force sent a recommendation to the Village Board of Trustees on August 5, 2013. The Board of Trustees accepted that report and directed Village staff to continue discussions with a couple of the stakeholders, the First Presbyterian Church and Joy Fiorini.

The proposed amendment to the Deerfield Comprehensive Plan is attached. If you wish to review any of the background materials for the northwest quadrant Master Plan, these materials can be found online at www.deerfield.org → Village Government → Board and Commissions → Northwest Quadrant Unified Task Force.

If you would like to meet prior to the January 28 public hearing, Village staff can meet with you in early January. Please contact me at (847) 719-7482 or jryckaert@deerfield.il.us to let me know if you would like to meet prior to the public hearing.

The Village of Deerfield would like to thank the Task Force members who participated in the planning process that created the northwest quadrant Master Plan. We are excited to reach this stage of the planning process and look forward to the betterment of the northwest quadrant of the Village Center for the benefit of the entire community.

Sincerely,

Jeff Ryckaert
Principal Planner

Northwest Quadrant - Proposed Amendment to the Deerfield Comprehensive Plan:

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

Northwest Quadrant

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8. Reasonably maintained
9. Reliably durable
10. Fully integrated between uses

The Master Plan (Plan D) and interim Master Plan (Plan D-1) will serve as the comprehensive design plan for the Northwest Quadrant as the various entities make improvements to their properties in future years.

VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Preferred Plan D

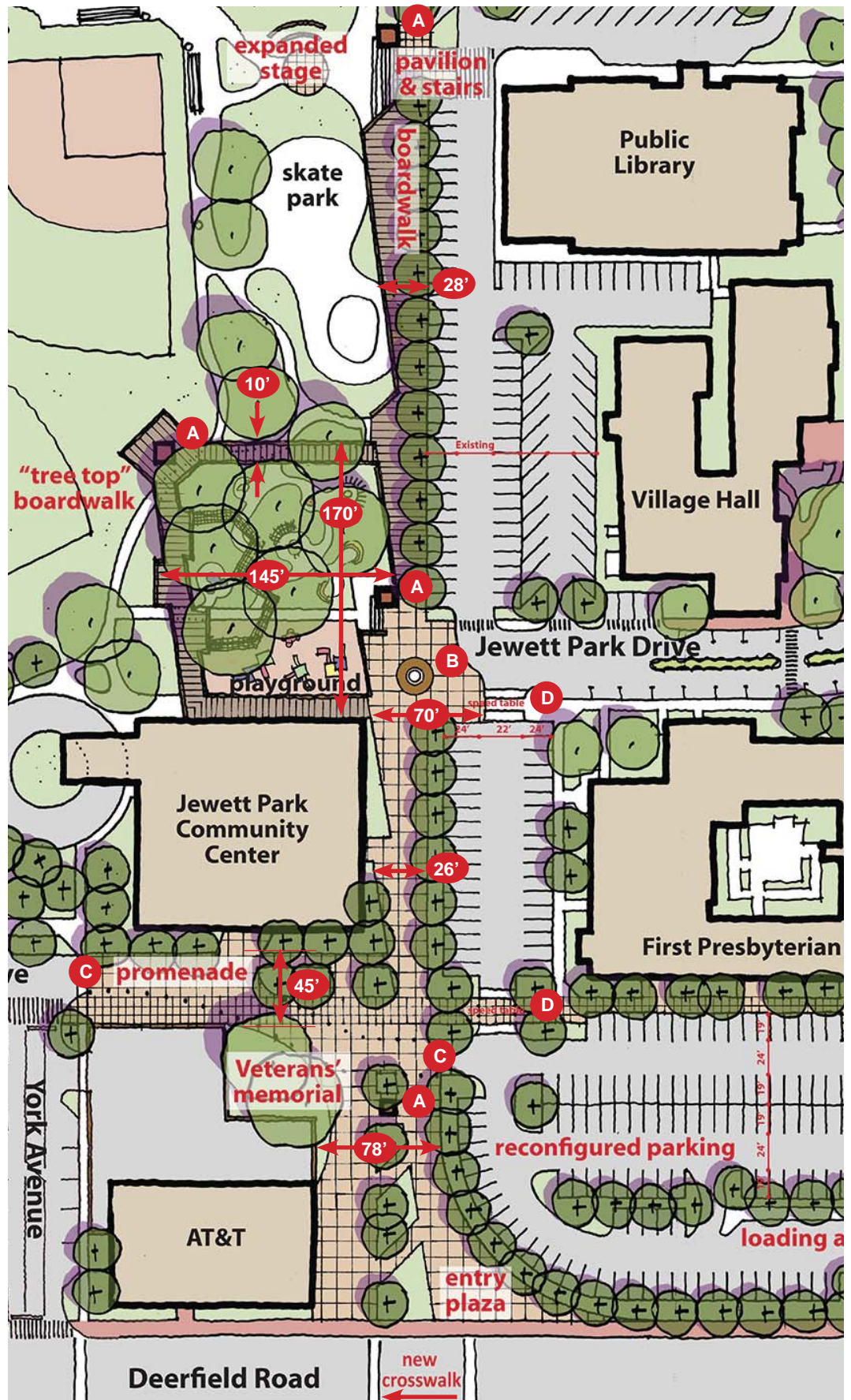


MASTER PLAN D

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

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VILLAGE OF DEERFIELD NORTHWEST QUADRANT MASTER PLAN

Interim Plan D1



LETTERS SENT TO THE PLAN COMMISSION

- Joy Fiorini
- First Presbyterian Church of Deerfield
- Deerfield Park District

January 16, 2016

Mary Oppenheim
Chairman
Plan Commission
Village of Deerfield

Re: Northwest Quadrant Task Force Proposals

To: Members of the Plan Commission,

I write to suggest an alternative to the proposal presented to the Board of Trustees in 2013, with particular regard to my property. At the heart of this alternative is the relocation of my private parking into the public lot facing the retail stores. This creates the possibility of adding landscaping to the back of the buildings, and the potential for leasing access to create rear entry for the adjoining buildings.

As you may recall, the Northwest Quadrant Task Force developed several choices reflecting the needs of the various constituents in the quadrant, but without regard to property lines, ownership, or cost. In order to bring the proposed plans closer to reality, several of the stakeholders met with village staff over the last two years to build on the initial recommendations.

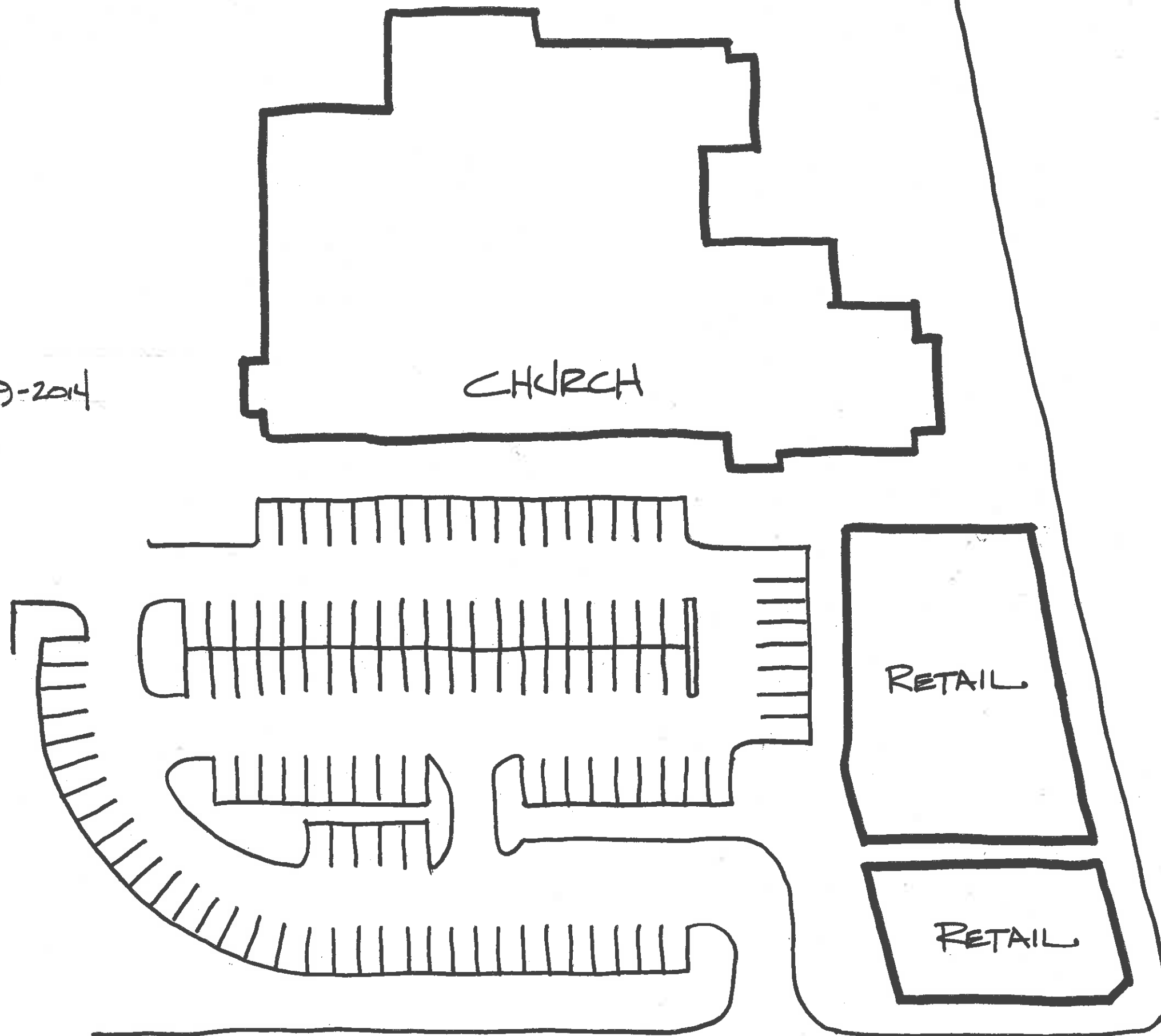
I met with Jean Spagnoli and Kent Street for a thorough discussion, the result of which is the sketch created by Jean reflecting our conversations. The original proposals, D and D-1, would require the village to appropriate my private parking lot and driveway access. There is no justification for considering such a costly outcome. A plan that better meets the needs of the commercial properties located in the quadrant is required.

I believe that an agreement that addresses private parking and leasing considerations could work well for all involved. I am prepared to partner with the village to create a public/private solution that will address the needs of those who work, shop, and worship in the quadrant.

Best,

Joy Fiorini
F and M Property Holdings
Managing Partner

NORTHWEST QUADRANT
PARKING LOT REVISED 4-9-2014





January 21, 2016

To: The Deerfield Village Planning Commission

Grace to you and peace.

On Christmas Eve we received notice of a public meeting to be held with the Planning Commission in regard to discussions and drawings which emerged from the NW Quadrant Task Force, concluded April 2013. We understand that the Planning Commission has a matter related to those documents on its docket for Thursday evening, January 28th.

It is our position that the D and D1 plans represent no consensus among stakeholders, nor are they an official communication from Village officers. Nonetheless, we are prepared to strongly address the Planning Commission with regard to the inadequacy of these plans as a piece for inclusion in the Strategic Plan of the Village of Deerfield. Such action would be premature at best.

Should the matter come forward on the docket, however, we'd like you to see in advance the nature of our objection to the proposed drawings D and D1 and will be on hand to speak in the meeting on these matters.

We appreciate the time spent in conversation over this past year with Kent Street and Jeff Ryckaert. We are confident that such conversations, held with the landholders of the quadrant before there is public hearing, would be the way forward to an agreeable plan design that will be a continued example of Village cooperation.

We recommend at this juncture that the item be removed from the Planning Commission Docket for the January 28th meeting.

We look forward to continuing conversation with the Village and our other good neighbors in the NW Quadrant.

Sincerely,

Suzan Hawkinson, M.Div., D.Min.
Pastor, First Presbyterian Church of Deerfield



**Resolution Regarding NW Quadrant Plan Proposals D & D1 from the 2013 Task Force Conclusion
From First Presbyterian Church of Deerfield Session
January 18, 2016**

Whereas, pursuant to the Book of Order (Constitution of the PCUSA), responsibility for stewardship of the First Presbyterian Church of Deerfield, its properties and buildings is assigned by the Presbytery of Chicago to the Session of Ruling Elders and its congregation; and

Whereas, responsibility for stewardship of Church Properties includes, among other fiduciary duties, preservation of the Church Properties for future Congregations; and,

Whereas, responsibility for stewardship of Church Properties includes, among other fiduciary duties, preservation of safe access to the Church and its sanctuary for the young, old, healthy and infirm; and,

Whereas, pursuant to the Book of Order, responsibility for the education of children of the congregation and children of the larger community who attend the Church School known as Christian Beginnings is assigned to the Session of Ruling Elders; and,

Whereas, responsibility for education of our children includes, among other fiduciary duties, a responsibility for the safety of those children who attend Christian Beginnings; and,

Whereas, responsibility for the safety of children attending the Christian Beginnings school includes assuring safe access to the school and safe transit to and from nearby park facilities utilized for recreation during the school day; and,

Whereas, First Presbyterian Church, in 1962, 1965, 1970, 1990, 1993 and 2002 (FPCD Easements) granted to the Village of Deerfield certain easements across Church Properties to enable the Village to construct public improvements upon and adjacent to the Church Properties; and,

Whereas, the West-boundary easement has now expired; and,

Whereas, the Village of Deerfield proposes to alter the plan pursuant to which the FPCD Easements were granted and requests, in addition to the FPCD Easements previously granted, the grant of a new easement which, when taken together with the FPCD Easements will affect in excess of twenty-five per cent of the total square footage of the Church Properties and a larger percentage of the that portion of the Church Properties devoted to parking;

Whereas, the Session of Ruling Elders has prayerfully considered the proposed plans designated D and D-1 and all of their implications, and finds:

1. Plans D and D-1, propose a two-way thoroughfare to be constructed in the center of the Church's principal parking lot (the West Parking Lot);
2. Plans D and D-1 move vehicular traffic from streets which were constructed in part upon FPCD Easements and which are presently separate and distinct from the West Parking Lot;
3. The West Parking Lot is presently used by members of the Church Congregation, nearly 800 members strong, and their daily education, worship and service ministries ; by the 95 students who attend Christian Beginnings School and Pre-school and their teachers, siblings and parents; the homeless who find shelter




4. in our Church PADS program and the 150 community volunteers from 22 area congregations who care for them; adults and children attending programs at the Deerfield Park District and Park; and, members of Boy Scout Troop 52 who utilize the Church Undercroft for their weekly/monthly meetings; the Highland Park Chorus; Focus Martial Arts that provides classes in our building twice a week; the South Asian Congregation who nests in our building for worship, study and fellowship every week; the Korean congregation recently displaced in Deerfield who will begin nesting in our building Spring 2016; by Deerfield special events—such as the Art Fair, Deerfield Christmas, the 4th of July Parade, the summer Farmer’s Market; by Church Special events such as Family Fun Day, the Spring Plant Sale, and Summer Rummage, and for Church and community concerts, recitals, weddings, funerals and emergency assistance (the Church is one of the Village’s disaster response sites.)
5. Plans D and D-1 present unacceptable safety risks to those who presently use the West Parking Lot, particularly to senior members of the Church Congregation and members of the general public and to children attending programs at Christian Beginnings and the Deerfield Park District;
6. Plans D and D-1 unacceptably constrict access routes to the South side of the Church Properties and therefore to the Christian Beginnings facilities;
7. Plans D and D-1 entail an unacceptable additional impact upon the Church Properties and parking facilities;
8. The fiduciary, spiritual, social, educational, and merciful responsibilities given to the Session of Ruling Elders demand a prudent and long term focus when addressing public plans which have been and remain variable;

Therefore, Be It Resolved by the Session of Ruling Elders, as follows:

1. That First Presbyterian Church of Deerfield will not approve or participate in either of the plans designated D and D-1, or any variant thereof which is known to this Session;
2. That the Senior Pastor, Dr. Suzan Hawkinson, together with the Ruling Elders of the Properties Council, are directed to continue discussions with the Village of Deerfield and the Deerfield Park District in order to explore alternatives to Plans D and D-1 with a view to developing a plan which adequately addresses legitimate public necessities; adequately addresses the safety of all who use the West Parking Lot and adjacent Church and public facilities, including and especially the Christian Beginnings School and preschool; and, which satisfies Session’s multiple and significant obligations as stewards of the Church Properties.

Adopted by the Session of Ruling Elders, First Presbyterian Church Deerfield, on this 18th day of January, 2016.


Arlo Straight, Clerk of Session

1st Presbyterian and the NW Quadrant



Planning and Working for Good

First Presbyterian to the Task Force

We will not be able to support or cooperate with the plans as they are outlined in sketch D or D-1..We look forward to continuing in conversation.

Message Delivered to the Task Force

April 24, 2013

Long History of Cooperation

In 1962, 1965, 1970, 1990 1993, and 2002

First Presbyterian Church of Deerfield granted easements across Church Properties to enable the Village of Deerfield to construct public improvements upon and adjacent to the Church properties to allow beneficial use and access to the NW Quadrant. These easements include use of our land to accommodate the traffic of Jewett Park Road.

First Presbyterian Church



WHERE FAITH, FAMILY & FRIENDS CONNECT

Home base to a vital collection of residents and organizations:

***763 members, 90% of which are Deerfield residents, their families and friends who are served and serving in mission and ministry**

Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

***Christian Beginnings Preschool : Monday- Friday, 95 to 150 children enrolled annually in Part-Time, Full-Time venue preschool education and care. CB families find fellowship and connection at regular events like Thanksgiving Dinner, Bingo Night, Easter Breakfast and more.**

Continuing at FPCD



***PADS Homeless Shelter - a collaborative mission with 25 other Deerfield congregations (Christian, Jewish, business) and over 150 volunteers serving nearly 60 guests weekly**

***Boy Scout Troop 52--- a vital boys program 50+ years Chartered and meeting in our building**

Continuing at FPCD



- *The South Asian Congregation that has nested here for worship, study and fellowship for 8 years**
 - * The Korean Congregation coming to nest in our building for worship, study and fellowship beginning in June 2016**
-

Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

- * **Highland Park Chorus rehearsal and performance venue**
 - * **Focus Martial Arts that provides training classes serving children and adults every Wednesday and Saturday, year-long**
-

Continuing at FPCD



***Tuesday Nights Together -A weekly children's education program that serves 150 children ages Kindergarten to Senior High School from the church and community offering programs in music, scripture study, mission and crafts, complete with a full service meal.**

Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

***Strong youth programming for Jr and Sr High youth reaching over 150 youth in our membership and community**

***Community Concerts--Offerings include Anima, Chicago Bronze Bell Choir, other nationally known groups**

Continuing at FPCD

Adult Education --Offering Sunday and weekday venue for Area Academics, Service Agency programs and recitals.

***Disaster Response Site for the Village--If power goes out in a Village sector, we are prepared to house hundreds in need**

*** Parking Partner and emergency staging for Village Events such as the Art Exhibit, Deerfield Christmas, 4th of July Parade, and Farmer's Market**

Objections to D and D1-

*Safety Risks

-----for members, partners, friends, and neighbors who use the Church West Lot Parking and connected trafficways.

* Of Special Concern: Parents with young children, the physically impaired and aging, new drivers, newcomers

Objections to D and D1

Constricted and Confused Purpose in West Lot

***Private Property Church Parking Lot at busy West Church Entry**

***Preschool and Church activity drop-off and pick up**

***Two-way Traffic Vehicle Roadway**

***Pedestrian access hub for the Church, Park District, Library, Village Hall**

Objections to D and D1

*Loss of Land and Loss of Access

***The plan-proposed roadway through our parking lot, together with easements already granted, would demand use in excess of 20% of Church owned land.**

***The plan-proposed roadway and parking configuration of Church land would impair essential church and public use, including children's drop off and handicap access.**

Working Together

Rejecting Obstacles

We reject any design recommendation added to the Village Strategic Plan for the NW Quadrant that is based on the premise that “property lines don’t matter.”

We reject the idea that property easement negotiation would take place AFTER a conceptual plan is adopted by the Deerfield Village Board.

Our Position

The First Presbyterian Church has been, and will continue to be, a good neighbor in the Village.

The First Presbyterian Church of Deerfield, owner of the land at the center of, and integral to, D & D1, will not approve or participate in either of the plans as they are currently drawn, or any variant thereof which is known to our Session.

A Way Forward

FPCD proposes that stakeholders enter into gathered conversation with leadership from the Church, the Park District and other NW Quadrant Property holders to explore alternatives with a view to developing a plan which adequately addresses legitimate public necessities; the safety of all who use the West Church Parking Lot and adjacent Church public facilities, and which satisfies the fiduciary, spiritual, social, educational and merciful obligations of the Church and its other neighbors.

Deerfield Park District

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

January 22, 2016

Ms. Mary Oppenheim
Chairperson
Village of Deerfield Plan Commission
850 Waukegan Road
Deerfield, IL 60015

Dear Chairperson Oppenheim:

This letter is in response to the December 22, 2016, Deerfield Plan Commission notice of a public hearing set for Thursday, January 28, 2016 for the proposed amendment to the Deerfield Comprehensive Plan regarding a Master Plan for the northwest quadrant of Village Center. Unfortunately, due to the timing of our regularly scheduled Park Board meeting on Thursday, January 21, the Board and staff were unable to readdress the options presented prior to the response deadline for next week's meeting.

As you are aware, as a District, we have always worked closely with the Village of Deerfield. We have partnered on a variety of projects and programs including but not limited to; the sharing of Brickyards Park for recreational use, the shared Public Works/Park District Maintenance Facility, Library/Park District/Village Walkway Agreement and the Patty Turner Center Adult Enrichment Partnership. In similar fashion, we believe it is important that there be consensus in making the northwest quadrant's vehicular and pedestrian circulation work safely for all the stakeholders, and ultimately the entire community.

As representatives of the Park District, serving on the Northwest Quadrant Task Force, Commissioner Caron and I appreciated involvement in the process. All entities represented brought great perspective to the planning process, and the exercises undertaken to reach this point have been very beneficial. However, the Park District cannot support the current plan as proposed.

As mentioned above, there is a concern with vehicular and pedestrian circulation between the First Presbyterian Church and the Jewett Community Center that in our opinion needs additional design consideration. As stated, in the Plan Commission notice, the task force sent a recommendation to the Village Board of Trustees on August 5, 2013. At that time, the Board of Trustees directed Village staff to continue discussions with the Church and Joy Fiorini. We believe that due to a lack of consensus by three of the major stakeholders that are directly affected by the plan, additional meeting time as a group is necessary before a final plan can be endorsed.

If you have any questions, please contact me at your earliest convenience.

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

LETTER SENT TO THE MAYOR ROSENTHAL

Deerfield Park District

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

February 8, 2016

Mayor Harriet Rosenthal
Village of Deerfield
850 Waukegan Rd.
Deerfield, IL 60015

Dear Mayor Rosenthal and Board of Trustees:

This letter is in response to the January 28, 2016 Deerfield Plan Commission meeting. In spite of significant opposition to a portion of the plan (Concepts D and D-1) by three of the five property owners affected, the Commission approved the proposed amendment to the Deerfield Comprehensive Plan regarding a Master Plan for the Northwest Quadrant of Village Center.

As you are aware, the Deerfield Park District has always worked 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 appreciated the chance for Park District representation on the Northwest Quadrant Task Force.

All the represented entities brought great perspective to the planning process, and the exercises undertaken to reach this point have been very beneficial. However, we believe it is vital to reach a broader consensus among property owners affected by the plan in making the northwest quadrant's vehicular and pedestrian circulation work safely for all. The Park District wants the plan to work for the quadrant, and a majority of it does. We do believe, however, that more discussion time with property owners in the southeast quadrant of the plan area is required before a final design can be endorsed by the District.

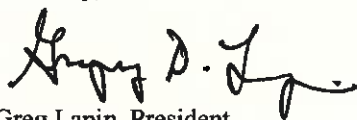
Due to recent talks with property owners directly affected by the proposed pedestrian and vehicular circulation changes found in plans D and D-1, we believe a final design can be worked out that will meet most of the original design criteria, while supporting the daily traffic patterns in the quadrant. This will ultimately benefit the entire community.

Therefore, we ask that you:

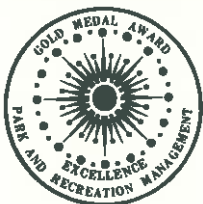
- Consider tabling any action on the Plan Commission's recommendation for proposed amendment to the Deerfield Comprehensive Plan that includes the illustrations D and D-1, and/or
- Consider approving only the language portion of the Northwest Quadrant Plan that includes Goals, Objectives and Design Criteria.

If you have any questions, please contact any of our board members or Executive Director Rick Julison at your earliest convenience.

Sincerely,



Greg Lapin, President
Board of Park Commissioners



Commissioners

Gil Antokal Joe Cohen
Jan Caron Greg Lapin
Rick Patinkin

Rick Julison, Director

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